



**Clerks: Miss B Macklen & Mrs C Feltham, PO Box 202, Heathfield, East Sussex TN21 1BN**  
**e: [clerk@buxted-pc.gov.uk](mailto:clerk@buxted-pc.gov.uk) w: [buxtedparishcouncil.gov.uk](http://buxtedparishcouncil.gov.uk)**

**9<sup>th</sup> September 2025**

**Minutes of the Buxted Parish Council (BPC) Planning Committee meeting which took place at 7.00 p.m. on 9<sup>th</sup> September 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, Beccy Wadey (Clerk) and Claudine Feltham (Clerk/RFO).**

**There was four members of the public present.**

**One member of the public spoke in connection with Care Home on Coopers Green Road – he had spoken with the owner and asked what was happening with the development. Since then, they had surveyors measuring up. It has been suggested that a care home for 50 beds is not viable, so we feel there will be an alternative application submitted in the future.**

**Mockbeggars Farm application: Uckfield Town Council have lodged many objections; developers not answered any of the questions.**

**Durrant House – agenda item 8.1: pleased that the building is building is being listed, to keep the house safeguarded. If this was done when previously asked, we may have a different situation with Mockbeggars.**

**Another resident spoke in connection with an application that is being prepared in High Hurstwood. Cllr Smith advised the parishioner to return when the application is submitted via Wealden District Council and the parish council have received the plans for consideration.**

- 1. Apologies for absence.  
Apologies were received and accepted from Cllr Muddle.**
- 2. To approve the minutes of the previous meeting.  
The minutes of the previous meeting (8<sup>th</sup> July 2025) were approved as a true record and signed.**
- 3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda  
None.**

#### 4. Planning Applications

##### 4.1 Application: [WD/2024/2527/F](https://planning.wealden.gov.uk/Planning/Display/WD/2024/2527/F)

Deadline for responses to WDC: 11<sup>th</sup> September 2025

Location: Old Toll Cottage, Uckfield Road, Poundgate, Crowborough, TN6 3TA

Description: rear extension, internal alterations and removal/replacement of porch.

Link to documents on WDC website:

<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2527/F>

Buxted Parish Council response to Wealden District Council: no objections, recommend approval.

#### 5. Applications considered via email due to deadline set by WDC

Application: WD/2025/0745/LDE

##### 5.1 Location: Sandpits Yard, Pound Green Lane, Etchingwood, Buxted, TN22 4PU

Description: erection and use of building as a workshop and for storage in association with the builders yard.

Response: members note that there is very little traffic at present for this site and would not wish for that to change - otherwise no objection.

*Response submitted to WDC via email 21.7.25*

##### 5.2 Application: [WD/2025/0736/MRM](https://planning.wealden.gov.uk/Planning/Display/WD/2025/0736/MRM)

Location: MOCKBEGGAR FARM, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA

Description: reserved matters (appearance, landscaping, layout & scale) pursuant to outline permission WD/2022/0648/MAO (outline application for the development of 60 no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. All matters reserved apart from access). **Amended documents submitted**

**Response submitted to WDC via email 1.8.25**

*Buxted Parish Council response to WDC: Members would like to reiterate the previous comments made: Members OBJECT to this application. Members would like to request deer proof fencing along the border of Round Wood, and for the design of the long block of houses to be reconsidered, to avoid a long solid stretch of homes on this border. Members remain concerned over the hydrology plans and are concerned for Mockbeggars Farmhouse.*

##### 5.3 Application: WD/2025/0988/F

Deadline for comments to WDC: 20 August 2025

Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB

Description: Erection of 1 no. Detached self-build dwelling house on the land (identified as plot 3) – Amended Plans received 05/08/25

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0988/F>

**Response submitted to WDC via email 22.8.25**

Buxted Parish Council response to WDC: Buxted Parish Council would like to reiterate the previous comments that trees remain for screening of these properties and in addition, any impact on nature/wildlife is assessed and recommendations adhered to.

##### 5.4 Application: WD/2025/1036/F

Deadline for comments to WDC: 20 August 2025

Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB

Description: Erection of 1no detached self-build dwelling house on the land (identified as plot 4) amended plans received 05/08/2025

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1036/F>

**Response submitted to WDC via email 22.8.25**

Buxted Parish Council response to WDC: Buxted Parish Council would like to reiterate the

previous comments that trees remain for screening of these properties and in addition, any impact on nature/wildlife is assessed and recommendations adhered to.

**5.5 Application: WD/2025/1177/F**

**Location:** MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB

**Description:** Erection of 1No. detached self-build dwelling house. Amended plans received 05/08/2025.

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1177/F>

**Response submitted to WDC via email 22.8.25**

Buxted Parish Council response to WDC: Buxted Parish Council would like to reiterate the previous comments that trees remain for screening of these properties and in addition, any impact on nature/wildlife is assessed and recommendations adhered to.

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

**6.1 Application: WD/2025/1157/F**

**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

**Decision:** Approved

**6.2 Application: WD/2025/1339/F**

**Location:** Chestnut Lodge, High Street, Buxted, TN22 4LB

**Description:** demolition of existing conservatory, addition of single storey rear extension and garage conversion

**Decision:** Approved

**6.3 Application: WD/2025/1434/MFA**

**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.

**Decision:** Refused

**6.4 Application: WD/2025/1521/F**

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

**Description:** single storey front extension and fenestration alterations

**Decision:** Approved

**6.5 Application: WD/2025/1117/F**

**Location:** Post Office, Five Ash Down, Uckfield, TN22 3AH

**Description:** proposed rear extensions, outbuilding, change of use from residential to retail, garage conversion and internal alterations

**Decision:** Approved

**6.6 Application: WD/2025/0745/LDE**

**Description:** erection and use of building as a workshop and for storage in association with the builders yard.

**Location:** Sandpits Yard, Pound Green Lane, Etchingwood, Buxted, TN22 4PU

**Decision:** Issued

**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)*
- 7.2 Planning Inspectorate Ref: APP/C1435/W/25/3367805  
Site: High Hurstwood Lodge, Chillies Lane, High Hurstwood, Buxted, TN22 4AD  
Description: retrospective application for conversion of roof space to 1 x flat
- 7.3 Planning Inspectorate Ref: APP/C1435/W/25/3367989  
Site: Camellia Cottage, Chillies Lane, High Hurstwood, Buxted, Tn22 4AB  
Description: erection of new dwelling  
*(Buxted Parish Council had no objections to the original application).*
8. **Applications of note being considered by WDC Planning Committee**
- 8.1 **Location: Durrant House, Coopers Green, Buxted**  
Notice: WDC advise that the building is not a listed building under Section 3 of the Planning (Listed Buildings and Conservation Area) Act 1990 (PLBCA Act 1990) – and it considered of special architectural or historic interest and is in danger of being demolished or altered in such a way as to affect its character as a building of special architectural or historic interest. WDC has asked the Secretary of State for Digital, Culture, Media and Sport to consider including the building in the list of buildings of such interest compiled or approved under section 1 of PLBCA Act 1990. Notice has been served on the owners and remains in force for 6 months.
9. **Applications received after the publication of this agenda, but available on the WDC website.**
10. **Other issues for consideration**
- 10.1. **To note the following Tress Preservation Order (TPO) has been made on 21.8.25:**  
TPO 2025/0001 (BUXTED)  
Description: Trees on land to the rear of The Walled Garden, Five Ash Down, Uckfield, East Sussex, TN22 3AJ
11. **Any urgent matters**
- Concern was raised over a dog walking field in High Hurstwood that had been opened without any planning permission, but a retrospective application was being submitted. The Clerk advised that whilst the retrospective application was submitted and considered, that Wealden District Council enforcement would not take any action.*  
*Action: when BPC receive this application, advise Cllr Duck.*

**Meeting closed: 1915 hours**

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