



Clerks: Miss B Macklen & Mrs C Feltham, PO Box 202, Heathfield, East Sussex TN21 1BN
e: clerk@buxted-pc.gov.uk w: buxtedparishcouncil.gov.uk

11th November 2025

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

NOTICE OF MEETING

Minutes of the Buxted Parish Council (BPC) Planning Committee meeting which took place at 7.00 p.m. on 11th November 2025 in Five Ash Down Village Hall.

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

There were four members of the public present and ESCC Cllr Galley (in part).

A resident spoke in connection with their objection to agenda item 4.2 ([WD/2025/2441/PIP](#)) Numerous applications for this site have been ongoing since 2017, all of which were refused or dismissed on appeal - apart from one application for one dwelling which was approved.

These are all comments from the inspectors appeal reports: the site is outside of the development boundary, it is close to ancient woodland, development would impact on living conditions of nearby residents, it would be urbanisation of this part of the countryside and would be uncharacteristic of the area.

It would also affect nature; there were deer in the garden today.

Another resident spoke in objection to agenda item 4.2 ([WD/2025/2441/PIP](#)) This would be an impact on neighbours privacy and it would cause light pollution (light would shine into bedrooms of neighbouring properties). From the previous planning application, they were only allowed to keep one vehicular access, however, they have left two accesses available.

A third person spoke in objection with agenda item 4.2 ([WD/2025/2441/PIP](#)) and hoped that BPC would support their objections again. This has gone to appeal three times, and this new application is very similar to a previous application for three houses that were refused. Concerned that a PIP application maybe easier to approve, and that would then open up the possibility for further development applications. Will be speaking with WDC Cllr Shaw to encourage his support to.

Cllr Smith advised those objecting to write to WDC to formally object to the application.

1. Apologies for absence.
Apologies were received and accepted from Cllr Mallett and WDC Cllr Shaw
2. To approve the minutes of the previous meeting.
The minutes were approved 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/2025/2216/FR](#)
Deadline for responses to WDC: 13th November 2025
Location: Highfield, Rocks Lane, High Hurstwood, TN22 4BN
Description: Retrospective application for part change of use of barn from agricultural to a mixed use for agriculture, storage and distribution.
Buxted Parish Council response to WDC: BPC **object** to this application.
Members were aware that there are several objections from residents. The occupant is reportedly carrying out industrial work within in agricultural area. The road is narrow and there are concerns over access, despite the transport report findings. Within the application they have stated very minimal traffic movements, but local neighbours report that this isn't correct. We would respectfully request that ESCC Highways conduct further investigations. The owner is living on site in a caravan and there are local worries that this is becoming a small industrial estate. Request that WDC Enforcement also make enquiries with this site.
 - 4.2 Application No. [WD/2025/2441/PIP](#)
Application for permission in principle for residential development comprising a maximum of two detached dwellings
Moorings, High Street, Buxted, TN22 4JU
Buxted Parish Council response to WDC: BPC **object** to this application and would like to mention the reasons given in a previously dismissed appeal:
 - *the character and appearance of the area, and*
 - *the living conditions of nearby occupiers, with particular regard to privacy and noise.*The site is beyond the development boundary, is considered to be of poor design with overlooking of neighbouring properties which will cause a lack of privacy, it would be a negative impact on the landscape and neighbouring properties.
Members also noted that the second access that was due to be removed is still there, and would like to ask for WDC Enforcement to make enquiries on this point.
5. **Applications considered via email due to deadline set by WDC**
None
6. **Applications determined/updated by Wealden District Council**
 - 6.1 Application: WD/2025/1283/F and WD/2025/1282/LB
Location: 47 Buxted Road, Coopers Green, TN22 4AT
Description: reconstruction of an existing damaged ashlar stone block wall with a stone coping
Decision: **Approved**

- 6.2** Application: WD/2024/2527/F
Location: Old Toll Cottage, Uckfield Road, Poundgate, Crowborough, TN6 3TA
Description: rear extension, internal alterations and removal/replacement of porch.
Decision: **Approved**
- 6.3** Application: WD/2025/2063/F
Location: Foxwood House, Buxted Wood Lane, Buxted
Description: rear extension, conversion of garage and store over
Decision: **Approved**
- 7. Appeals/Enforcement**
- 7.1** Appeal Ref: APP/C1435/W/25/3367805
High Hurstwood Lodge, Chillies Lane, High Hurstwood, Buxted, East Sussex, TN22 4AD
Description: development proposed is a retrospective application for the conversion of roof-space to 1 x flat
Decision: **Appeal allowed**
- 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).
- 8. Applications received after the publication of this agenda, but available on the WDC website.**
- 9. Other issues for consideration**
- 10. Information received from Wealden District Council Planning department**
- 11. Any urgent matters**

Meeting closed: 1929 hours

Claudine Feltham - Clerk to Buxted Parish Council