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8th July 2025

## MINUTES OF JULY 2025 PLANNING COMMITTEE MEETING

Minutes of the Buxted Parish Council (BPC) Planning Committee meeting which took place at 7.00 p.m. on 8th July 2025 in St Marys Church Hall, Buxted.

Present: Cllr Smith (Chair), Cllr Blandford, Cllr Rose, Cllr Duck, Cllr Marshall, Cllr Humphrey, Cllr Furber, Cllr Mallett, Claudine Feltham (Clerk/RFO), WDC Cllr Shaw and ESCC Cllr Galley (*from 1911 hours*).

There was one member of the public present.

1. Apologies for absence.  
Apologies were received and accepted from Clerk: Mrs Beccy Wadey.
2. To approve the minutes of the previous meeting.  
The minutes of the previous meeting were approved as a true record.
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda  
Cllr Furber declared an interest in respect of agenda item 9.1 as the applicants are known to him.
4. **Planning Applications**
  - 4.1 Application: [WD/2025/1283/F](#) and [WD/2025/1282/LB](#)  
Deadline for response to WDC: 8th July 2025  
Location: 47 Buxted Road, Coopers Green, TN22 4AT  
Description: reconstruction of an existing damaged ashlar stone block wall with a stone coping  
Link to documents on WDC website:  
<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1283/F>  
Response from Buxted Parish Council to Wealden District Council: no objections
  - 4.2 Application: [WD/2025/1434/MFA](#)  
Deadline for response to WDC: 11th July 2025  
Location: land at Coopers Row, Five Ash Down, TN22 3AN  
Description: variation of condition 6 of WD/2021/1895/MAO (outline application for the erection of up to 40 dwellings) to enable time for Southern Water to provide capacity within the foul sewerage network.  
Link to documents on WDC website:  
<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1434/MFA>  
Response from Buxted Parish Council to Wealden District Council: members object to any changes to the original conditions. Sewage provision needs to be in place prior to any works

commencing and Southern Water need to have the capacity to fulfil the needs of the development (prior to the works commencing).

*(WDC Cllr Shaw commented that this has arisen from a case we WDC challenged by developer when put on conditions for sewage upgrades).*

5. **Applications considered by email due to the deadline set by WDC falling prior to the planning committee meeting: None during this period.**

6. **Applications determined/updated by Wealden District Council**

6.1 Application: WD/2024/2244/F

Location: Ivy Barn Farm, Pound Green, Buxted, TN22 4AP

Description: conversion of agricultural building into a residential dwelling including part retrospective access alterations

Decision: Approved

6.2 Application: WD/2025/0963/F

Location: 1 Tanyard Cottages, Framfield Road, Buxted, TN22 4PR

Description: single storey porch.

Decision: Approved

6.3 Application: WD/2025/1163/LB

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

Description: replacement external door and window

Decision: Approved

6.4 Application: WD/2025/1102/F

Location: Ambledown, Royal Oak Lane, High Hurstwood, Buxted, TN22 4AL

Description: two storey side extension and shed

Decision: Approved

6.5 Application: WD/2025/1175/F

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

Description: erection of porch to front elevation

Decision: Approved

6.6 Application No: WD/2025/0291/F

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

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

Decision: withdrawn

6.7 Application: [WD/2024/0480/O](#)

Description: residential development comprising up to three detached one/two storey dwellings

Location: land north of A272, Pound Green, BUXTED

Decision: refused

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. Decision: appeal allowed and planning approved.

*(Note: The article from The Times (7.7.25) and other correspondence forwarded to members 8.7.25)*

Aware that some residents have approached WDC requesting them to undertake a Judicial Review.

WDC Head of Planning (Stacey Robins) have responded saying that Wealden District Council do not propose to pursue a judicial review in this case.

CPRE were also present during the inquiry and have also made contact with WPC; they are astonished at the Planning Inspectors decision on this case. (They have been put in touch with the neighbours concerned with this development).

The Clerk mentioned that she has shared details of a lawyer that recently acted on behalf of Wadhurst Parish Council in a similar situation.

BPC await a further update from the residents on their next steps.

**8. Applications of note being considered by WDC Planning Committee**

**9. Applications received after the publication of this agenda, but available on the WDC website.**

**9.1 Application: [WD/2025/1521/F](#)**

Expiry date for comments: 23<sup>rd</sup> July 2025

Location: Orchard Rise, St Raphaels, Buxted, TN22 4JS

Description: single storey front extension and fenestration alterations

Response from Buxted Parish Council to Wealden District Council: no objections

**10. Other issues for consideration**

Cllr Smith and Cllr Blandford attended a site meeting with developers who are looking at planning permission for 30 houses on Saxon Court. There are 6 oak trees on site that they will be keeping in situ. This is a part greenfield and part brownfield site as they will be knocking down one building

It is landscape led design, which is really unusual, Cllr Blandford commented that this is the nicest design proposal for a long time. There will be a new access road installed.

They will widen the footpath and have a management company in place to look after the site for 30 years.

They will be submitting a planning application to WDC shortly.

**11. Any urgent matters**

**1927 hour meeting closed**

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