



# Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP

## Draft Minutes of Maresfield Parish Council Planning Committee meeting held on

Monday 8<sup>th</sup> November 2021, at 7.30pm in the Fairwarp Village Hall

**Present:** Cllr A Strevens (Chair), Cllr M Craddock, Cllr Mrs S Cumming, Cllr T Lewin, Cllr Dr E Worrell, DCllr P Roundell, Mrs N O'Hanlon (Asst Clerk), Mrs C Goossens (Clerk).

1. **Public session.** Derek Dawson attended from Scandia-Hus to talk about application WD/2021/2299/F. Mr Dawson advised that when the original application was made WDC planning department felt that the plot sizes were too small and the houses too large and therefore in this revised scheme the plot sizes have been enlarged and the house sizes reduced.  
Also attending was Mike Barber from MJB Architects. Mr Barber talked about the 2 Ashdown Business Park applications, WD/2021/2095/MAJ and WD/2021/2456/MAJ. There are tenants ready for application 2095, M&S and Home Bargains. M &S will create 45 new jobs and Home Bargains 70 new new jobs. The application 2456 project should create 25 new jobs. These two applications will complete phase 1 of the Ashdown Business Park development, the architecture will be similar to existing buildings, which have won an award, and the roof lines will be below existing buildings. Addressing concerns over traffic management, Mr Barber advised that the roundabout system, at the A22/Batts Bridge Rd junction and by the waste management site, were designed to accommodate traffic created by the business park being fully developed so there should be no problem in the additional traffic created by M&S.
2. **Apologies for absence.** Cllr D Watson, Cllr R Hunter, Cllr Mrs L Stevens-Smith
3. **Declarations of interest.** Cllr Mrs S Cumming and Cllr T Lewin belong to MCG  
The applicant for agenda item 6.2 is the Assistant Clerk and therefore well known to all Councillors however this will have no bearing on their discussions and decision regarding the application.
4. **Minutes of previous meeting held on 18<sup>th</sup> October 2021: -**
  - 4.1 Adoption. The minutes as previously circulated were **Adopted.**
  - 4.2 Matters arising from these minutes not elsewhere on the Agenda. None.
5. **Amended Applications:-** None.
6. **New Applications:-**
  - 6.1 **Application No. WD/2021/2391/F Application Type: Full - Retrospective**  
**Expiry date for comments: 3 November 2021**  
Location: TAU COTTAGE, NETHER LANE, NUTLEY, TN22 3LE  
Description: RETROSPECTIVE APPLICATION FOR A SINGLE STOREY REAR EXTENSION IN REPLACEMENT OF EXISTING CONSERVATORY.  
Applicant: Mr & Mrs B Sidwell  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155470>  
Councillors **AGREED** to recommend **APPROVAL**  
  
The Assistant Clerk stepped away from clerking the meeting for the following application and The Clerk, Mrs C Goossens took over.
  - 6.2 **Application No. WD/2021/2555/F Application Type: Full**  
**Expiry date for comments: 9 November 2021**  
Location: WILLOWDOWN FARM, A22, NUTLEY, TN22 3LS  
Description: REAR SINGLE STOREY EXTENSION  
Applicant: Mrs Nancy O'Hanlan  
Agent: Morphew Designs Ltd  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155668>  
Councillors **AGREED** to recommend **APPROVAL**



# Maresfield Parish Council

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The Assistant Clerk resumed clerking the meeting.

- 6.3 Application No. WD/2021/2299/F** Application Type: Full  
**Expiry date for comments: 15 November 2021**  
Location: LAND NORTH OF GREY TIMBERS, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 2HD  
Description: CONSTRUCTION OF A PHASED DEVELOPMENT OF THREE NEW TWO STOREY DWELLINGS, EACH WITH SEPARATE GARAGE COMPRISING TWO FAMILY HOMES AND ONE WITH GROUND FLOOR ACCOMMODATION SUITABLE FOR RETIREMENT LIVING  
Applicant: Mr & Mrs Poole  
Agent: Scandia-Hus  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155360>  
Councillors **AGREED** to recommend **APPROVAL**
- 6.4 Application No. WD/2021/2504/F** Application Type: Full  
**Expiry date for comments: 15 November 2021**  
Location: HARDALE, NETHER LANE, NUTLEY, TN22 3LB  
Description: ATTIC CONVERSION AND ASSOCIATED DORMER WINDOW, ALTERATIONS TO GARAGE AND NEW PORCH  
Applicant: Mr & Mrs Buchanan  
Agent: Mike Bliss Architecture  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155607>  
Councillors **AGREED** to recommend **APPROVAL**
- 6.5 Application No. WD/2021/2622/FR** Application Type Full - Retrospective  
**Expiry date for comments: 19 November 2021**  
Location: OLDLANDS LODGE FARM, UCKFIELD ROAD, HERONS GHYLL, TN22 4BY  
Description: RETROSPECTIVE APPLICATION FOR UPGRADING OF ACCESS WITH CROSSOVER ONTO HIGHWAY AND FARM TRACK  
Applicant: Mrs M Lucken  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155756>  
Councillors **AGREED** to recommend **APPROVAL** subject to highways assessment and approval, as there is no response available from them at present.
- 6.6 Application No. WD/2021/2095/MAJ** Application Type: Major Application - Full  
**Expiry date for comments: 19 November 2021**  
Location: SITE 11 ASHDOWN BUSINESS PARK, MICHAEL WAY, MARESFIELD, TN22 2DU  
Description: ERECTION OF NEW OFFICE AND LIGHT INDUSTRIAL UNIT WITH STORAGE, PLUS LANDSCAPING AND EXTERNAL WORKS.  
Applicant: Summerthorne Estates Ltd  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155100>  
Councillors **AGREED** to recommend **APPROVAL**
- 6.7 Application No. WD/2021/2499/F** Application Type: Full  
**Expiry date for comments: 19 November 2021**  
Location: THE WHITE COTTAGE, DUDDLESWELL ROAD, TN22 3BH  
Description: TIMBER ORANGERY  
Applicant: Ms Gadsden  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155599>  
Councillors **AGREED** to recommend **APPROVAL**



# Maresfield Parish Council

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- 6.8 Application No. WD/2021/2536/F** Application Type: Full  
**Expiry date for comments: 19 November 2021**  
Location: ASPEN HOUSE, CROWBOROUGH ROAD, NUTLEY, TN22 3HY  
Description: THE PROPOSED WORKS INCLUDE THE REMOVAL OF AN EXISTING CONSERVATORY, REPLACED WITH A SINGLE STOREY ORANGERY TO THE REAR OF THE PROPERTY.  
Applicant: Gareth and Polly Edwards  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155648>  
Councillors **AGREED** to recommend **APPROVAL**
- 6.9 Application No. WD/2021/2456/MAJ** Application Type: Major Application - Full  
**Expiry date for comments: 19 November 2021**  
Location: LAND EAST OF MICHAEL WAY, ASHDOWN BUSINESS PARK, MARESFIELD  
Description: ERECTION OF 2 NO. CLASS E(a) RETAIL UNITS WITH ACCESS, CAR AND CYCLE PARKING, SERVICING, TROLLEY BAYS, ELECTRICITY SUBSTATION, HARD AND SOFT LANDSCAPING, EXTERNAL PLANT AND ASSOCIATED WORKS.  
Applicant: Bride Hall Developments Limited  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155549>  
Councillors **AGREED** to recommend **APPROVAL**
- 6.10 Application No. WD/2021/2315/F** Application Type: Full  
**Expiry date for comments: 19 November 2021**  
Location: STRAWBERRY HALL, COBDOWN LANE, FIVE ASH DOWN, TN22 3AR  
Description: CONVERSION OF EXISTING BAKEHOUSE OUTBUILDING INTO HABITABLE ACCOMMODATION ANCILLARY TO THE MAIN DWELLING  
Applicant: Dadswell  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155379>  
Councillors **AGREED** to recommend **APPROVAL** with the proviso that the Bakehouse remains an annexe to the main house and not a stand alone residence.
- 6.11 Application No. WD/2021/2316/LB** Application Type: Listed Building Consent  
**Expiry date for comments: 19 November 2021**  
Location: STRAWBERRY HALL, COBDOWN LANE, FIVE ASH DOWN, TN22 3AR  
Description: CONVERSION OF EXISTING BAKEHOUSE OUTBUILDING INTO HABITABLE ACCOMMODATION ANCILLARY TO THE MAIN DWELLING  
Applicant: Dadswell  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155380>  
Councillors **AGREED** to recommend **APPROVAL**
- 6.12 Application No. WD/2021/1967/F** Application Type: Full  
**Expiry date for comments: 19 November 2021**  
Location: THE LODGE, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 2HB  
Description: DETACHED GARAGE  
Applicant: Mrs Ganna Peatfield  
Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=154953>  
Councillors **AGREED** to recommend **REFUSAL** on the basis that access to the garage would be virtually impossible and pose a threat to pedestrians and other vehicles because of the lack of visibility which would be non existent. The plans as presented give very little detail and therefore it is not possible to visualise what the finished garage would look like but Councillors are concerned that it would be completely out of keeping within a conservation area and with the architecture of The Lodge.



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## 6.13 Application No. WD/2021/2660/PIP

**Expiry date for comments: 14 November 2021**

RESIDENTIAL DEVELOPMENT FOR A MINIMUM OF 2 RESIDENTIAL DWELLINGS OR A MAXIMUM OF 5 RESIDENTIAL DWELLINGS

LAND REAR OF PARK FARM BARN, PARK FARM LANE, MARESFIELD, UCKFIELD, TN22 2EE

Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=155799>

Councillors **AGREED** to recommend **REFUSAL** as the access track is wholly inadequate, not sufficiently wide and impractical for construction traffic and the subsequent extra traffic generated by additional houses. The additional traffic would cause untold damage to this private road which is already in a very poor state of repair. Councillors are also concerned about the proximity of the proposed development to existing listed buildings.

7. **Applications for Certificates of Lawful Development:-** None.

8. **Deferred applications:-** None.

9. **Decision Notices:-**

### 9.1 **Permissions REFUSED by WDC:-**

**Application No. WD/2021/1631/FR**

RETROSPECTIVE APPLICATION FOR THE ERECTION OF A 6FT CLOSE BOARDED FENCE AT THE FRONT OF THE PROPERTY

CHARLIES PLACE, HIGH STREET, MARESFIELD, UCKFIELD, TN22 2EH

### 9.2 **Permissions GRANTED by WDC:-**

**Application No. WD/2021/1868/FA**

MINOR MATERIAL AMENDMENT TO WD/2019/1975/F (PHASED DEVELOPMENT OF THREE DETACHED HOUSES WITH ASSOCIATED LANE, DRIVES AND PARKING AREAS, TOGETHER WITH LANDSCAPED GARDENS) VARIATION OF CONDITION 19 IN ORDER TO MAKE ALTERATIONS TO THE BUILDING LOCATIONS, FLOOR PLANS AND ELEVATIONS AND THE REPLACEMENT OF INTEGRAL GARAGES WITH CARPORTS. FLITTERBANK FARM, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3ER

**Application No. WD/2021/2190/LDE**

CONTINUED OCCUPANCY OF THE DWELLING WITHOUT COMPLYING WITH THE AGRICULTURAL OCCUPANCY CONDITION ATTACHED TO PLANNING APPROVAL T/53/10115(2)A

HIGHFIELD, LAMPOOL, FAIRWARP, UCKFIELD, TN22 3DT

**Application No. WD/2020/1689/LBR**

MAIN HOUSE BASEMENT - ADAPT FOR USE AS ANCILLARY FAMILY ACCOMMODATION AND

INCORPORATE NEW STAIRCASE. MEDIEVAL BARN GARDEN STORE - CONVERT A PROPORTION INTO ADDITIONAL ACCOMMODATION FOR VISITORS, THOSE ON HOLIDAY AND WEDDING GUESTS, AND RETROSPECTIVE CHANGE OF USE OF REMAINDER OF BARN FROM ANCILLARY RESIDENTIAL ACCOMMODATION TO EVENT ACCOMMODATION/HOLIDAY LET.

CART BARN - REPAIR AND CONVERT TO GUEST SUITE. IMPLEMENT SHED - REPLACE WITH NEW GUEST SUITE.

HENDALL MANOR FARM, UCKFIELD ROAD, HERONS GHYLL, TN22 4BU

**Application No. WD/2021/2055/F**

DEMOLITION OF EXISTING POLE BARN AND GARAGE AND REPLACEMENT WITH NEW GARAGE BUILDING AND CARPORT

TOLL FARM, CACKLE STREET, MARESFIELD, TN22 3DU

**Application No. WD/2021/2215/F**

CONSTRUCTION OF A TWO BAY CARPORT

ASHDOWN BARN, JADES FARM, HORNEY COMMON, UCKFIELD, TN22 3EE



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10. **Applications WITHDRAWN:-** None.
11. **Appeals:-** None.
12. **Enforcement Notices (to note):-** None.
13. **Date of next meeting:-** 29<sup>th</sup> November 2021

*There being no further business the meeting closed at 20.50*

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