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9th December 2025

The Chairman and Members of the Planning Committee
The Chairman and Vice Chairman of the Council.

MINUTES

Minutes of the Buxted Parish Council (BPC) Planning Committee meeting which took place at 7.00p.m. on 9th December 2025 in St Marys Church Hall, Buxted.

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

There were 13 members of the public present and ESCC Cllr Galley.

Cllr Smith introduced himself and invited any members of the public to speak.

A lady spoke in connection with agenda item 4.1 (Dog Walking Field, Burnt Oak Road, High Hurstwood) and her concerns over the road safety and access on this single track 60 mph speed limit road. (She showed members of the council some photographs of the access/road). The owner of the field lives nearby and could have a safer access route (double width lane within a 30-mph limit) but has chosen to have it away from his own residential property.

Another resident spoken in connect with agenda item 4.1 and her objections. The site is on a blind bend and is considered to be very dangerous.

A further resident spoke in objection to agenda item 4.1, as this business is causing them issues with traffic and noise. Visitors to the site have arrived as early as 0540 and left as late at 2205. A neighbour has noted 203 incidents of disturbance since August 2025. 117 of these 203 incidents have been on a weekend and bank holiday. It is creating a significant negative impact on the neighbours. This is entirely the wrong location for this business.

A resident of Burnt Oak Road also spoke to object to agenda item 4.1 and highlighted the East Sussex Highways report where they have commented about the required/correct visibility displays. This is not achievable at the site without encroaching of neighbour's land. It is a dangerous road, and the entrance is on a blind bend. When the weather deteriorates this situation will get worse. There are also lots of horses ridden in this area, as well as walkers on the road and this business is a danger to those users, as well as vehicles on the road.

A further resident of High Hurstwood spoke in connection with their concerns for agenda item 4.1, having lived in the area for over 40 years and have never previously experienced such disturbance.

This is the High Weald AONB where we should be allowed the 'quiet enjoyment' and this site has significantly affected that.

With the site open 365 days 0600-2200 this could create traffic movements in excess of 12,000. This is affecting those that live in the area and also affecting the access roads into High Hurstwood. Those who are professional dog walkers are allowed to take up to 9 dogs onto site at any one time, which again causes significant disturbance with that many dogs being on the site at one time. Neighbour's will be affected every daylight hour 365 days per year which is totally unacceptable. This is a protected space in High Weald AONB. There are many errors in the planning statement which are being reported to WDC. One issue is that the site address is listed as Crowborough, but it isn't.

The company running this site have 16 other dog walking sites so they would have known that planning permission would have been required in the first place.

Dog whistles are also causing an issue.

One resident has carried out some analysis and many of the supporters live far from the site, whilst others haven't included their addresses. This is affecting residents 16 hours per day and so we are hoping that greater weight attributed to local residents' objections than to those in favour of the site who do not live near the site. Resident feels that there is a cynical abuse of the process.

A further resident spoke in connection with disturbances since the site opened and feel the whole process has been underhand. All the letters of support on the WDC website could be considered a full ploy and feel that the business knows how to 'play the game'. There are only two supporters from the local area, one of which being the owner of the field.

There are other dog walking sites nearer to Crowborough that have a more appropriate site entrance/location. It is not credible to think people would drive past these sites or 18 miles to walk their dog.

1. Apologies for absence.
Apologies were received from Cllr Furber.
2. To approve the minutes of the previous meeting.
The minutes of the previous meeting were approved.
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda
Cllr Smith and Cllr Muddle declared interests in respect of agenda item 4.3 as the applicants are known to them.
Cllr Duck declared an interest in respect of agenda item 4.1 as she knows the owner of the field, and she knows the residents objecting to the application.
4. **Planning Applications**
 - 4.1 Application: [WD/2025/2297/FR](#)
Deadline for responses to WDC: 1st December 2025 (an extension to 10th December 2025 has been granted by WDC)
Location: Dog Walking Field, Burnt Oak Road, High Hurstwood, Crowborough, TN22 4AE
Description: retrospective change of use of private estate land to a dog walking field
Buxted Parish Council response to WDC: members noted that East Sussex Highways do not approve of the access due to the poor visibility splays.
One Cllr commented on how he did not approve of retrospective applications such as this as feels it is an abuse of the process, and this site is good quality agricultural land.
Another Cllr commented on not approving the manner in which this business was opened.

There was no communication with the local residents, and it feels very staged with all the letters in favour of the application from very far afield. It is not good to encourage so many additional traffic movements, especially where there are plenty of footpaths in the area and so it is not really necessary to have a dog walking field.

Buxted Parish Council **strongly OBJECT** to this application on grounds of access and road safety, noise, loss of agricultural land, pollution, concerns over water contamination (due to concentrated dog waste within one area) and significant negative impact on local residents on the many properties within close proximity. Members feel that this is a totally inappropriate location in this quiet rural setting (within the High Weald AONB).

Whilst Buxted Parish Council strongly object to this application, if WDC were minded to approve it, we would request for opening hours to be restricted hours from 1000 until 1600 and not to open on weekends or bank holidays. Also to request a maximum of four dogs per session as this would help reduce the number of vehicles attending and the noise as well as to request the business enforce their own operating rules.

Action: Buxted Parish Council request for WDC Cllr Shaw to call this application to a WDC Planning Committee meeting for decision (rather than be delegated) where residents could send a representative to speak on behalf of the group of very concerned residents.

- 4.2 Application: [WD/2025/2378/F](#)
Deadline for responses to WDC: 1st December 2025 (extension to 11th December approved)
Location: Royal Oak Farm, Royal Oak Lane, High Hurstwood, Buxted, TN22 4AN
Description: proposed balcony at first floor level.
Buxted Parish Council response to WDC: no objection, recommend **approval**.
- 4.3 Application: [WD/2025/2046/F](#)
Expiry date for comments: 11th December 2025
Location: Lower Totease Farm, Framfield Road, Buxted, TN22 4LF
Description: demolition of existing domestic garage and construction of a two bedroom bungalow
Buxted Parish Council response to WDC: **object** to this application as it is considered to be over development of the site and back land development.
- 4.4 Application: [WD/2025/2598/F](#)
Expiry date for comments: 16th December 2025
Location: The Hurst, Burnt Oak Road, High Hurstwood, Buxted, TN22 4AE
Description: Proposed replacement garage with first floor games and store room above
Buxted Parish Council response to WDC: recommend **approval** as long as the store room is to be used for stores only and not residential accommodation and for it to be legally tied to the main dwelling.
- 4.5 Application: [WD/2025/0796/F](#)
Expiry date for comments: 19th December 2025
Location: Hadham House, Burnt Oak Road, High Hurstwood, Buxted, TN22 4AE
Description: ground and first floor additions linking garage and dwelling. First floor garage extension. New glass link from garage to pool
Buxted Parish Council response to WDC: no objections, recommend **approval**.

5. **Applications considered via email due to deadline set by WDC**
None
6. **Applications determined/updated by Wealden District Council**
- 6.1 **Application: [WD/2025/2001/F](#)**
Location: Cringleford, Five Ash Down, Uckfield, TN22 3AN
Description: first floor rear addition
Decision: Approved
7. **Appeals/Enforcement**
- 7.1 **Planning Inspectorate Ref: APP/C1435/W/25/3375564**
BPC notified: 28th November 2025
Deadline for any additional submissions to Planning Inspectorate: 1st January 2026 (*all previous submissions will automatically be passed to the Planning Inspectorate*).
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.
- 7.2 **Applications of note being considered by WDC Planning Committee**
Application: WD/2022/0648/MAO & WD/2025/0736/MRM
Mockbeggar Farm, London Road, Budletts Common, Uckfield
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).
Update: WD/2025/0736/MRM **approved** at WDC Planning Committee

Cllr Humphrey would like to register his disappointment. At a previous meeting when WDC Cllr Shaw was present there was strong objection from both the parish council and residents for this application, however, WDC Cllr Shaw did not represent the parish council or the residents at the committee meeting, and the Uckfield Cllr voted in favour.
8. **Applications received after the publication of this agenda, but available on the WDC website.**
- 8.1 **Application: [WD/2025/2481/FR](#)**
Expiry date for comments to WDC: 26 December 2025
Location: Old Quarry, Chillies Lane, High Hurstwood, Buxted, TN22 4AA
Description: retrospective application for ancillary residential use of first floor over detached garage.
Buxted Parish Council response to WDC: members noted that the original application in 2014 was for a store and playroom above. Members discussed the new application and **object** to this retrospective application. If WDC are minded to approve this application then members respectfully request for the ancillary residence to be legally tied to the main dwelling and not to be used as a holiday home/ not for a separate commercial business.
9. **Other issues for consideration**
10. **Members noted the recent PIP application for Moorings has been refused by WDC.**
11. **Information received from Wealden District Council Planning department; None**
12. **Any urgent matters**

None

Meeting closed at 1953 hours

Claudine Feltham - Clerk to Buxted Parish Council