



Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP

Minutes of Maresfield Parish Council Planning Committee meeting held on Monday 17th October 2022, at 7.30pm in the Fairwarp Village Hall

Present: Cllr A Strevens (Chair), Cllr M Craddock (Vice Chair), Cllr Mrs S Cumming, Cllr T Lewin and Ms R Barnes (Asst. Clerk).

District Cllr Ian Tysh
Mr G Adlam Secretary, Maresfield Park Roads Association
Mr D Thomas, Maresfield Park Road Association
Six local residents

1. Public session. Mr R Penfold, a local resident, referred to the appeal at Mill House Farm, Maresfield (WD/2021/1068/MAO and APP/C1435/W/22/3292552 refer). He enquired whether the Parish Council would be represented at the Informal Hearing on 19th October. Cllr Craddock confirmed that he would be attending in order to reinforce to the Inspector the Parish Council's objections to the original planning application. Mr Penfold confirmed that Maresfield Conservation Group would also be represented at the Hearing.

Mr Penfold considered that there was fresh evidence that could be put in front of the Inspector concerning the potential ecological impact of the proposed new (up to) 49 no. houses, notably the possibility of contamination of nearby Strawbridge Stream. DCllr Tysh noted a decision in the early 1990s re: Gateshead Metropolitan Borough Council vs Secretary of State for the Environment that could be pertinent to the current appeal. It concludes that matters concerned with environmental impact can be left to the discretion of the relevant local authority committee. He noted that while the case law pre-dates the publication of the NPPF, the latter is guidance and thus cannot override a Court of Appeal decision.

Mr Adlam addressed the Parish Planning Committee on behalf of the Maresfield Park Road Association and passed a copy of their representations to Wealden DC about application WD/2022/2515/F for 2 no. new houses in Maresfield Park. He summarised the Association's concerns, noting errors in the applicant's Transport Statement, the extant permissions for houses nearby, the serious difficulties in using the various accesses into and out of Maresfield Park and the potential conflict and safety issues, given that the Drive is a designated footpath (no.59).

(The six local residents left the meeting at 8.05pm)

- 2. Apologies for absence.** Cllr R Brickell, Cllr L Steven-Smith
- 3. Declarations of interest.** While there was no pecuniary interest, Cllr Strevens advised the Committee that he is near neighbour of the applicant for WD/2022/2321/F at item 6.1.
- 4. Minutes of previous meeting held on 8th August 2022:-**
 - 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/2022/2321/F Application Type: Full**
Expiry date for comments: 18th October 2022
Case Officer: Mrs S. Buckingham Tel: 01892 602707
Location: LINDFIELD, 23 FOREST PARK, MARESFIELD, TN22 2NA
Description: PROPOSED OPEN PORCH TO FRONT ELEVATION
Applicant: Mr H. DeBossart Agent: Mr A. Woollen
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=159276>
Councillors **AGREED** to recommend **APPROVAL**

- 6.2 Application No. WD/2022/2315/F Application Type: Full**
Expiry date for comments: 18th October 2022
 Case Officer: Ms R. Fellows Tel: N/A
 Location: WHEELRIGHTS, THE STREET, FAIRWARP, TN22 3BP
 Description: ALTERATION OF A WINDOW ON GROUND FLOOR INTO A PATIO DOOR
 Applicant: Mr Harris Agent: PW Architects
 Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=159266>
 Councillors **AGREED** to recommend **APPROVAL**
- 6.3 Application No. WD/2022/2236/F Application Type: Full**
Expiry date for comments: 18th October 2022
 Case Officer: Mrs S. Dynan Tel: 01892 602561
 Location: 4 OLDLANDS HALL, HERONS GHYLL, UCKFIELD, TN22 3DA
 Description: INSTALLATION OF 2 AIR SOURCE HEAT PUMPS ON ROOF
 Applicant: Mr. A. Carlisle Agent: Mr. J. Prideaux
 Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=159183>
 Councillors **AGREED** to recommend **APPROVAL SUBJECT TO** the provision by the applicant of a detailed assessment of the impact of any noise generated by the new heat pumps. This is to ensure that the neighbouring properties will not be unduly affected.
- 6.4 Application No. WD/2022/2404/F Application Type: Full**
Expiry date for comments: 21 October 2022
 Case Officer: Mrs S Gould Tel: 01892 602519
 Location: PINE ACRE, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 2HB
 Description: 1 AND 2 STOREY FRONT, SIDE AND REAR EXTENSIONS, TO INCLUDE ADDITIONAL DISABILITY, THERAPY AND SUPPORT SPACES INCLUDING THERAPY POOL, THERAPY ROOM, ENLARGED ACCESSIBLE BEDROOM, AND FIRST FLOOR CARER'S SUITE. WORKS TO INCLUDE ENHANCED INSULATION AND MATERIALS TO EXISTING AND PROPOSED AREAS.
 Applicant: Sarah Phoenix Agent: Cowan Architects Ltd.
 Links to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=159369>
 Councillors **AGREED** to recommend **APPROVAL**
- 6.5 Application No. WD/2022/2414/F Application Type: Full**
Expiry date for comments: 21 October 2022
 Case Officer: Mrs S. Buckingham Tel: 01892 602707
 Location: STUBBS OAK, STRAIGHT HALF MILE, MARESFIELD, TN22 3DN
 Description: EXTENSION TO FRONT BAY; REPLACEMENT OF FLAT ROOFS WITH PITCHED ROOFS; REMOVAL OF REDUNDANT CHIMNEY.
 Applicant: Mr Porter and Ms Powell Agent: Charles Longley Design Ltd.
 Links to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=159384>
 Councillors **AGREED** to recommend **APPROVAL**

Cllr Craddock suggested that item 6.7 be considered before item 6.6.

- 6.7 Application No. WD/2022/2000/F Application Type: Full**
Expiry date for comments: 21 October 2022
 Case Officer: Ms L Evans Tel: 01892 602481
 Location: BARNSGATE MANOR VINEYARDS, UCKFIELD ROAD, HERONS GHYLL, TN22 4DB
 Description: ALTERATIONS TO DOORWAY, INSTALL 3 WINDOWS AND 4 ROOFTIGHTS AMENDED DESCRIPTION AND AMENDED PLANS DATED 27/9/2022
 Applicant: Mrs G Harmsworth Maxwell Agent: Mr Martin Page
 Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=158903>
 Councillors **AGREED** to recommend **APPROVAL**

6.6 Application No. WD/2022/2515/F Application Type: Full

Expiry date for comments: 27 October 2022

Case Officer: Mr S Carey Tel: 01892 602475

Location: FLITTERBANK FARM, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3ER

Description: THE ERECTION OF 2 NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED SHARED LANE AND PRIVATE DRIVEWAYS

Applicant: Mr Justin Pitman Agent: Fluid Architecture Ltd.

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=159507>

The Parish Council Planning Committee note that the current application appears to overlap the proposed plots and their curtilages of the 3 no. houses approved under WD/2021/1868/FA (which amended WD/2019/1975/F). The current proposed layout of the 2 no. houses would appear to conflict with the above approval and associated plans and could thus potentially invalidate the extant permission. If the current application under WD/2022/2515/F were to also be permitted, only one of the schemes could realistically be implemented. The Parish Council would be interested to know the District Council’s view on this.

Notwithstanding the above, Councillors have AGREED to recommend REFUSAL on the following grounds:

The block plan shows a proposed layout of large houses sited within relatively small plots. This implies a density and layout at odds with the rest of Maresfield Park. This, in turn, suggests a degree of over-development in this location. The Planning Committee is aware also about the possible cumulative impact of new housing here, given other proposals within proximity of the application site.

The Drive coincides with a designated footpath (no.59) and is, in places, only some 3.5m wide. The Parish Council considers that the level of additional traffic arising not only from construction vehicles, but also the new residents of the properties will place undue pressure on the restrictive road network within Maresfield Park, particularly given that there is already a conflict between pedestrians and traffic. (Should the District Council be minded to grant permission, the Parish Council would ask that the necessary conditions controlling construction traffic be imposed). Further to the above point, the access road from Lampool Corner and the proposed access off Top Drive to the proposed development is unsuitable; this would be further exacerbated by what might ultimately become a 5-house development.

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

8. Deferred applications:- None.

9. Decision Notices:-

9.1 Permissions REFUSED by WDC:- None.

9.2 Permissions GRANTED by WDC:-

Application No. WD/2022/1162/F

TWO-STOREY EXTENSION, RE-CLADDING AND ALTERATIONS TO ROOF TO INCLUDE PHOTOVOLTAIC PANELS.

WHITE LADIES, STRAIGHT HALF MILE, MARESFIELD, TN22 2HH

Application No. WD/2022/2016/F

NEW ROOF LIGHTS AND INTERNAL ALTERATIONS. REAR GROUND FLOOR EXTENSION 20 FIELD END, MARESFIELD.

Application No. WD/2022/1413/F

PROPOSED CHANGE OF USE OF GROUND FLOOR OF BUILDING E (DEFINED UNDER WD/2015/2782/LDE) (WEDDING ROOM) (SUI GENERIS USE CLASS) TO CLASS E(d) YOGA STUDIO

BARNSGATE MANOR VINEYARDS, UCKFIELD ROAD, HERONS GHYLL, TN22 4DB

Response to Parish Council: as there are no male yoga clients at this moment in time, the disabled WC has been designated for disabled (both sexes) plus male use. There is no planning consideration to request otherwise.

Application No. WD/2022/2015/F

CHANGE OF USE OF AGRICULTURAL FIELD TO USE AS ARCHERY CLUB WITH TEMPORARY AMENITY BUILDING

BARNSGATE MANOR VINEYARDS, UCKFIELD ROAD, HERONS GHYLL, TN22 4DB

Application No. WD/2022/1312/F

PART DEMOLITION OF EXISTING DWELLING, REPLACEMENT GARAGE, RAISING OF EXISTING ROOF AND REAR EXTENSION.

LITTLE BARNSDEN, NEW ROAD, DUDDLESWELL, TN22 3JJ

Application No. WD/2022/2028/F

SINGLE STOREY SIDE EXTENSION

FERNBANK, DODDS BANK, NUTLEY, TN22 3LR

10. Applications WITHDRAWN:-

Application No. WD/2022/1214/F

PROPOSED FISHING LAKE & ASSOCIATED LOG CABIN

TARBYS FARM, CHELWOOD GATE ROAD, NUTLEY, TN22 3HB

Application No. WD/2021/2849/F

CONVERSION AND CHANGE OF USE OF AN AGRICULTURAL BUILDING TO FORM FOUR SEPARATE TOURIST ACCOMMODATION UNITS, INCLUDING THE DEMOLITION OF THE LEANTO ON THE SOUTH OF THE SITE.

MASKETTS MANOR, CHELWOOD GATE ROAD, NUTLEY, TN22 3HD

11. Appeals:- None.

12. Enforcement Notices (to note):- None.

13. Date of next meeting - 7th November 2022

There being no other business, the meeting closed at 8.37pm.