



Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP

Minutes of Maresfield Parish Council Planning Committee meeting held on Monday 7th August 2023 at 7.30pm in the Fairwarp Village Hall

Present: Cllr A Strevens (Chair), Cllr M Craddock (Vice Chair), Cllr Mrs S Cumming, Cllr P Taylor, Cllr Mrs P Penfold

Ms R Barnes (Assistant Clerk)

One member of the public

1. Public session.

A member of the public addressed the committee about the application at Land at Straight Half Mile (item 6.3 below refers) and raised his concerns about the height of the proposed houses, noting that the plans appeared to show the steep rooflines as being above the tree line. Cllr Craddock noted that, from the vantage point of Nursery Lane, the development would be overbearing. He noted also that drainage remained a concern. Cllr Strevens revisited his concerns that there appeared to be no 'plan B' for if the sewage pump were to fail. The discrepancy between the Design and Access Statement and what was shown on the plans in terms of the mix of houses was noted.

2. **Apologies for absence.** District Cllr I Tysh, Cllr R Brickle, Cllr G Shaw, Cllr Mrs L Stevens-Smith, Cllr T Lewin.

3. **Declarations of interest.** None

4. **Minutes of previous meeting held on 17th July 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/2021/3083/F Application Type: Full (to consider amended scheme)**

Expiry date for comments: 9th August 2023

Case Officer: Ms S Gould Tel: N/A

Location: OAKWOOD PARK, MARESFIELD, TN22 2aq

Description: CONSTRUCTION OF CLUBHOUSE WITH HOLIDAY LET ACCOMMODATION.

Amended scheme: Reduction in scale of the proposals to omit conversion of the existing dwelling to holiday let units. Proposed accommodation within clubhouse to form a holiday let.

Applicant: Mr. F Matthews Agent: Mr. F. Matthews

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=156362>

Councillors agreed to recommend **APPROVAL** of the application but recommended also that a s106 Agreement be drafted to limit the occupancy of the holiday let accommodation to eleven months out of a year.

6.2 **Application No. WD/2023/1683/AI Application Type: Advert consent**

Expiry date for comments: 9th August 2023

Case Officer: Mrs M. Bucknell Tel: 01892 602471

Location: LAND EAST OF MICHAEL WAY, ASHDOWN BUSINESS PARK, MARESFIELD

Description: DISPLAY OF 2 NO. ILLUMINATED FASCIA SIGNS; 2 NO. ILLUMINATED TOTEMS; 1 DOG PARKING SIGN AND TROLLEY BAY SIGNAGE.

Applicant: Bride Hall Developments Limited Agent: ELG Planning

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162593>

Councillors agreed to recommend **REFUSAL** of the application on the grounds that the proposed signage was over-sized and would thus be overbearing, particularly at height and illuminated. In addition, the sign at the entranceway had no information to indicate it was the turning to the M&S

complex and thus there were concerns that visitors would 'overshoot' the turning and have to turn around at the next roundabout.

Given the above, Councillors considered that the signage should only be illuminated during operating hours. Thus, if the District Council were minded to approve the application, the Parish Council would request that a suitable condition be imposed to this end on any consent given.

**6.3 Application No. WD/2022/3098/MAJ Application Type: Major
(to consider Design & Access Statement)**

Expiry date for comments: 9th August 2023

Case Officer: Mr A Jolly Tel: N/A

Location: LAND AT STRAIGHT HALF MILE, MARESFIELD

Description: ERECTION OF 21 NO. DWELLINGS AND ASSOCIATED INFRASTRUCTURE

Applicant: Brookworth Homes Agent: Brookworth Homes

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

The planning committee considered the Design & Access Statement but concluded that its objections thus far still stand. Councillors agreed to recommend **REFUSAL** of the application on the grounds outlined in its two sets of previous comments and would refer the case officer to these.

The planning committee agreed to seek clarification from Wealden DC about the split of houses in terms of their size because a different split was recorded in the Design & Access Statement to that shown on the submitted plans. It was noted generally that the proposals do not reflect current local demand for smaller houses and bungalows.

In addition, Councillors expressed their disappointment that the provision of allotments did now *not* form part of the proposals. It was noted that the Design & Access Statement at para 6.0 concluded that it had "...outlined the reasoning behind proposed design decisions" and yet, the reasons for the exclusion of this valuable community benefit was not given. Thus, Councillors would ask for the reasoning behind this decision to be provided and that should any further amendments or additional information be submitted, that the Parish Council is once again consulted.

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

8. Deferred applications:- None.

9. Decision Notices:-

9.1 Permissions REFUSED by WDC:-

Application No. WD/2023/0849/F

CHANGE OF USE FROM CHURCH HALL TO HOLIDAY ACCOMMODATION. NO INCREASE IN FOOTPRINT, BULK OR VOLUME. NO EXTERNAL ALTERATIONS.

FOREST HALL, DODDS BANK, NUTLEY, TN22 3LX

9.2 Permissions GRANTED by WDC:-

Application No. WD/2023/0910/F

ERECTION OF AGRICULTURAL STORE AND WORKSHOP AND ASSOCIATED WORK, INCLUDING RE-SURFACING/LAYING ACCESS TRACK AND RE-ROOFING STABLES INCORPORATING SOLAR PANELS & ERECTION OF FENCING.

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

10. Applications WITHDRAWN:- None.

11. Appeals:- None.

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

13. Date of next meeting – Tuesday 5th September 2023

There being no other business the meeting closed at 8.13pm.