BUXTED PARISH COUNCIL

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13th October 2026

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 13th October 2026 in St Marys Church Hall, Buxted.

Present: Cllr Furber (Chair), Cllrs Blandford, Mallett, Muddle, Marshall, Duck, Claudine Feltham & Beccy Wadey (Clerks).

There was four members of the public present.
The did not wish to speak on any matters

1. **To receive and accept apologies for absence.**
Apologies were received and accepted from Cllr Smith and Cllr Humphrey

2. **To approve the minutes of the previous meeting.**
The minutes were approved and signed 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/2026/1219/F**
Deadline for responses to WDC: 5th October 2026 (extension to 14th October 2026 approved).
Location: land adjacent to Tanyard Cottages, Tanyard Lane, Buxted, TN22 4PR
Description: construction of a self build dwelling, use of existing access, parking and gardens and associated works
Buxted Parish Council response to Wealden District Council: members considered this application, with the majority objecting to this application for the following reasons:

- **It is close to a Grade II listed building**
- **There are concerns over traffic and pedestrian safety – including access.**
- **It is outside of the development boundary**

4.2 **Application: WD/2026/1341/MAJ**
Deadline for responses to WDC: 8th October 2026 (extension to 14th October 2026 requested).

Location: Land north of the A272, Buxted, TN22 4BA
Description: erection of 69 dwellings, access, landscaping and associated infrastructure
Note: this site had an application for 49 houses (WD/2023/2157/MAJ) refused by Wealden District Council but then allowed at appeal. This is a revised scheme increasing the number of houses to 69.
Buxted Parish Council response to Wealden District Council: members unanimously objected to this new application with 20 houses more than the previous application, which was refused by WDC, but then allowed on appeal by the Planning Inspector.
Buxted Parish Council would like to reiterate the comments made previously for this site. Members feel that the increase in 20 houses will only exasperate the issues previously identified.
Please click on this link to see the previous objections made by Buxted Parish Council: BPC response to WD_2023_2157_MAJ V3 (1).pdf and submit these as objections for the new application.

5. Applications considered via email due to deadline set by WDC: *None.*

6. Applications determined/updated by Wealden District Council

6.1 Application No: WD/2026/1427/F
Description: exterior material changes to dwelling and extension to existing bathroom with additional proposed garage and driveway extension. Proposed solar PV panels to be put on garage roof. New gates at entrance
Location: The Folly, High Street, Buxted, TN22 4LA
Decision: Approved
Buxted Parish Council: the majority of members did not raise an objection to this application.

6.2 Application No: WD/2025/1996/MAJ
Description: demolition of the vacant building and ancillary outbuildings/structures, and the construction of 30 x residential dwellings with associated landscaping, on-site car parking, associated infrastructure and access to/from the A272.
Location: Saxon Court, Pound Green, Buxted, TN22 4DT
Decision: Approved
Buxted Parish Council: Recommend approval. Members of the parish council conducted two site visits and commented that this landscape led development is the best development that this area has ever seen.

6.3 Application No: WD/2026/1353/LB
Description: specialist repair and conservation works to the timber frame, infill panels, replacement of brick infill to timber frame with breathable lightweight insulated panels following removal of internal modern stud walls linings, replacement of modern wall lining with breathable lightweight insulated wall lining, associated works.
Location: The Old Maypole Farm, Hurstwood Road, High Hurstwood, Buxted, TN22 4AH
Decision: Approved
Buxted Parish Council: no objections Please note: the applicant is Cllr Annette Duck so she was excluded from the parish council considerations on this application. All other members of the council have a personal interest in this application due to the fact that the applicant is known to them. No objections were raised and members commented that it was good for the building to receive the required conservation works

7. Appeals/Enforcement

7.1 WDC application: WD/2024/2481/MAO. Planning Inspectorate Ref: 6014573

Location: Land north of Buxted Road, Coopers Green, Five Ash Down, Uckfield, TN22 4AT
Description: outline application with all matters reserved except for access (excluding internal estate roads) for the erection of up to 75 residential units, with the associated vehicular and pedestrian access from Buxted Road and associated infrastructure, landscaping, and public open space.
Deadline for any additional submissions: 9th October 2026. The formal notice for this has been placed on the parish council website for residents information.

7.2 Planning Inspectorate Ref: 6016633
WDC application: WD/2026/0825/F
Location: Haven Court, Etchingwood Lane, Buxted, TN22 4PT
Description: demolition of existing house. erection of replacement self-build dwelling with garage and widening of existing vehicle access.
Appeal Start Date: 28/09/2026
Note: *As this appeal is proceeding under the Part 1 process, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.*

Buxted Parish Council had no objection to the proposal, but WDC refused the application for the reason below:

The proposed replacement dwelling, by reason of its substantial scale, massing and overall form, together with the detached garage building, extensive areas of glazing and widened access arrangement, would result in a replacement dwelling that could not reasonably be regarded as comparable in size and massing to the dwelling it seeks to replace. As a consequence, the proposed dwelling would appear overly dominant within the plot and wider rural setting and would represent a visually prominent and incongruous form of development that would fail to be in keeping with the character of the locality and would fail to conserve the rural character and appearance of the Low Weald.

Furthermore, the proposal would appear as a prominent and intrusive feature within the setting of Upper Lowlands Farm (Grade II Listed Building), resulting in less than substantial harm to the significance of the designated heritage asset through inappropriate development within its setting. No public benefits have been demonstrated that would outweigh the harm identified.

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 matters for consideration/decision

11. Where applications are subject to SANGS contributions, is there a development limit at which point the SANGS are no longer being off-set by development? Will more SANG sites be provided? Action: CF to submit enquiry to WDC Planning.

12. Wealden District Local Plan.

Members considered the approach from Wadhurst Parish Council (to all Wealden Parish and Town Councils) on whether Buxted Parish Council would like to participate in a joint response on the Wealden Local Plan, written by a professional planning consultant. Buxted considered

the approach and decided to decline given the time constraints of a response by 2nd November 20206. Action: CF to advise Wadhurst Parish Council.

Any urgent matters
None

Meeting closed: 1919 hours.

Claudine Feltham - Clerk to Buxted Parish Council.