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13th May 2025

MINUTES OF MAY 2025 PLANNING COMMITTEE MEETING

Minutes of the Buxted Parish Council Planning Committee meeting which took place at 7.00p.m. on 13th May 2025 in St Marys Church Hall, Buxted.

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

There were four members of the public present.

1. Apologies for absence.
Apologies were received and accepted from Cllr Roberts.
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/2025/0786/F](#)
Deadline for response to WDC: 30th April 2025, extension granted to 14th May 2025
Location: Buxted Park, St Margaret The Queen Church, Station Road, Buxted, TN22 4AY
Description: proposed installation of external emergency lights
Link to documents on WDC website:
<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0786/F>
Buxted Parish Council response to WDC: **no objections**, recommend approval.

Standing Orders were suspended for parishioners to speak:

A resident spoke in connection with the following application. He attended a meeting in Uckfield last night (12.5.25) about the design of the site.

There is a row of houses with a design that neighbours feel is not appropriate. It has no effective split between the properties. For surrounding residents this will look like a solid block of housing, which is far from the views of green fields that residents were used to.

Other concerns include flooding. Topography of the field, water flows down towards London Road and towards existing houses at the rear of the site.

Mockbeggars Farmhouse – have water running through cellar of house – they are concerned because of the SUDS installation above Mockbeggars Farmhouse. CALA Homes have been made aware of this.

The pumping station is also of a concern, all sewerage from this development will need to be

pumped up to Ringles Cross and then down into Uckfield. This has raised concerns for Uckfield Town Council too.

Another resident spoke in connection with this application:

Dispute with Natural England re the ancient woodland, and the requirement for ditches, and the spread of homes within the site. Query what is more important bats or deer? There should be a new fence included to stop deer coming in.

Standing Orders resumed.

- 4.2 Application: [WD/2025/0736/MRM](https://planning.wealden.gov.uk/Planning/Display/WD/2025/0736/MRM)
Deadline for response to WDC: 16th May 2025
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).
Link to documents on WDC website:
<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0736/MRM>

Buxted Parish Council response to WDC: Members **OBJECT** to this application.

Cllr Smith was disappointed that CALA Homes did not invite Buxted representatives to the meeting that took place in Uckfield on 12th May 2025 – especially as this development is on Buxted Parish area, not Uckfield Town Council.

Buxted Parish Council would respectfully request that the representative attend the next planning committee at 7.00 p.m. on 10th June 2025 in Five Ash Down Village Hall – and provide members with an update.

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.

- 4.3 Application: [WD/2025/0963/F](https://planning.wealden.gov.uk/Planning/Display/WD/2025/0963/F)
Deadline for response to WDC: 16th May 2025
Location: 1 Tanyard Cottages, Framfield Road, Buxted, TN22 4PR
Description: single storey porch
Link to documents on WDC website:
<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0963/F>
Buxted Parish Council response to WDC: no objections, recommend **approval**.

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/2025/0076/F

Location: 38 Mead Lane, Buxted, TN22 4AS

Description: 1.5 storey infill extension between the 2.5 storey house and garage to provide a new kitchen, children's play room and home office. Installation of bi fold doors to rear and 2 no. Sun tunnels to main roof, dormer to front of property & chimney

Decision: Approved

6.2 Application No: WD/2024/1259/F

Description: change of use from home office to a flexible use for a home office and holiday let use.

Location: Heatherdene House, Buxted Wood Lane, Buxted, TN22 4QE

Decision: approved

6.3 Application No. WD/2025/0398/F

Description: proposed rear single storey extension and conversion of the existing garage into bedroom and en-suite.

Location: 16 Olives Pit Lane, Five Ash Down, Uckfield, TN22 3EZ

Decision: approved

6.4 Application No. WD/2025/0392/FA

Description: variation of condition 2 of WD/2023/2512/RM reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline permission WD/2019/1335/O (outline application for the erection of 2 no. houses, alterations to access road and part demolition of redundant care home buildings, e.g. laundry, shed). To improve design and layout.

Location: Saxon Court, Pound Green, Buxted, TN22 4DT

Decision: approved

6.5 Application No. WD/2025/0617/F

Description: proposed detached garage block

Location: Knoll Cottage, Burnt Oak Road, High Hurstwood, TN22 4AE

Decision: approved

6.6 Application No. WD/2025/0409/F

Description: erection of new dwelling

Location: Camellia Cottage, Chillies Lane, High Hurstwood, Buxted, TN22 4AB

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: 23rd April 2025.

Update from Cllr Blandford who attended and spoke at the hearing: many of the considerations hinged on harm to listed buildings, and did harm outweigh benefits?

The appellant argued there was no harm to the listed buildings. The counter argument was the harm to the setting of the listed buildings. Owners of listed buildings attended and spoke against the application.

The Developer spoke on Community Infrastructure Levy £ which would come to the parish council – Cllr Blandford argued that we would rather not the development. Await the result from the Inspector.

- 7.2 **Appeal and costs application in relation to Appeal Ref: APP/C1435/W/24/3339914**
Location: Lynton, Five Ash Down, Uckfield, East Sussex TN22 3AH
Appeal allowed and award of costs against WDC partially allowed.
Noted.
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/2025/1036/F](#)**
Deadline for responses to WDC: 29 May 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
Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1036/F>
Buxted Parish Council response to WDC: Cllr Humphrey advised members on the background of this site which had previously been identified by East Sussex Highways as an area to be used to improve the junction. There is quite a history to this site with various applications.
Buxted Parish Council request that trees remain for screening of these properties.
- 9.2 **Application: [WD/2025/0988/F](#)**
Deadline for responses to WDC: 30th May 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 (for the purposes of this application) at 'Milestones' London Road, Budletts Common. See detailed planning statement - planning statement plot 3.
Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0988/F>
Buxted Parish Council response to WDC: Cllr Humphrey advised members on the background of this site which had previously been identified by East Sussex Highways as an area to be used to improve the junction. There is quite a history to this site with various applications.
Buxted Parish Council request that trees remain for screening of these properties.
- 9.3 **Application: [WD/2025/1102/F](#)**
Deadline for responses to WDC: 28th May 2025
Location: Ambledown, Royal Oak Lane, High Hurstwood, Buxted, TN22 4AL
Description: two storey side extension and shed
Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1102/F>
Buxted Parish Council response to WDC: **no objections**, recommend approval.
10. **Other issues for consideration**
- 10.1 **Bus shelter and bin for Mockbeggars Farm development**
Correspondence from Vine Consulting Engineers (VCE) re the bus shelter and bin for the Mockbeggars development: The S106 agreement specifies that the highway works at the southbound bus stop shall include a shelter with seating, RTP1 and accessible bus kerbing. Bus shelter would be installed as part of the development and then need to be adopted by Buxted Parish Council.
VCE are asking the parish council for the specification required for the shelter and if a litter bin would be required.
Suggestion has been made to use a local craftsman.
Resolved: Members considered the designs suggested by the Developer and those installed in a neighbouring parish council. Members would like to recommend a traditional style bus shelter

made from oak by www.friendoakframes.com like the image in Appendix A
Members also request a new suitable, good quality litter bin, similar to the image in Appendix B.
Link to suggested style: [Square Standard Cast Iron Bin | Street Furniture](#)

- 10.2 To receive an update from Cllr Smith and Cllr Mallett following the site meeting with the developer of Saxon Court.
Cllr Smith provided members with an update from the meeting.
The proposal is for a development of 30 houses.
Height of buildings would not be higher than current buildings.
Main access would be changed.
Would improve the roadside hedge and have arrangements for this to be maintained for a period of 30 years.
There would also be a footpath, and a bus stop installed.
Cllrs initial thoughts that this could possibly be a suitable site for development.
The developer was advised by Cllr Smith and Cllr Mallett that any recommendations or objections would need to be by the council following the usual consultation process.

11. **Any urgent matters**

Meeting closed at 1942 hours.

Claudine Feltham - Clerk to Buxted Parish Council

Appendix A



Appendix B

