



Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP

Minutes of Maresfield Parish Council Planning Committee meeting held on Monday 26th June 2023, at 7.30pm in the Fairwarp Village Hall

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

Ms R Barnes (Asst. Clerk)

1. Public session.

None.

2. Apologies for absence. None.

(Cllr R Brickle arrived at the meeting)

3. Declarations of interest. None.

4. Minutes of previous meeting held on 5th 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/876/CM Application Type: TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015.

To be determined by ESCC.

Expiry date for comments: 30th June 2023

Case officer: Miss K Sajjan

Location: HAZELBANK, LONDON ROAD, MARESFIELD, TN22 3EP

Description : ERECTION OF THREE-METRE HIGH BOUNDARY TREATMENT TO NORTH-WEST OF EXISTING WASTE MANAGEMENT FACILITY

Applicant: AM Skips Agent: AM Skips

Link to documents: <https://apps.eastsussex.gov.uk/environment/planning/applications/register/>

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

6.2 Application No. WD/2023/1522/F Application Type: Full

Expiry date for comments: 5 July 2023

Case Officer: Mrs S Gould Tel: 01892 602519

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

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

Applicant: Mr Andrew Wallace Agent: Miss Debbie Marriage

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

Councillors discussed the extant permission for a new house adjacent to the application site and how the proposed development would sit in close proximity to its boundary. It was noted that the red and blue lines exclude this adjacent site.

It was further noted that a planning, design and access statement alluded to in the application form was not available on Wealden DC's website and councillors agreed that the planning committee should have sight of this before commenting.

Thus, it was **AGREED** to contact the case officer to obtain a copy of the statement and to ask for an extension in time beyond the date of the next meeting to allow the committee to give full consideration to the proposals. In addition, it was **AGREED** to seek clarification from the case officer about the ownership of the adjoining plot.

6.3 Application No. WD/2023/0402/F Application Type: Full

Expiry date for comments: 5 July 2023

Case Officer: Mrs M Bucknell Tel: 01892 602471

Location: SUSSEX POLICE TRAINING CENTRE, HIGH ROAD, DUDDLESWELL, TN22 3JB

Description: ERECTION OF 2.4M SECURITY FENCE REPLACING THE EXISTING 2.1M PERIMETER FENCE

Applicant: The PCC for Sussex Agent: Sussex & Surrey Police Force

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161026>

Councillors **AGREED** to recommend **APPROVAL** but suggested that the fence be coloured green or brown to allow it to integrate better with its surroundings.

In addition, councillors asked that the Ashdown Conservators be consulted about the proposals.

6.4 Application No. WD/2023/1518/F Application Type: Full

Expiry date for comments: 5 July 2023

Case Officer: Ms L Evans Tel: 01892 602481

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

Description: INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BUNGALOW AND EXTENSION

Applicant: Mr Guymer Agent: TaylorHare Architects Ltd.

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

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

6.5 Application No. WD/2023/1385/LB Application Type: Listed Building Consent

Expiry date for comments: N/A

Location: STRAWBERRY HALL, COBDOWN LANE, FIVE ASH DOWN, TN22 3AR

Description: INTERNAL ALTERATIONS AND ADDITIONS TO FRONT BEDROOM

Applicant: Mr & Mrs. Dadswell Agent: Mulbury Designs

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162227>

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

7. Applications for Certificates of Lawful Development:-

7.1 Application No. WD/2023/1441/LDE

Expiry date for comments: 28th June 2023

Case Officer: Mr C McKee Tel No. N/A

Location: HOLLY BUSH COTTAGE, NETHER LANE, NUTLEY, TN22 3LB

Description: CONVERSION OF PART OF GARAGE/STORE TO ANCILLARY RESIDENTIAL ACCOMMODATION

Applicant: Mr A Koeppen Agent: Ashdown Planning Consultants

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162292>

The history of this site was discussed including the planning permission in 2013 (WD/2013/0679/F refers) for the double garage and tractor store, the subject of this current LDE application. In particular, it was noted that condition no. 3 of that permission sought to prohibit any future conversion of this building into habitable accommodation (including domestic study, games room and similar uses). The current LDE application seeks just that and thus councillors considered that if, as it is presented in the application, it has been converted to ancillary use (even in part), Wealden DC should not be considering this application but rather, enforcing against the breach of the condition on the original consent.

Notwithstanding this, councillors noted the wholesale absence of any evidence to support the applicant's assertion that this ancillary residential accommodation should be granted an LDE certificate on the basis that the conversion works were completed more than four years immediately prior to the date of the LDE application. A completion date of 20 November 2014 is given but this in itself has little evidential value.

It was **AGREED** to write to Wealden DC with the comments above.

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

9. **Decision Notices:-**

9.1 **Permissions REFUSED by WDC:-** None.

9.2 **Permissions GRANTED by WDC:-** None.

Application No. WD/2023/0892/LB

FORMATION OF GROUND FLOOR SINGLE-STOREY EXTENSION TO EXISTING DWELLINGHOUSE

FOREST COTTAGE, CACKLE STREET, MARESFIELD, TN22 3DU

10. **Applications WITHDRAWN:-**

Application No. WD/2022/2591/F

SURFACING OF AN EXISTING UNSURFACED FORESTRY ACCESS TRACK, TO IMPROVE MANAGEMENT ACCESS TO THE ADJACENT WOODLAND (HENDALL WOOD)

HENDALL WOOD OFF UCKFIELD ROAD, BUXTED

Application No. WD/2023/1164/F

ERECTION OF A TWO STOREY DWELLINGHOUSE

LAND ADJACENT TO THE MANOR HOUSE, THE DRIVE, MARESFIELD PARK, TN22 2HA

11. **Appeals:-** None.

Cllr M Craddock said that the applicant for Land at Downlands Farm had submitted an appeal and that it would be heard via a Public Inquiry. He said that the Parish Council had been invited to appear at the Inquiry; the alternative would be for the Inspector to rely on the Council's original representations to Wealden DC.

It was **AGREED** to inform the Inspectorate that Parish Council does wish to attend the Inquiry and, in the meantime, liaise with other interested parties, including the Action Group and Uckfield Town Council, to consider a coordinated response.

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

Cllr A Stevens said that in light of disappointing action by the enforcement team over various issues brought to their attention, he hoped that with the new coalition in place, enforcement might become more of a priority. DCllr I Tysh said that Wealden DC was in favour of enforcement action where it was indicated. It was **AGREED** to re-send the various potential breaches around the parish that remain unresolved to the enforcement team to reconsider.

13. **Date of next meeting –** 17th July 2023

Cllr M Craddock said that the applicant, Brookworth Homes, has submitted revised plans following the Parish Council's recent comments and their subsequent discussions with Wealden DC. The revised plans now show 21 no. houses (including 5 no. affordable) as against the previously proposed 25 no. houses (with 7 no. affordable). While the two accesses still remain in the revised scheme, the provision of allotments has now been removed and there would thus be no community planning gain as a result of the development.

Cllr M Craddock said that the Parish Council should be consulted about the revisions and asked that DCllr I Tysh call it in to Planning Committee North. It was agreed that the Asst. Clerk would ask Wealden DC for a formal notification of consultation and for an extension in time to beyond the next planning committee meeting. In addition, DCllr I Tysh agreed to speak with the case officer about this.

Cllr G Shaw read aloud the previous comments from Highways (dated in March this year) in which they objected to the proposals.

Cllr L Stevens-Smith enquired as to progress at Site A. Cllr M Craddock said the parish council would not accept the title to the land until the footpath had been rebuilt to improve its accessibility,

that a water supply is made available to the proposed allotments and that all the areas that have become overgrown are cut back.

There being no other business, the meeting closed at 8.45pm.