



Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP

Minutes of the Maresfield Parish Council Planning Committee meeting held on Monday 15th July 2024 at 7:30pm in Fairwarp Village Hall

Present: Cllr P Taylor (Chair), Cllr M Craddock, Cllr Mrs S Cumming, Cllr A Koeppen, Cllr T Lewin, Cllr L Stevens-Smith, DCllr I Tysh, Mrs N O'Hanlon (Clerk)

2 members of the public

- 1. Public session.** Mr and Mrs Everitt attended in relation to the application at agenda item 6.2, they are neighbours of Old Garden Cottage. Mr Everitt addressed the committee and wanted to stress that they do not object in principle to the development of Old Garden Cottage which is in need of modernisation and has a large plot. The proposed development as it stands, with a double story extension on the western elevation and heightened northern elevation, which would be within 4m of their boundary, would significantly impact on their privacy by having clear sightlines into bedroom and living room windows.

Also of concern is the absence of any mention of the historic Victorian wall which is part of Maresfield Park history, will this be preserved?

Mr and Mrs Everitt have submitted their comments to WDC.

- 2. Apologies for absence.** None.

- 3. Declarations of interest.** None.

- 4. Minutes of previous meeting held on 24th June 2024: -**

4.1 **Adoption.** Adopted.

4.2 **Matters arising from these Minutes not elsewhere on the Agenda.** DCllr I Tysh advised that he has put comments on the WDC site regarding the Limestone Way development (WD/2024/0323/MAO). Cllr M Craddock reported that Highways comments are now on the WDC website regarding this application, saying they do not have enough information to allow them to make a decision.

- 5. Amended Applications:-** None.

- 6. New Applications:-**

Cllr P Taylor brought forward item 6.2.

- 6.2 Application No. WD/2024/1465/F Application Type: Major**

Expiry date for comments: 17th July 2024

Case Officer: Ms S Gould Tel: 01892 602519

Location: OLD GARDEN COTTAGE, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3ER

Description: TWO STOREY SIDE & REAR EXTENSIONS

Applicant: Mr & Mrs A Harding Agent: Clive Voller Associates

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166139>

Cllr Taylor advised that he had visited the site but could only look at it from a neighbouring garden. It appeared that the proposed extension on one elevation would be very close to a neighbouring boundary and extending on the eastern elevation might be more appropriate.

Given the proximity of the proposed development to the boundary, it was considered the works would have an adverse impact on neighbouring amenity, contrary to Saved Policy HG10 of the Adopted Local Plan.

A neighbour letter on the WDC site mentions significant drainage issues.

The proposed increase in size of the property appears to be on the high side and is above the normally accepted percentage increase.

For the above reasons Councillors **AGREED** to recommend **REFUSAL**.

6.1 Application No. WD/2024/0806/F Application Type: Full

Expiry date for comments: 16th July 2024

Case Officer: Mr Y Wyatt Tel: N/A

Location: 1 THE COTTAGE, DODDS BOTTOM, CACKLE ST, NUTLEY, TN22 3LX

Description: DECOMMISSION EXISTING SEPTIC TANK AND REPLACE WITH A SEPTIC TANK WITH WASTE MANAGEMENT SYSTEM THAT MEETS THE ENVIRONMENT AGENCY'S GENERAL BINDING RULES

Applicant: Mr J Wright Agent: Mr J Wright

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165344>

Councillors **AGREED** to recommend **APPROVAL** provided that WDC officers are satisfied there are no adverse effects of this scheme from either property on the stream and that the Environment Agency rules are adhered to.

6.3 Application No. WD/2024/1435/F Application Type: Full

Expiry date for comments: 15 July 2024

Case Officer: Mrs S Gould Tel: 01892 602519

Location: 6 NORMANSLAND, FAIRWARP, TN22 3BS

Description: PROPOSED FIRST FLOOR DORMER, INTERNAL AND EXTERNAL ALTERATIONS. PROPOSED DETACHED DOUBLE GARAGE/ANCILIARY STORAGE.

Applicant: Ms A Broadbent Agent: Mr A Heasman

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166106>

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

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

8. Deferred applications:- None.

9. Decision Notices:-

9.1 Applications REFUSED by WDC:- None.

9.2 Applications APPROVED by WDC:- None.

10. Applications WITHDRAWN:-

Application No. WD/2023/2705/FA

VARIATION OF CONDITION 1 OF WD/2022/0969/O (TWO CHALET STYLE BUNGALOWS AND FOUR SIX BEDROOM HOUSES WITH WILDLIFE AREA) TO CHANGE PERMISSION TO A SELF BUILD DEVELOPMENT AND TO STAGE THE BUILD.
LAND AT STRAIGHT HALF MILE AND THE DRIVE MARESFIELD

Noted.

11. **Appeals:-** None.
12. **Enforcement Notices (to note):-** None.
13. **Date of next meeting –** Monday, 5th August 2024.

There being no further business the meeting closed at 20:00