



Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP



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Website www.maresfieldparish.org.uk
Clerk / Planning Clerk Mrs Nancy O'Hanlon / Ms Rosie Barnes

Draft Minutes of the Maresfield Parish Council Planning Committee meeting held on Monday 10th March 2025 at 7:30pm in Fairwarp Village Hall

Present: Cllr M Craddock (Vice Chair), Cllr Mrs S Cumming, Cllr A Koeppen, Cllr T Lewin, DCllr I Tysh.

Mrs N O'Hanlon (Clerk)

1. **Public session.**
None.
2. **Apologies for absence.** Cllr P Taylor, Cllr L Stevens-Smith.
3. **Declarations of interest.** None.
4. **Minutes of previous meeting held on 17th February 2025: -**
 - 4.1 **Adoption.** Adopted.
 - 4.2 **Matters arising from these Minutes not elsewhere on the Agenda.** None.
5. **Amended Applications:-** None.
6. **New Applications:-**
 - 6.1 **Application No. WD/2025/0319/F Application Type: Full**
Expiry date for comments: 20th March 2025
Case Officer: Mrs H Burton Tel: 01892 602521
Location: STONEDENE ACRES, BELL LANE, NUTLEY, TN22 3PD
Description: PROPOSED GROUND FLOOR EXTENSIONS, FIRST FLOOR EXTENSION WITHIN NEW ROOF, AND INTERNAL AND EXTERNAL ALTERATIONS.
Applicant: Mr M Wells Agent: 3-D Architecture Ltd.
Link to documents: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0319/F>

Councillors **AGREED** to recommend **APPROVAL**.
 - 6.2 **Application No. WD/2025/0344/PO Application Type: Planning Obligation**
Expiry date for comments: 17th March 2025
Case Officer: Ms S Wood Tel: 01892 602474
Location: LAND AT STRAIGHT HALF MILE, MARESFIELD, TN22 2AF
Description: VARIATION OF SECTION 106 AGREEMENT DATED 30 APRIL 2024 ATTACHED TO PLANNING PERMISSION WD/2022/3098/MAJ (ERECTION OF 21 NO. DWELLINGS AND ASSOCIATED INFRASTRUCTURE) TO AMEND THE AFFORDABLE HOUSING REQUIREMENT TO OFF-SITE CONTRIBUTION RATHER THAN ON-SITE PROVISION AND SLIGHT AMENDMENT TO BUS STOP OBLIGATION.
Applicant: Brookworth (Maresfield) Ltd. Agent: Brookworth (Maresfield) Ltd.
Link to documents: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0344/PO>

6.2 Cont...

The proposed loss of much of the affordable housing is a regrettable situation and if this is approved the Planning Committee would like the money being paid in lieu of social housing to be spent on providing social housing within Maresfield Parish.

It is welcomed that there would remain two affordable houses even though these would not be for rent.

It is also welcomed that the 5 houses, numbered 15 – 19, will be small free market houses which are needed in the parish.

It is noted that the designs of these 5 houses small, free market houses do not seem to have been submitted as part of the application.

We note that the S106 agreements are with a special purpose vehicle company and we are concerned that there are no parent company guarantees in place. It is also noted that the payments in the variation to S106 are not index linked which will reduce their value if the development is delayed.

We think that the requirement not to make any payments under the variation until 10 houses are sold is detrimental to Wealden DC.

In view of these points the Planning Committee was **unable to make a decision** on this application.

6.3 **Application No. WD/2025/0314/F Application Type: Full** **Expiry date for comments: 12th March 2025**

Case Officer: Ms R Fellows Tel: 01892 602525

Location: LANARK, CROWBOROUGH ROAD, NUTLEY, TN22 3HT

Description: HIP TO GABLE ROOF EXTENSION, ENLARGED DORMER ON REAR ELEVATION AND ALTERATIONS TO THE FENESTRATION.

Applicant: Mr J Clark Agent: Mr J Clark

Link to documents: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0314/F>

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

6.4 **Application No. WD/2025/0297/OH Application Type: Overhead Line** **Expiry date for comments: 12th March 2025**

Case Officer: Mrs M. Bucknell Tel: N/A

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

Description: TO INSTALL ONE NEW POLE AND STAY WIRE CLOSE TO AN EXISTING POLE FOR THE PURPOSES OF SUPPLYING A SINGLE PROPERTY WITH ELECTRICITY.

Applicant: South Eastern Power Networks Agent: South Eastern Power Networks

Link to documents: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0297/OH>

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

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

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

9. **Decision Notices:-**

9.1 **Applications APPROVED by WDC: -** None.

- 9.2 Applications REFUSED by WDC:-**
Application No. WD/2024/0323/MAO
OUTLINE APPLICATION FOR UP TO 37 NO. DWELLINGS AND DETAILED VEHICULAR ACCESS FROM LIMESTONE WAY (WITH ALL OTHER MATTERS RESERVED).
LAND WEST OF LIMESTONE WAY, MARESFIELD, TN22 2DP
- 9.3 Applications WITHDRAWN or NOT ISSUED:-** None.
- 10. Appeals:-** None.
- 11. Enforcement Notices (to note):-** None.
- 12. Date of next meeting –** Monday, 31st March 2025

There being no other business, the meeting closed at 8.20pm