



# 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 16<sup>th</sup> September 2024 at 7:30pm in Fairwarp Village Hall

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

1. **Public session.** None.
2. **Apologies for absence.** Cllr P Taylor.
3. **Declarations of interest.** None.
4. **Minutes of previous meeting held on 2<sup>nd</sup> September 2024: -**
  - 4.1 **Adoption.** Adopted.
  - 4.2 **Matters arising from these Minutes not elsewhere on the Agenda.** DCllr I Tysh said he had written to case officer for Old Mill Cottage and pointed out the deficiencies in the application and said that the officer would deal with these.
5. **Amended Applications:-** None.
6. **Consider response to revisions to NPPF**  
**Link to documents:** <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

Councillors considered the suggested responses to the questions in the NPPF consultation document. It was **agreed** to submit these responses and to add that inherent constraint on local authorities of sufficient land coming forward from private ownership could be resolved in certain circumstances by using Compulsory Purchase powers, perhaps paid for by the developer.
7. **New Applications:-**
  - 7.1 **Application No. WD/2024/1853/F Application Type: Full**  
**Expiry date for comments: 25<sup>th</sup> September 2024**  
Case Officer: Mrs M Bucknell Tel: 01892 602471  
Location: HOLLY COTTAGE, FORDS GREEN ROAD, NUTLEY, TN22 3LR  
Description: ERECTION OF A VICTORIAN STYLE GREENHOUSE WITHIN A METRE OF THE NORTHERN BOUNDARY  
Applicant: Mr. C. Walker Agent: Mr. C. Walker  
Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166600>

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

**7.2 Application No. WD/2024/1995/F Application Type: Full**

**Expiry date for comments: 26<sup>th</sup> September 2024**

Case Officer: Ms L Evans Tel: 01892 602481

Location: 1 HILLSMEAD, NUTLEY, TN22 3PB

Description: INSTALLATION OF AIR SOURCE HEAT PUMP

Applicant: Mr. S. Godfrey Agent: Octopus Energy Services

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166762>

Councillors noted that the noise test for the proposed heat pump had failed and questioned whether it could be sited on the elevation away from the nearest neighbour and/or some baffling provided by an acoustic screen, or similar, while still allowing air to flow around it. It was pointed out that, once installed and the neighbours did find the noise to be a nuisance, there would be little recourse for them. Councillors thus **AGREED** to recommend **APPROVAL** subject to the views of the Environmental Health Officer and Planning Officer and the outcome of the noise test being remedied.

**7.3 Application No. WD/2024/1976/PO4 Application Type: PD Change of use from Agricultural to Dwellings**

**Expiry date for comments: 27<sup>th</sup> September 2024**

Case Officer: Mr M. Taylor Tel: 01892 602492

Location: COBDOWN FARM, COBDOWN LANE, FIVE ASH DOWN, TN22 3AR

Description: CHANGE OF USE FROM REDUNDANT AGRICULTURAL BUILDING TO RESIDENTIAL (3 NO. DWELLINGS)

Applicant: Mr & Mrs P Hill Agent: Delavals Design

Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166740>

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

- No evidence has been provided to show that the agricultural building is genuinely redundant. Indeed, the proposed houses would be sited next to another agricultural building that is set to remain. Councillors queried whether this building's use was still ongoing and if so, why the building the subject of the application was not. Councillors considered there may be a future application for this adjacent building to also be turned over to housing.

- No plans showing the existing elevations and layout have been submitted and thus it was considered the application has insufficient information.

- It is unclear as to the status of the application in terms of biodiversity net gain.

- Insufficient information has been provided about the construction of the new dwellings and proposed materials.

**- Footpath....**

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

**Expiry date for comments: 17<sup>th</sup> 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 recommend **APPROVAL** in principle, subject to the Conservation Officer being satisfied with the proposals.

**7.5 Application No. WD/2024/2007/F Application Type: Full**  
**Expiry date for comments: 27<sup>th</sup> September 2024**  
Case Officer: Mrs M Bucknell Tel: 10892 602471  
Location: SUNNYMEAD, RIDGE CLOSE, NUTLEY, TN22 3HA  
Description: PROPOSED LOFT CONVERSION WITH DORMERS (ALTERNATIVE TO PLANNING PERMISSION WD/2024/0452/F)  
Applicant: Mr R. Lloyd Agent: Pump House Designs  
Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166777>

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

**8. Applications for Certificates of Lawful Development:-** None.

**9. Deferred applications:-** None.

**10. Decision Notices:-**

**Applications REFUSED by WDC:-**

**Application No. WD/2024/0096/F**

RESIDENTIAL DEVELOPMENT FOR ONE ADDITIONAL DWELLING.

10 THE PADDOCK, MARESFIELD, TN22 2HQ

**Applications APPROVED by WDC:-**

**Application No. WD/2024/1524/F**

CHANGE OF USE ONLY FROM HALL OF WORSHIP (F1) TO OFFICES IN CLASS E(g)(i).

NO INCREASE IN FOOTPRINT BULK OR VOLUME

FOREST HALL, DODDS BOTTOM, NUTLEY

**Application No. WD/2024/1653/F**

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

ROMANY COTTAGE, BACK LANE, FAIRWARP, TN22 3BL

**Application No. WD/2024/1263/F**

CONSTRUCTION OF AN EXTENSION TO THE EXISTING BUILDING TO PROVIDE ADDITIONAL STORAGE AREA

UNIT 9C LIBERTY HOUSE, ASHDOWN BUSINESS PARK, MICHAEL WAY, MARESFIELD, TN22 2DU

Councillors noted the decisions.

**11. Applications WITHDRAWN:-** None.

**12. Appeals:-** None.

**13. Enforcement Notices (to note):-** None.

**14. Date of next meeting –** Monday, 7<sup>th</sup> October 2024

DCllr I Tysh said that information had come forward that a small piece of land included within the application site at Limestone Way for 41 no. new houses was in fact owned by Wealden DC. Thus, the Planning Officer had now asked for the appropriate certificated to be issued.

There being no other business, the meeting closed at 8.15pm.

