



**Clerks: Miss B Macklen & Mrs C Feltham, PO Box 202, Heathfield, East Sussex TN21 1BN**  
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**10<sup>th</sup> June 2025**

### **MINUTES OF JUNE 2025 PLANNING COMMITTEE MEETING**

Minutes of the Buxted Parish Council (BPC) Planning Committee meeting which took place at 7.00 p.m. on 10<sup>th</sup> June 2025 in Five Ash Down Village Hall.

Present: Cllr Smith (Chair), Cllr Blandford, Cllr Rose, Cllr Duck, Cllr Marshall, Cllr Humphrey, Cllr Furber, Cllr Mallett, Cllr Roberts, Beccy Macklen (Clerk) and Claudine Feltham (Clerk/RFO).

There were two members of the public present.

Neal Macgregor from CALA Homes came to speak about the development of 60 homes at Mockbeggars Farm.

Neal understood that BPC had concerns over number of units on the boundary as well as comments on overage drainage strategy and impact of Mockbeggars Farmhouse.

Had engineer attend Mockbeggars Farmhouse where they have a permanently wet cellar. Looked into this and to date the strategy that we have will not impact Mockbeggars Farmhouse. All strategies are being reviewed and considered. CALA could set up online meeting with their drainage engineers if BPC had specific questions on drainage strategies.

Units on western boundary: the layout has changed from the original plan, have reduced number of garages with pitched roofs and have created more separation along that run of properties. Within the parameters being worked on from outline consent, we feel that is the best arrangement we can have. The number of units is likely to be unchanged but can take on board architectural elements. He offered to speak directly with the neighbour who was also present at this meeting.

A member of the public spoke also in connection with the CALA homes development and would be talking directly to Neal Macgregor about design elements prior to the application going back to Wealden District Council.

1. Apologies for absence.  
Apologies were received and accepted from Cllr Muddle.
2. To approve the minutes of the previous meeting  
Resolved: the minutes were approved and signed by the Chair as a true record.
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda.  
None

#### 4. Planning Applications

##### 4.1 Application: [WD/2025/1175/F](#)

Deadline for response to WDC: 5<sup>th</sup> June 2025 (extension to 11<sup>th</sup> June 2025 granted)

Location: March Cottage, Court Lane, Five Ash Down, Uckfield, TN22 3AG

Description: erection of porch to front elevation and relaying of drive in non-porous material

Link to documents on WDC website:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1175/F>

Buxted Parish Council response to Wealden District Council: No objections

Cllr Humphrey spoke with neighbours who are all in support of this application and have no objections. One neighbour commented about the tarmac driveway, as other properties have stone driveways.

##### 4.2 Application: [WD/2025/0291/F](#)

Deadline for response to WDC: 29<sup>th</sup> May 2025 (extension to 11<sup>th</sup> June 2025 requested)

Location: Durrant House, Coopers Green Road, Uckfield, TN22 3AA

Description: erection of first floor extension to match existing style and addition of first floor balcony

Link to documents on WDC website:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0291/F>

Buxted Parish Council response to Wealden District Council: No objections

##### 4.3 Application: [WD/2025/1163/LB](#)

Deadline for response to WDC: 3<sup>rd</sup> June 2025 (extension to 11<sup>th</sup> June 2025 granted)

Location: Coopers Green House, Buxted Road, Coopers Green, TN22 4AT

Description: replacement external door and window.

Link to documents on WDC website:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1163/LB>

Buxted Parish Council response to Wealden District Council: No objections

##### 4.4 Application: [WD/2025/1034/MRM](#)

Deadline for response to WDC: 10<sup>th</sup> June 2025

Location: Land at Coopers Row, Five Ash Down, TN22 3AN

Description: reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission WD/2021/1895/MAO (outline application for the erection of up to 40 dwellings).

Link to documents on WDC website:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1034/MRM>

Buxted Parish Council response to Wealden District Council: No material comments to add

##### 4.5 Application: **WD/2025/1177/F (this is for plot number 2)**

Deadline for response to WDC: 10<sup>th</sup> June 2025

Location: Milestones, London Road, Budletts Common, Uckfield, TN22 2EB

Description: erection of 1no detached self-build dwelling house

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1177/F>

Buxted Parish Council response to Wealden District Council: members commented that solar panels should be considered within the design of this new building.

##### 4.6 Application: **WD/2025/1157/F**

**Expiry date for comments: 11<sup>th</sup> June 2025**

**Location:** Hoathley, Chillies Lane, High Hurstwood, Buxted, TN22 4AD

Description: loft conversion with rear hip to gable conversion and 2 x pitched roof dormers on side roof slope

Link to documents on website:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1157/F>

**Buxted Parish Council response to Wealden District Council: no objections**

- 4.7 **Application:** [WD/2025/1117/F](https://planning.wealden.gov.uk/Planning/Display/WD/2025/1117/F)  
**Expiry date for comments:** 12<sup>th</sup> June 2025  
**Location:** Post Office, Five Ash Down, Uckfield, TN22 3AH  
**Description:** proposed rear extension, out building, change of use, garage conversion (class e) and internal alterations.  
**Link to documents on website:**  
<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1117/F>  
**Buxted Parish Council response to Wealden District Council:** members object to design with a new sliding door. Members would like for the current door to remain, as the proposal would not be in keeping with the design of the building and would alter the street scene within the village setting. Members do support the accessibility but not with this current design.
- 4.8 **Application:** [WD/2025/0922/MEA](https://planning.wealden.gov.uk/Planning/Display/WD/2025/0922/MEA)  
**Deadline for response to WDC:** BPC have not been formally consulted on this application, but it has been added to the agenda for consideration and response.  
**Location:** land west of Uckfield – Owlsbury Farm, Horsted Green, Little Horsted, TN22 5TJ  
**Description:** demolition of poultry farm and associated dwelling; erection of up to 1700 new dwellings (including 35% affordable housing and 50 residential care/late living units (C2)); mixed-use centre with retail, commercial and community uses; 2FE primary school including early years provision; multi-purpose sports hub; community allotments; new and enhanced pedestrian/cycle links; open space including new sang; sustainable urban drainage features; children's play areas; landscaping; and creation of two points of access onto A22.  
**Link to documents on web:** <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0922/MEA>
- Buxted Parish Council response to Wealden District Council:** OBJECT to this application.
- If you concrete over the countryside we will lose it forever.  
Horrendous traffic impact to A22 and A26 (north).  
Cannot consider dualling the A22 across Ashdown Forest and the Uckfield bypass passes perilously close to ancient woodland. This could be an ecological disaster.  
Too many other developments going on locally which is totally unsustainable and will affect Buxted parish area.  
The impact of local services is already overstretched. Currently parishioners cannot get into the doctors for blood test – it is taking approx. 12 weeks; we also need a further secondary school.
5. **Applications considered by email due to the deadline set by WDC falling prior to the planning committee meeting:**  
**None**
6. **Applications determined/updated by Wealden District Council**
- 6.1 **Application:** [WD/2025/0705/F](https://planning.wealden.gov.uk/Planning/Display/WD/2025/0705/F)  
**Location:** Headley House, Limes Lane, Buxted, TN22 4PB  
**Description:** proposed garage to replace existing (already removed).  
**Decision:** approved
- 6.2 **Application:** [WD/2024/2632/F](https://planning.wealden.gov.uk/Planning/Display/WD/2024/2632/F)  
**Location:** Little Spinney, Coopers Green Road, Uckfield, TN22 1HB  
**Description:** demolition of existing garage and shed and erection of new dwelling; provision of new driveway access to serve little spinney  
**Decision:** Refused (a copy of the Decision Notice and Officers report can be viewed online: <https://planning.wealden.gov.uk/Planning/Display/WD/2024/2632/> )

- 6.3 **Application: WD/2024/2894/MAJ**  
Location: Land to the rear of The Walled Garden, Five Ash Down, Uckfield TN22 3AJ  
Description: construction of 18 no. Dwellings together with associated access road, parking and landscaping.  
Decision: Refused (a copy of the Decision Notice and Officers report can be viewed online:  
<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2894/MAJ> )
- 6.4 **Application No. WD/2025/0786/F**  
Description: proposed installation of external emergency lights  
Location: Buxted Park, St Margaret The Queen Church, Station Road, Buxted, TN22 4AY  
Decision: approved
- 6.5 **Application No. WD/2022/1710/MAJ**  
Description: full planning application for the phased development comprising the construction of 50no. dwellings including three custom / self-build plots, access, parking, landscaping and ancillary works  
Location: LAND NORTH OF BUDLETT'S LANE, FIVE ASH DOWN  
Decision: refused (a copy of the Decision Notice and Officers report can be viewed online:  
<https://planning.wealden.gov.uk/Planning/Display/WD/2022/1710/MAJ>)
7. **Appeals/Enforcement**
- 7.1 Reference: WD/2023/2157/MAJ & APP/C1435/W/24/3353821  
Location: Land North of the A272, Buxted, TN22 4BA  
Description of development: Erection of 49 no. dwellings, access, landscaping and associated infrastructure.  
Hearing: 23<sup>rd</sup> April 2025.  
Awaiting decision from Planning Inspectorate
8. **Applications of note being considered by WDC Planning Committee**  
None
9. **Applications received after the publication of this agenda, but available on the WDC website.**
- 9.1 Application: [WD/2025/1241/LDE](#)  
Location: Kiowa And Land Adjacent, Station Road, Buxted, TN22 4DP  
Description: siting of a mobile home for the use of residential use for the current occupant  
Buxted Parish Council response to Wealden District Council: OBJECT. Members researched Google Earth, and they cannot find evidence to prove that this mobile home has been in situation for 10 years. Please see below image:



- 9.2 Application: [WD/2025/1339/F](#)  
Deadline for responses to WDC: 27<sup>th</sup> June 2025  
Location: Chestnut Lodge, High Street, Buxted, TN22 4LB  
Description: Demolition of existing conservatory, addition of single storey rear extension, garage conversion and extension to existing driveway.  
Buxted Parish Council response to Wealden District Council: no objections

10. **Other issues for consideration**

The bus shelter associated with the Durrants Field site; The developers (Greymoor) have said that they do not have funds to build a bus shelter. East Sussex County Council representative has gone back to them for reconsideration.

11. **Any urgent matters**

**Meeting closed at 1946 hours.**

***Claudine Feltham - Clerk to Buxted Parish Council***