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8th April 2025

PLANNING COMMITTEE MEETING MINUTES

Minutes of the Buxted Parish Council Planning Committee meeting held at 7.00 p.m. on 8th April 2025 in Five Ash Down Village Hall.

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

There were no members of the public present.

1. Apologies for absence.
Apologies were received and accepted from Cllr Mallett.
2. To approve the minutes of the previous meeting
The minutes of the previous meeting were approved.
3. Cllr Rose declared an interest in respect of agenda item 4.3 (application [WD/2024/2244/F](#)) as the land owner is known to him.
4. **Planning Applications**
 - 4.1 Application: [WD/2025/0617/F](#)
Deadline for response to WDC: 9th April 2025
Location: Knoll Cottage, Burnt Oak Road, High Hurstwood, TN22 4AE
Description: proposed detached garage block
Link to documents on WDC website:
<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0617/F>
Buxted Parish Council response to Wealden District Council: **no objection, recommend approval.**
 - 4.2 Application: [WD/2024/2632/F](#)
Deadline for response to WDC: 8th April 2025
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
Reconsultation reason: Amended plans received
Link to documents on WDC website:
<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2632/F>
Buxted Parish Council response to Wealden District Council: **object** to this application as feel that this is over development of the site and would be too cramped. The parish council has been

made aware that the removal of trees is reported to have caused hydrology issues for the neighbouring properties, and the parish council would be concerned that this further development would make this even worse. The development would also cause loss of privacy to neighbouring properties.

- 4.3 Application: [WD/2024/2244/F](#)
Deadline for response to WDC: 16th April 2025
Location: IVY BARN FARM, POUND GREEN, BUXTED, TN22 4AP
Description: conversion of agricultural building into a residential dwelling including retrospective access alterations.
RECONSULTATION REASON: Amended Plans dated 28th March 2025
Link to documents on WDC website:
<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2244/F>
Buxted Parish Council response to Wealden District Council: members noted the amended plans but still **object** to this application and would like to reiterate the previous objections: the access on this part of the A272 is dangerous even with a larger visibility splay and that site is remote from the village with no footpath from the property.

- 4.4 Application: WD/2025/0705/F
Expiry date for comments: 23 April 2025
Location: Headley House, Limes Lane, Buxted, TN22 4PB
Description: proposed garage to replace existing (already removed).
Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0705/F>
Buxted Parish Council response to Wealden District Council: **no objections**

5. **Applications considered by email due to the deadline set by WDC falling prior to the planning committee meeting:**

- 5.1 Application: [WD/2025/0409/F](#)
Deadline for response to WDC: 2 April 2025
Location: Camellia Cottage, Chillies Lane, High Hurstwood, Buxted, TN22 4AB Description: erection of new dwelling
Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0409/F>
Buxted Parish Council response to Wealden District Council: no objections

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

7. **Appeals/Enforcement**

TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78

Site Address:

Description of development: Land North of the A272, Buxted, TN22 4BA

Application reference:

Appellant's name: Appeal reference: Land North of the A272, Buxted, TN22 4BA Erection of 49 no. dwellings, access, landscaping and associated infrastructure. WD/2023/2157/MAJ Brookworth Homes (Holdings) Ltd APP/C1435/W/24/3353821 Further to my previous letter relating to an appeal at the above site, I now write to inform you with details of the date and venue for the hearing. The Hearing opens at 10am on Wednesday 23 April 2025, for two sitting days and will be held at the Hellingly Community Hub, Hellingly, BN27 4EP. The Inspector appointed by the Secretary of State to hold the hearing is J Tweddle BSc(Hons) MSc(Dist) MRTPI The hearing will be an in-person event which you can attend. During the event and, at the Inspector's discretion, you may be able to give your views. Anyone wishing to speak at the hearing should make themselves known to the Inspector on the day. Should you wish to attend the hearing you should contact the council by emailing planning.appeals@wealden.gov.uk.

Cllr Blandford will be attending this hearing.

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.**
10. **Other issues for consideration**
- 10.1 **Request from Planning Manager of Kitewood – a development company that specialise in the delivery of residential development. Kitewood control the Saxon Court, Buxted site and have requested to meet with the Parish Council to discuss their initial plans for redeveloping the site.**

Cllr Smith would be willing to meet with the developer and will advise the Clerks of his availability.

11. **Any urgent matters**

Meeting closed at 1915 hours.

Claudine Feltham - Clerk to Buxted Parish Council