



Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP

Minutes of Maresfield Parish Council Planning Committee meeting held on Monday 9th October 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 Laura Stevens-Smith, Cllr T Lewin, DCllr I Tysh

Ms Rosie Barnes (Planning Clerk)

1. **Public session.** None.
2. **Apologies for absence.** Cllr R Brickle, Cllr Mrs P Penfold, Cllr G Shaw.
3. **Declarations of interest.** None.
4. **Minutes of previous meeting held on 11th September 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/2023/2320/F Application Type: Full**
Expiry date for comments: 18 October 2023
Case Officer: Ms L Evans Tel: 01892 602471
Location: ARNOLDS, NURSERY LANE, FAIRWARP, TN22 3BD
Description: EXTENSION TO RESIDENTIAL CURTILAGE AND ASSOCIATED RETROSPECTIVE CHANGE OF USE TO RESIDENTIAL GARDEN
Applicant: Mr. P. Griffiths Agent: DHA Planning
Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163363>

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

- 6.2 **Application No. WD/2023/2224/F Application Type: Full**
Expiry date for comments: 12 October 2023
Case Officer: Ms. L. Evans Tel: 01892 602519
Location: THE OLD VICARAGE, BELL LANE, NUTLEY, TN22 3PD
Description: EXTENSION TO OUTHOUSE AND CONVERSION TO RESIDENTIAL ANNEXE
Applicant: Mr. T. Britton Agent: WAS Chartered Architects
Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163250>

Councillors **AGREED** to recommend **APPROVAL** and requested that Wealden DC ensure by way of a condition or legal agreement that the annexe remains tied to the main house.

- 6.3 **Application No. WD/2023/2209/O Application Type: Outline**
Expiry date for comments: 11 October 2023
Case Officer: Mr. D. Redman Tel: N/A
Location: LAND AT NUTLIN NURSERY, HIGH STREET, NUTLEY, TN22 3HU
Description: OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED EXCEPT ACCESS) FOR THE ERECTION OF 4 NO. RESIDENTIAL UNITS WITH ASSOCIATED CAR PARKING AND LANDSCAPING. NEW ACCESS TO BE PROVIDED VIA HIGH STREET.
Applicant: Mr. P. Cox Agent: Rodway Planning Consultancy Limited
Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163227>

Councillors discussed the application and agreed that the proposed access onto the A22 in the location identified on the indicative site plan would be very dangerous, given the nearby Chelwood Gate turning and the junction of the A22 with the Crowborough Road. Cllr Taylor noted that the Transport Statement at Appendix A included the pre-application response to the proposals from East Sussex County Council. In this, Cllr Taylor noted the Road Safety Team concluded that

an access in this location would not be acceptable, largely because of the conflict with the wide turning needed for drivers exiting left onto the A22 from Chelwood Gate.

Further, the Highway Authority stated they would prefer that the development make use of the existing access onto the Crowborough Road. Cllr Taylor pointed out that this access would fall within the 400m buffer zone around the Ashdown Forest. CCllr Tysh confirmed this.

Cllr Craddock also raised the issue that the proposals did not reflect local need, noting that through the NDP work, it was clear that this need was for 2-3 bedroom homes and not for large, 4-6 bedroom homes. CCllr Tysh said that para 78 of the NPPF states that planning decisions should support local need. CCllr Tysh also referred to para 11 of the NPPF which states that proposals which do not conserve or enhance the AONB should be rejected.

It was thus **AGREED** to recommend **REFUSAL** of the applications on the following grounds:

- The proposed access is very dangerous by virtue of its proximity to the junction of the A22 with the Crowborough Road and particularly to the junction of the A22 and Chelwood Gate.
- Contrary to para 78 of the NPPF, the proposed 4 no. large houses do not reflect the local need for more modest, 2-3 bedroom homes.

6.4 Application No. WD/2023/2238/F Application Type: Full

Expiry date for comments: 11 October 2023

Case Officer: Mr. T. Chicken Tel: N/A

Location: YEW TREE COTTAGE, CLOCKHOUSE LANE, NUTLEY, TN22 3NT

Description: DEMOLITION OF EXISTING TIMBER STRUCTURE CURRENTLY USED FOR STORAGE TO CREATE A NEW ANNEX. RELOCATION OF EXISTING WINDOW AND NEW STONE CHIMNEY ON THE MAIN HOUSE.

Applicant: Mr P. Mumford Agent: Cowan Architects Ltd.

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163267>

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

6.5 Application No. WD/2023/2314/F Application Type: Full

Expiry date for comments: N/A

Case Officer: N/A Tel: N/A

Location: TALBOTS, RIDGE CLOSE, NUTLEY, TN22 3HA

Description: EXTENSIONS TO REAR AND SIDE ELEVATIONS, FORMATION OF REAR DORMER AND ASSOCIATED WORKS

Applicant: Mrs Martin Agent: Dowsett Associates

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163356>

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/2023/1877/F

SINGLE-STOREY REAR EXTENSION

14 CHURCHFIELDS, NUTLEY, TN22 3NA

The decision was noted.

10. Applications WITHDRAWN:- None.

11. Appeals:- None.

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

13. Date of next meeting – Monday 30th October 2023.

Cllr Taylor enquired about whether the Parish Council intended to appear at the Public Inquiry for the appeal at Land at Downlands Farm, Uckfield. The Clerk said she had informed the Inspectorate that the Parish Council may wish to address the Inquiry.

Cllr Tysh said that Wealden DC had obtained advice from King's Counsel about Southern Water. He said that the KC's opinion was that Wealden DC cannot refuse applications on grounds of waste disposal. However, he said that it can impose more rigorous conditions on any consents given; for example, a condition might prohibit occupation of all, or portion of, the new housing until improvements works has been carried out to the satisfaction of the council (Southern Water has, to date, been self-certifying).

Cllr Stevens-Smith enquired about progress at so-called Site A, in particular of the allotments. Cllr Craddock said that the parish council is waiting for the developer to carry out works to the pathway and to put the site in good order before it accepts the transfer of the site.

There being no other business the meeting closed at 8.12pm.