



# Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP



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

## Minutes of the Maresfield Parish Council Planning Committee meeting held on Monday 7<sup>th</sup> October 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 T Lewin  
DCllr I Tysh  
Ms R Barnes (Planning Clerk)

1. **Public session.** None.
2. **Apologies for absence.** Cllr Mrs L Stevens-Smith.
3. **Declarations of interest.** None.
4. **Minutes of previous meeting held on 18<sup>th</sup> September 2024: -**
  - 4.1 **Adoption.** Cllr A Koeppen said he knew the applicants for Brackens, Horney Common, at item 6.2. It was agreed that he would not vote.
  - 4.2 **Matters arising from these Minutes not elsewhere on the Agenda.**
5. **Amended Applications / Reconsultations:-**
  - 5.1 **Application No. WD/2024/1842/P23 Application Type: PD New dwellinghouses on detached buildings in use as dwellinghouses**  
**Expiry date for comments: 8<sup>th</sup> October 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>  
  
The Planning Clerk confirmed that the Parish Council had been consulted by Wealden DC in error and also noted that the application had now been withdrawn.
6. **New Applications:-**
  - 6.1 **Application No. WD/2024/1952/F Application Type: Full**  
**Expiry date for comments: 9<sup>th</sup> October 2024**  
Case Officer: Mr S Carey Tel: 01892 602475  
Location: UNIT 10A, ASHDOWN BUSINESS PARK, MARESFIELD, TN22 2DU  
Description: TWO-STOREY EXTENSION OF UNIT 10A TO THE NORTHEAST SIDE TO PROVIDE IMPROVED STAFF ROOM FACILITIES AND MEETING ROOM AT FIRST FLOOR LEVEL  
Applicant: Time Health Agent: MJB Architecture Ltd.  
Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166713>

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

## 6.2 Application No. WD/2024/2062/F Application Type: Full

**Expiry date for comments: 9<sup>th</sup> October 2024**

Case Officer: Ms L Evans Tel: 01892 602481

Location: BRACKENS, HORNEY COMMON ROAD, MARESFIELD, TN22 3ED

Description: PROPOSED FIRST FLOOR EXTENSION AND GARAGE  
CONVERSION/EXTENSION TO FORM ANNEX

Applicant: Mr. M. Drew Agent: Mr. S. Bull

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166836>

Councillors **AGREED** to recommend **APPROVAL** and suggested that a condition be imposed on any permission granted that the annex remains ancillary to the main house to avoid it becoming a separate dwelling or holiday let.

## 6.3 Application No. WD/2024/1915/F Application Type: Full

**Expiry date for comments: 16<sup>th</sup> October 2024**

Case Officer: Ms S Carey Tel: 01892 602475

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

Description: PHASED DEVELOPMENT FOR THE ERECTION OF SIX NO. SELF-BUILD  
RESIDENTIAL DWELLINGS WITH ASSOCIATED SHARED LANE AND PRIVATE  
DRIVEWAYS.

Applicant: Mr J Pitman Agent: Fluid London Ltd.

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166666>

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

- The Design and Access Statement states at section 4.1 that the application was refused for "...2 main reasons", namely the provision of affordable housing and information in the Ecology Impact Assessment. Cllr P Taylor said there was also a *third* reason for refusal, as follows:

*"The application site lies within 7Km of the Ashdown Forest Special Protection Area, and is likely to have a significant adverse impact upon the SPA as result of recreational impact caused by intensified residential occupation within a zone of influence of the SPA. The application has not demonstrated through an appropriate mechanism that it can achieve the necessary mitigation measures in respect of the increased recreational pressures it is likely to bring on the Ashdown Forest Special Protection Area. In the absence of such committed measures to offset the impact of the development, the application conflicts with Saved Policies EN1 and EN15 of the Wealden Local Plan 1998, Policy WCS12 of the Core Strategy Local Plan 2013; nor would it be compliant with Regulation 63 of the Habitats Regulations 2018."*

The decision notice also states at Note 1 that "... the planning constraints leading to this refusal of permission *do not appear capable of resolution*".

- Highways, in their consultee response, comment about improvements to the private drive and the fact that it is going to be difficult to achieve this given the multiple ownership of it. Councillors thus queried whether this access, as proposed, was deliverable. Highways' assessment does not appear to address the cumulative impact of traffic on this access. Further, their assessment acknowledges that The Drive is private and they cannot therefore comment in full; this is concerning as the traffic from the development will enter into the road network and thus potentially have a real impact – if the development were considerably larger, would Highways not have to acknowledge this potential impact, private road or not?
- The application is for "self-build" houses. However, it is evident that the initial owners of the homes will not necessarily have primary input into their final design and layout as would normally be the case with self-build. Councillors noted that off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Furthermore, the data in the Viability Report included with the application data has been compiled for a conventional developer's project and *not* for self-build. Therefore, in

considering this application the Viability Report should be disregarded as it includes deductions for CIL and also developers' finance costs, neither of which seem appropriate for a self-build project.

- Regarding Affordable Housing, councillors noted that an appropriate contribution would be based on 2.1 x 4-bed homes. The Viability Report computes a sum of £56,943 which is derived from the difference between the Residual Land Values of a 6-unit scheme and a 5-unit scheme (where the extant consents do not provide for Affordable Housing). Councillors could not see any logic to this approach, particularly as the additional development cost for the 6-unit scheme over the 5-unit scheme is £1,300,000 which is identical to the unit value (ie. sale price) of the additional 6th unit.
- A Bio-Diversity Net Management Plan is required but has not been included. Further, the ecology documents acknowledge the crested newts, badgers, etc but does not state what it is proposed to be done.
- The conclusions of the Environmental Noise Impact Assessment are not positive and are based on monitoring carried out in 2019 – traffic locally has increased in the last five years and these findings are therefore out of date. Councillors questioned how effective the proposed bund would be based on the findings of this assessment.

Councillors also reiterated their objections to previous iterations of the proposals, including WD/2023/2638/F, as follows:

- A proposed density and layout at odds with the rest of Maresfield Park, resulting in over-development.
- The cumulative impact of new housing here, given other proposals within proximity of the application site.
- The Drive coincides with a designated footpath (no.59) and is, in places, only some 3.5m wide. The proposals would therefore present further conflict between pedestrians and traffic,, not least during the construction phase, itself which could be protracted give the houses are proposed as self-build.

#### **6.4 Application No. WD/2024/2146/F Application Type: Full**

**Expiry date for comments: 16<sup>th</sup> October 2024**

Case Officer: Mrs S Gould Tel: 01892 602519

Location: SPRINGFIELD, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3ER

Description: SELF BUILD REPLACEMENT DWELLING

Applicant: Mr D Couchman Agent: Ashdown Planning Consultants.

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166943>

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

#### **7. Applications for Certificates of Lawful Development:-**

**Application No. WD/2024/2082/LDE**

THE OLD SCHOOL, DUDDLESWELL ROAD, FAIRWARP, TN22 3BG

THE CONTINUOUS USE OF AN ANNEXE AS SHORT-TERM HOLIDAY LET

ACCOMMODATION FOR A PERIOD EXCEEDING 4 YEARS.

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166859>

It was agreed that no comment could be made until evidence had been provided in support of the application.

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

Noted.

9. **Decision Notices:-**  
**Applications APPROVED by WDC: -**  
**Application No. WD/2024/1465/F**  
TWO STOREY SIDE & REAR EXTENSIONS OLD GARDEN COTTAGE, THE DRIVE,  
MARESFIELD PARK, MARESFIELD, TN22 3ER  
**Application No. WD/2023/2486/F**  
1 RESIDENTIAL DWELLING WITH PRIVATE DRIVEWAY AND CAR PORT (ACCESSED VIA  
SHARED DRIVEWAY FROM PLANNING APPROVAL REF. WD/2022/2612/F)  
LAND EAST OF FOREST COTTAGE, THE DRIVE, MARESFIELD PARK, MARESFIELD  
**Application No. WD/2024/1435/F**  
PROPOSED FIRST FLOOR DORMER, INTERNAL AND EXTERNAL ALTERATIONS.  
PROPOSED DETACHED DOUBLE GARAGE/ANCILLARY STORAGE.  
6 NORMANSLAND, FAIRWARP, TN22 3BS  
**Application No. WD/2024/1728/LDE**  
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  
OLD MILL COTTAGE, OLDLANDS HILL, FAIRWARP, TN22 3BX
- The above decisions were noted.
10. **Applications REFUSED by WDC:-** None.  
  
Noted.
11. **Applications WITHDRAWN:-** None.  
  
Noted.
12. **Appeals:-** None.  
  
**Noted.**
13. **Enforcement Notices (to note):-** None.  
  
**Noted.**
14. **Date of next meeting –** Monday, 28<sup>th</sup> October 2024

There being no other business, the meeting closed at 8.10pm.

