



Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP

Minutes of Maresfield Parish Council Planning Committee meeting held on Monday 17th July 2023, at 7.30pm in the Fairwarp Village Hall

Present: Cllr M Craddock (Acting Chair), Cllr Mrs S Cumming, Cllr Mrs L Stevens-Smith, Cllr T Lewin, Cllr P Taylor, Cllr Mrs P Penfold, Cllr G Shaw
District Cllr I Tysh

Mrs N O'Hanlon (Clerk)

1. Public session.

A member of the public attended on behalf of the applicant for the Millwood extension to existing outbuilding ((Item 6.1). They gave an overview of why the extension was required and advised that in their opinion the extension would not be visible from outside the curtilage because of existing hedges but conceded that the roof line would be higher than the hedge.

Five members of the public attended in connection with the Land at Straight Half Mile application (Item 6.4). The concerns raised included the following:

- No Design and Access Statement submitted yet.
- Cannot see any mitigation against flooding and no consideration for drainage and where the water run-off from Straight Half Mile would go.
- The gradient of the gardens has been increased which will add to the danger of run off flooding to Nursery Lane.
- Concern over the dual entrance/exit drives and in particular the most northerly one that exits onto a 40mph stretch of road and in close proximity to a bend in the road.
- The proposed height of the properties is excessive and out of keeping with the majority of other properties in the vicinity which are bungalows or chalet bungalows.
- The proposed layout of some of the plots will require additional fill in material to be brought to site and will cause the those houses to unnecessarily overlook properties in Nursery Lane.
- No solar panels included in the scheme.
- There is a reduced number of houses but no greater mix of properties ie no bungalows.
- No updated visualisation plans or artists impressions have been submitted.
- The established boundary hedging has not been protected giving the danger of future property owners removing the hedges.

2. **Apologies for absence.** Cllr R Brickle, Cllr A Strevens.

3. **Declarations of interest.** None.

4. **Minutes of previous meeting held on 26th June 2023**

4.1 Adoption. **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/2023/1522/F Application Type: Full**

Expiry date for comments: 19 July 2023

Case Officer: Ms S Gould Tel: N/A

Location: MILLWOOD, MILLWOOD LANE, MARESFIELD, TN22 3AS

Description: EXTENSION TO EXISTING OUTBUILDING TO FORM GARAGING AND DOMESTIC STORAGE.

Applicant: Mr A Wallace Agent: Ms D Marriage

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162393>

Councillors **AGREED** to recommend **REFUSAL** as they considered the proposed extension to be too large and it would be overbearing to the property on the adjacent site which has planning approval but is yet to be built.

6.2 Application No. WD/2023/1633/O Application Type: Outline

Expiry date for comments: N/A

Case Officer: N/A Tel: N/A

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

Description: ERECTION OF FOUR DWELLINGS AND ASSOCIATED ACCESS.

Applicant: Ms S Barnes Agent: Town and Country Planning Solutions

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162533>

Councillors **AGREED** to recommend **REFUSAL** as there is a concern over the number of houses (16) in the near vicinity that have already been approved but are yet to be built and the associated traffic that will come with these new houses without the addition of a further 4 dwellings as proposed in this application. Furthermore it is not considered that Maresfield is in need of any more 4 bedroom properties, the requirement locally is for 2 or 3 bedroom homes.

There is a contradiction within the submitted paperwork regarding biodiversity; In the Planning Statement, section 3.31 it states that the biodiversity net gain would far exceed the required 10% increase. Conversely pages 4 and 21 of the Ecological Appraisal warn of a net loss of biodiversity.

6.3 Application No. WD/2023/1518/F (Reconsultation) Application Type: Full

Expiry date for comments: 19 July 2023

Case Officer: Ms L Evans Tel: 01892 602481

Location: HURSTWOOD COTTAGE, BACK LANE, FAIRWARP, TN22 3BL

Description: SINGLE STOREY REAR EXTENSION. CONVERSION AND EXTENSION OF EXISTING GARAGE TO PROVIDE LIVING ACCOMMODATION PLUS LINK EXTENSION TO HOUSE REFURBISHMENT OF EXISTING HOUSE INCLUDING CHANGE OF EXTERIOR MATERIALS FOR WALLS AND ROOF AND INSTALLATION OF ROOF LIGHTS. LANDSCAPING INCLUDING RAISED TERRACES TO THE REAR.

Applicant: Mr Guymer Agent: Taylor Hare Architects Ltd.

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162389>

Councillors **AGREED** to recommend **APPROVAL**.

6.4 Application No. WD/2022/3098/MAJ Application Type: Major Application - Full

Expiry date for comments: 19 July 2023

Case Officer: Andrew Jolly Tel: N/A

Location: LAND AT STRAIGHT HALF MILE, MARESFIELD

Description: ERECTION OF 25 NO. DWELLINGS AND ASSOCIATED INFRASTRUCTURE.

Applicant: Brookworth Homes Ltd. Agent: Brookworth Homes Ltd.

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=160203>

There is no Design and Access Statement (DAS) available for this application and the following comments are given notwithstanding further objections we may want to make after seeing the DAS.

Councillors **AGREED** to recommend **REFUSAL** (Cllr G Shaw abstained from voting).

There are concerns over road safety with the two access routes into the development and in particular the most northerly one that enters and exits from a 40mph zone and is close to a bend in the road.

There is a lack of pedestrian access into the village with no footpaths without crossing the road.

ESCC has not approved the drainage proposals yet as they are awaiting further information.

The danger of flooding from run off water is a real possibility that has not been addressed, the lack of soakaway provision for run off water from Straight Half Mile together with additional run off water from the development now that the gradient has been increased poses a threat to

properties directly below the development in Nursery Lane.

The lack of solar panels for energy or water heating is disappointing.

The appearance of the affordable housing is very bland and it does not appear that garden sheds have been provided for the affordable houses.

There is a detailed maintenance plan but no indication of how or by whom the maintenance would be carried out.

The Planning Statement indicates the inclusion of 2 five bedroom houses but these are not on the site plan.

Councillors are very disappointed that there is no community gain in this latest application, in previous applications provision was made firstly for a community facility and latterly for allotments and associated parking.

There is concern over what would happen if the sewage pump failed as there does not appear to be any back up in place or plan for such an eventuality.

6.5 Application No. WD/2023/1688/F Application Type: Full

Expiry date for comments: 25 July 2023

Case Officer: Ms L Evans Tel: 01892 602481

Location: WENDLEBURY, 10 HOP GARDEN, FAIRWARP, TN22 3BT

Description: SMALL FRONT EXTENSION AND GARAGE CONVERSION WITH NEW PITCHED ROOF OVER.

Applicant: Mrs T Atchison Agent: Archangels Architects Ltd.

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162598>

Councillors **AGREED** to recommend **APPROVAL**.

6.6 Application No. WD/2023/1665/F Application Type: Full

Full Expiry date for comments: 24 July 2023

Case Officer: Ms L Evans Tel: 01892 602481

Location: 4 NORMANSLAND, FAIRWARP, TN22 3BS

Description: PROPOSED 2 STOREY-SIDE EXTENSION TO CONSIST OF LARGER OPEN PLAN KITCHEN AND 2 ADDITIONAL BEDROOMS ON FIRST FLOOR, INCLUDING INTERNAL ALTERATIONS.

Applicant: Mr & Mrs Blake-Thomas Agent: Draft 2 Design Ltd

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162569>

Councillors **AGREED** to recommend **APPROVAL**.

6.7 Application No. WD/2023/1580/F Application Type: Full

Full Expiry date for comments: 19 July 2023

Case Officer: Ms S Dynan Tel: 01892 602481

Location: THE COTTAGE, THE STREET, FAIRWARP, TN22 3BU

Description: PROPOSED SINGLE-STOREY REAR EXTENSION REPLACING EXISTING CONSERVATORY, NEW OUTDOOR SWIMMING POOL AND FLAT ROOF TERRACE.

Applicant: Ms K Boyes Agent: 3-D Architecture Ltd.

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162468>

Councillors **AGREED** to recommend **APPROVAL**.

6.8 Application No. WD/2023/1583/F Application Type: Full
Full Expiry date for comments: 19 July 2023
Case Officer: Ms H Burton Tel: N/A
Location: YEW TREE FARM, CLOCKHOUSE LANE, NUTLEY, TN22 3NT
Description: PROPOSED REAR DOUBLE-STOREY EXTENSION.
Applicant: Mr M Cleghorn Agent: Mr S Bull
Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162471>

Councillors **AGREED** to recommend **APPROVAL**.

6.9 Application No. WD/2023/0351/LB Application Type: Listed Building
Full Expiry date for comments: 19 July 2023
Case Officer: Ms R Fellows Tel: N/A
Location: TUMBER HOUSE, BATTS BRIDGE ROAD, MARESFIELD, TN22 3HJ
Description: NEW GAS INSTALLATION, MOVE BOILER, REMOVE OLD RAYBURN, REMOVE LATE C20 NON-LOAD BEARING PARTITION IN KITCHEN/DINING AREA.
Applicant: Mr/Ms Clark Agent: Mulbury Designs
Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=160965>

Councillors **AGREED** to recommend **APPROVAL**.

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/2023/0891/F

FORMATION OF GROUND FLOOR SINGLE-STOREY EXTENSION TO EXISTING DWELLINGHOUSE
FOREST COTTAGE, CACKLE STREET, MARESFIELD, TN22 3DU

Application No. WD/2023/1281/LBR

PART RETROSPECTIVE APPLICATION FOR DISMANTLING OF STRUCTURALLY UNSTABLE CHIMNEY STACK AND SUBSEQUENT RECONSTRUCTION.
OLD WOODCOCKS, DOWN STREET, NUTLEY, TN22 3LG

10. Applications WITHDRAWN:-

Application No. WD/2023/1441/LDE

CONVERSION OF PART OF GARAGE/STORE TO ANCILLARY RESIDENTIAL ACCOMMODATION
HOLLY BUSH COTTAGE, NETHER LANE, NUTLEY, TN22 3LB

11. Appeals:- None.

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

13. Date of next meeting – 7 August 2023

There being no other business the meeting closed at 8.34pm.