



Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP



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Clerk / Planning Clerk Mrs Nancy O'Hanlon / Ms Rosie Barnes

Draft Minutes of the Maresfield Parish Council Planning Committee meeting held on Monday 2nd September 2024 at 7:30pm in Fairwarp Village Hall

Present: Cllr P Taylor (Chair), Cllr M Craddock (Vice-Chair), Cllr Mrs S Cumming, Cllr A Koeppen, Cllr Mrs L Stevens-Smith
DCllr I Tysh, Ms R Barnes (Planning Clerk)

2 members of the public

1. **Public session.** The applicants for application no WD/2024/1465/F addressed the committee and clarified a number of issues. They confirmed that the old wall would not be removed and would be undergoing repair works. They also said that the original septic tank had now been removed and a new tank fitted that would drain into their garden. They noted the large gap between their property and the neighbouring property and the existing hedge and said they did not consider there would be an impact on the neighbour's amenity or privacy. With that said, one of the bathrooms had been removed from the scheme and the window to the remaining bathroom would be frosted glass and not capable of being fully opened. Lastly, referring to concerns over the scale of the proposed works, they noted that nearby Red Thimble had been granted permission for some 160 sqm, compared to their proposal of 120 sqm.
2. **Apologies for absence.** Cllr T Lewin
3. **Declarations of interest.** None.
4. **Minutes of previous meeting held on 5th August 2024: -**
 - 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 P Taylor brought forward item 6.5.

6.5 Application No. WD/2024/1465/F Application Type: Full
Expiry date for comments: 4th September 2024

Case Officer: Mrs S Gould Tel: 01892 602519

Location: OLD GARDEN COTTAGE, THE DRIVE, MARESFIELD PARK, MARESFIELD,

Description: TWO STOREY SIDE & REAR EXTENSIONS

REVISED DESIGN AND FENESTRATION

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

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

Councillors **AGREED** to recommend **APPROVAL** subject to a condition to protect the existing hedge.

6.1 Application No. WD/2024/1653/F Application Type: Full

Expiry date for comments: 3rd September 2024

Case Officer: Ms S Simpson Tel: 01892 602551

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

Description: DEMOLITION OF EXISTING GARAGE AND REPLACEMENT WITH DOUBLE GARAGE WITH ATTACHED STORAGE ROOM AND ROOM IN ROOF TO BE USED AS OFFICE

Applicant: Mr A. Allright Agent: Mr A. Allright

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166366>

Councillors **AGREED** to recommend **APPROVAL** subject to the concerns WDC's Biodiversity Officer being addressed and satisfied.

6.2 Application No. WD/2024/1549/LB Application Type: Listed building consent

Expiry date for comments: 3rd September 2024

Case Officer: Mr S Carey Tel: N/A

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

Description: INTERNAL ALTERATIONS TO REAR (NORTH) BEDROOM AND BATHROOM CONSISTING OF THE FOLLOWING WORKS: REMOVAL OF CHIMNEY AND NON-LOADBEARING STUD PARTITIONS; FORMATION OF NEW EN-SUITE AND RECONFIGURATION OF EXISTING FAMILY BATHROOM, UTILISING EXISTING SOIL & VENT PIPE.

Applicant: Dadswell Agent: Mulbury Design

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166241>

Councillors agreed to defer its recommendation until the report from Archaeology Southeast and the comments from Wealden DC's Conservation Officer are made available.

6.3 Application No. WD/2024/1580/F Application Type: Full

Expiry date for comments: 4th September 2024

Case Officer: Mr Y Wyatt Tel: N/A

Location: THE LARCHES, FAIRWARP, UCKFIELD, TN22 3BY

Description: RAISED DECKING AT REAR OF PROPERTY (BOTH SIDES OF REAR ELEVATION).

Applicant: Mr G Barnes Agent: Mr G Barnes

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166283>

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

6.4 Application No. WD/2024/1842/P23 Application Type: PD New dwellinghouses on detached buildings in use as dwellinghouses

Expiry date for comments: 12th September 2024

Case Officer: Mr Y Wyatt Tel: N/A

Location: HIGH FIELDS, LAMPOOL ROAD, MARESFIELD, TN22 3DT

Description: CONSTRUCTION OF NEW DWELLINGHOUSE IMMEDIATELY ABOVE THE TOPMOST STOREY ON A DETACHED BUILDING IN USE AS A SINGLE DWELLINGHOUSE UNDER SCHEDULE 2, PART 20, CLASS AD

Applicant: Mr M Canning Agent: Batcheller Monkhouse

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166589>

Councillors **AGREED** to recommend **REFUSAL** on the grounds that Class AD allows for one storey to be built on top of a single storey. However, the proposal includes a first floor and a second floor. In addition, councillors considered the proposed design was poor.

7. Applications for Certificates of Lawful Development:-

7.1 WD/2024/1728/LDE

OLD MILL COTTAGE, OLDLANDS HILL, FAIRWARP, TN22 3BX

THE OLD WORKSHOP WAS CLASSIFIED AS ANCILLARY C3 RESIDENTIAL ACCOMMODATION IN LINE WITH WEALDEN PLANNING REF: WD/2014/1497/LDP, BUT HAS BEEN TENANTED AND OCCUPIED CONTINUOUSLY AS AN INDEPENDENT RESIDENTIAL UNIT FROM JANUARY 2020 TO DATE.

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166453>

Councillors **AGREED** to recommend **REFUSAL**. Councillors considered that from the statements made in the declaration by the witness for the period of January to August 2020, it is possible that the witness was working on a temporary basis in the area and thus made use of the property under the original C3 use. Both this declaration and the declaration made by the applicants states that he occupied the property, as opposed to being a tenant of the property, and no signed tenancy agreement has been submitted.

In addition, the statements declare that the first occupier (as above) left the property in August 2020. The next occupant did not move in until 1 November 2020. The property was therefore not 'continuously' let for the four years, as the legislation requires.

For the second occupant, it is noted that the tenancy agreement submitted is longer, more detailed and more formal than the signed agreement submitted and Councillors question why this is.

No additional information for either occupant has been submitted, such as utility bills, telephone bills, etc.

Due to a lack of a tenancy agreement for the first occupant, or indeed any other evidence, the Council could reasonably discount this and thus the four years would in fact start from 1 November 2020. That being the case, the Council could consider seeking a Planning Enforcement Order.

8. Deferred applications:- None.

9. Decision Notices:-

9.1 Applications REFUSED by WDC:-

Application No. WD/2023/2713/FR

RE-PROFILING AND LANDSCAPING TO CREATE SWIMMING POOL WITH POOL HOUSE/GYM AND SUMMER HOUSE (PART RETROSPECTIVE).

TINKERS, BELL LANE, NUTLEY, TN22 3PD

Application No. WD/2024/0096/F

RESIDENTIAL DEVELOPMENT FOR ONE ADDITIONAL DWELLING.

10 THE PADDOCK, MARESFIELD, TN22 2HQ

Noted.

9.2 Applications APPROVED by WDC:-

Application No. WD/2024/0806/F

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

1 THE COTTAGE, DODDS BOTTOM, CACKLE STREET, NUTLEY, TN22 3LX

Noted.

10. Applications WITHDRAWN:-

Application No. WD/2024/0766/F

TWO STOREY SIDE EXTENSION, SINGLE-STOREY LINK EXTENSION, NEW BALCONY/STAIRS TO SIDE ELEVATION

WOODSORREL COTTAGE, NURSERY LANE, NUTLEY, TN22 3NS

Noted.

11. **Appeals:-**
APP/C1435/W/24/3345143
FLITTERBANKS BARN, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3ER
ERECTION OF FOUR DWELLINGS TOGETHER WITH ASSOCIATED ACCESS

Noted.

12. **Enforcement Notices (to note):-** None.
13. **Date of next meeting –** Monday, 16th September 2024