



Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP

Minutes of Maresfield Parish Council Planning Committee meeting held on Monday 30th 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 Mrs P Penfold, Cllr Mrs Laura Stevens-Smith, Cllr R Brickle, Cllr T Lewin, Cllr G Shaw, DCllr I Tysh

Ms Rosie Barnes (Planning Clerk)

Six members of the public

1. **Public session.** None.
2. **Apologies for absence.** Cllr P Taylor
3. **Declarations of interest.** Cllr G Shaw said that an application he had submitted was at agenda item 6.2 and he would explain a recent change in circumstances at item 6, noting that he would not need to declare an interest.
4. **Minutes of previous meeting held on 9th October 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:-**

Cllr G Shaw said he had been advised by Wealden DC that he needed to submit a planning application instead of the current listed building application (at item 6.2). It was thus agreed that WD/2023/2295/LB would not be considered and the committee would instead wait to be consulted once the planning application was registered.

6.1 Application No. WD/2023/2379/F Application Type: Full

Expiry date for comments: 31 October 2023

Case Officer: Mr T Chicken Tel: 01892 602553

Location: BRUSHWOOD, FORDS GREEN ROAD, NUTLEY, TN22 3LH

Description: DEMOLITION OF EXSTING FRONT CONSERVATORY AND ERECTION OF FRONT EXTENSION IN ITS PLACE THAT STRETCHES ACROSS TO MEET THE GARAGE. EXISTING GARAGE TO BE CONVERTED TO HABITABLE SPACE. NEW SIDE GARAGE ADDED, CONVERSIONS OF LOFT INTO BEDROOM WITH TWO FRONT FACING DORMERS. RENOVATION OF BOTH HOUSE AND OUT HOUSE, WITH NEW WINDOWS ADDED

Applicant: Mr. N. Ottaway Agent: Mr. N. Dunlop

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163433>

Councillors **AGREED** to recommend **REFUSAL**. It was considered that the proposed 2 no. dormer windows, by virtue of their size, design and positioning, would be inconsistent with the character of nearby properties and, in turn, would have a detrimental effect on the existing streetscene.

6.2 Application No. WD/2023/2295/LB Application Type: Listed Building Consent

Expiry date for comments: 1 November 2023

Case Officer: Mrs S Gould Tel: 01892 602519

Location: PARK FARM OAST, PARK FARM LANE, MARESFIELD, TN22 2EE

Description: INTERNAL REFURBISHMENT OF BARN ADJACENT TO MAIN HOUSE: INSTALLATION OF INSULATED PLASTERBOARD FOR FIREPROOFING, SUBDIVISION OF THE FIRST FLOOR WITH PARTITION WALLS TO CREATE LIVING SPACE AND BEDROOMS. INSTALLATION OF A WC / SHOWER ROOM UPSTAIRS AND REPLACEMENT OF EXISTING STAIRCASE. EXTERNAL ALTERATIONS TO REPLACE THREE NO. WINDOWS.

Applicant: Mr & Mrs G. Shaw Agent: HMY

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163337>

6.3 Application No. WD/2023/2436/F Application Type: Full

Expiry date for comments: 7 November 2023

Case Officer: Mr T Chicken Tel: 01892 602553

Location: PARK FARM LANE, MARESFIELD, TN22 2EE

Description: INSTALLATION OF ORNATE IRON GATES AND IRON RAILINGS AT THE ENTRANCE TO PARK FARM LANE.

Application: Gambit Management Services Ltd. Agent: Gambit Management Services Ltd.

Link to document: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163499>

Councillors **AGREED** to recommend **REFUSAL**. The Parish Council, as a Trustee of the Maresfield Recreation Ground, and by way of a long-standing Deed of Easement, allows all users of the ground to access it via Park Farm Lane. The existing 25 no. parking spaces which run along the length of the recreation ground are, in fact, *on* the recreation ground. The application does not give sufficient detail as to how these gates will operate in terms of users (effectively the public) nor how they will gain access to the recreation ground. If the gates are kept locked, they are limiting rightful access; if they remain open, they are redundant.

The Parish Council has concerns about the impact on the adjacent road network from the proposals (the High Street, School Lane, etc). Despite the best efforts of both the local school and the Parish Council to dissuade parents from using the parking spaces in the recreation ground during drop-off and pick-up times, they still do. The Parish Council can foresee a situation whereby parents would continue to pull in and drop-off and pick-up their children outside the gates, causing an inevitable and potentially dangerous knock-on effect on the local roads. The same situation could also apply to the members of the sports clubs who regularly use the ground (junior and senior football, stoolball, cricket) and visiting teams. It is noted that, at the time of writing, Highways has not been consulted on this application.

The Parish Council considers that the policies in the Adopted Local Plan concerning leisure and recreation facilities are relevant, particularly policies LR1 (1) and LR2, both of which seek to support existing recreational spaces. The provision of gates would necessarily limit access, both pedestrian and vehicular access, to a much-used area of open space.

The Parish Council, as above, considers the application should be refused on the grounds that it would hinder proper access (vehicular, pedestrian/disabled) to a public, established and much-needed recreational facility and would have a detrimental impact on the local highway network.

6.4 Application No. WD/2023/1211/F Application Type: Full

Expiry date for comments: 7 November 2023

Case Officer: Mr A Jolly Tel: N/A

Location: EYRES BARN, DUDDLESWELL, UCKFIELD, TN22 3BH

Description: REPLACEMENT OF ASBESTOS PRE-FAB WITH A TWO BEDROOM BUNGALOW

Application: Ms C Wadkins Agent: Johnstones

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162021>

Councillors **AGREED** to recommend **REFUSAL on the following grounds:**

- Notwithstanding that the proposed new dwelling would be considerably larger than the existing pre-fab building, it was noted that this building had been moved to the site some thirty years ago and used for storage. The application makes no reference the pre-fab building having been used for residential purposes and thus, the proposed would not therefore be a replacement dwelling.
- The site is located well within the 400 metre buffer zone of the Ashdown Forest in which replacement residential buildings would only be permitted in very special circumstances and where mitigating measures are proposed; this is not the case with the current proposal.

6.5 Application No. WD/2023/2358/RM Application Type: Reserved Matters

Expiry date for comments: 6 November 2023

Case Officer: Mrs S Gould Tel: 01892 602519

Location: RED THIMBLES, THE DRIVE, MARESFIELD PARK, TN22 3ER

Description: RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO WD/2020/0940/O (NEW DWELLING)

Application: Lady J Harris Agent: Ashdown Planning Consultants

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163412>

Councillors **AGREED** to recommend **REFUSAL** of the application because the submitted plans which form part of the application show a very substantial garage which was not part of the original 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/2023/2087/F Application

PRIMROSE LODGE, DUDDLESWELL ROAD, DUDDLESWELL, TN22 3JN

SINGLE STOREY EXTENSION FORMING LOBBY AND BOOT ROOM AND TWO-STOREY EXTENSION FORMING ACCESS TO FIRST FLOOR

Application No. WD/2023/1343/F

HIGH FIELDS, LAMPOOL ROAD, MARESFIELD, TN22 3DT

PROPOSED DEMOLITION OF EXISTING RESIDENTIAL DWELLING AND GARAGE, AND CONSTRUCTION OF REPLACEMENT DWELLING, GARAGE AND ATTACHED GARDEN MACHINERY STORE, WASTE BIN RECYCLING AND CYCLE STORE AND SOLAR PANELS TO NEW HOUSE ROOF.

Application No. WD/2023/2134/FR

PRIMROSE PATCH, BROWNS BROOK, FAIRWARP, UCKFIELD, TN22 3BY

RETROSPECTIVE APPLICATION FOR THE RETENTION OF A SHED AND DECKED AREA FORMING A BALCONY TO AN EXISTING OUTBUILDING.

Application No. WD/2022/2515/F

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

PHASED DEVELOPMENT FOR THE ERECTION OF TWO NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED SHARED LAND AND PRIVATE DRIVEWAYS.

10. Applications WITHDRAWN:- None.

11. Appeals:- None.

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

13. Date of next meeting – Monday 20 November 2023.

There being no other business the meeting closed at 8.04pm.