



Maresfield Parish Council

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY & FAIRWARP

Minutes of Maresfield Parish Council Planning Committee meeting held on Monday 3rd April 2023, at 7.30pm in the Fairwarp Village Hall

Present: Cllr A Strevens (Chair), Cllr M Craddock (Vice Chair), Cllr Mrs S Cumming, Cllr Mrs L Stevens-Smith, Cllr R Brickle, Cllr G Shaw, Cllr T Lewin
District Cllr I Tysh

5 members of the public

Ms R Barnes (Asst. Clerk)

1. Public session.

A resident enquired whether it was possible to retrieve data from the MVAS (traffic) signs on Straight Half Mile. It was noted that the signs owned by the Parish Council do store data but that it was quite a convoluted process to download it and the software was not user-friendly.

With reference to the application at Hunter's Barn, a resident raised various concerns. She queried whether it was, actually, a new build within the steel frame of the existing, open-sided barn, rather than a conversion, particularly as foundations would need to be dug. She also considered that the agricultural use of the barn was not genuinely redundant as there had been a tenant farmer using the barn before the applicant terminated their agreement; indeed, she noted that the tenant wished to continue to use the barn. Other issues raised included the veracity of the proposed bio-diversity net gain and the impact of digging out and forming the 150m long driveway.

Cllr Craddock referred to the appeal decision cited in the planning statement, noting that the Inspector in that case considered the proposal was a new build. Cllr Craddock also noted that the barn was being rented out at the time the applicant purchased the property and it was thus did not have vacant possession at that time.

Another resident referred to the opinion in the structural survey that if the soil is found to be clay, the trees immediately adjacent along the bridleway will not survive, contrary to the claim in the tree report.

Cllr Strevens thanked the contributors and suggested that the relevant item 6.6 on the agenda be brought forward.

2. Apologies for absence. None.

3. Declarations of interest.

4. Minutes of previous meeting held on 13th March 2023:-

4.1 Adoption. Adopted.

4.2 Matters arising from these Minutes not elsewhere on the Agenda. None.

5. Amended Applications:- None.

6. New Applications:-

6.6 Application No. WD/2023/0720/F Application Type: Full

Expiry date for comments: 18th April 2023

Location: HUNTERS BARN, HUNTERS FARM, NUTLEY

Description: DEMOLISH THE STABLES AND CONVERT REDUNDANT CATTLE SHED INTO RESIDENTIAL USE WITH ANCILLARY USE OF AN ADJACENT POLE BARN AND BIODIVERSITY ENHANCEMENT.

Applicant: Mr L Leeson Agent: The Rural Planning Practice

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161423>

The application was discussed at length and Councillors **agreed** to recommend **REFUSAL**, with six councillors in favour and one abstention, on the following grounds:

- The committee is not satisfied that the agricultural use/potential of the barn is redundant and no evidence is provided by the applicant to this end, nor that there have been any attempts

to keep it in this use or a viable commercial alternative. There is, however, evidence that the barn could be continued to be used by a local farmer.

- The committee considers that the proposed would constitute a new build, given that the existing structure has no foundations and is open to one side and thus a substantial amount of new building work will be required. If it is agreed that it is *not* a conversion, then the presumption against development in the AONB is applicable (*Monkhill Ltd vs SoS*).
- The committee considers that the contribution of 1 no. dwelling to Wealden's housing numbers is negligible.
- The committee is concerned about the potential impact of the building work on existing trees.
- The committee considers that significant light pollution could occur from the provision of a dwelling on this farmstead, not just from external lighting. This would be contrary to Wealden DC's ambitions with respect to its Dark Skies Policy.

6.1 Application No. WD/2023/0545/FR Application Type: Full Retrospective

Expiry date for comments: 4th April 2023

Location: YEW TREE COTTAGE, CLOCKHOUSE LANE, NUTLEY, TN22 3NT

Description: NEW GREENHOUSE IN GARDEN OF PROPERTY AND CHANGE OF USE OF LAND TO RESIDENTIAL GARDEN.

- Amended description and plans dated 15th March 2023

Applicant: Mr & Mrs Murray Agent: SADB Partnership

Link to documents on the website: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161208>

Councillors **agreed** to recommend **APPROVAL**.

6.2 Application No. WD/2022/2603/O Application Type: Outline

Expiry date for comments: 4th April 2023

Location: LAND ADJOINING TENACRES, STRAIGHT HALF MILE, MARESFIELD, TN22 3DP

Description: ERECTION OF 6 NO. DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.

- Amended plans

Applicant: Parker Dann Agent: Parker Dann

Link to documents on the website: <https://planning.wealden.gov.uk/plandisp.aspx?recno=159621>

Councillors **agreed** to recommend **REFUSAL** on the basis that the proposed access in this location could pose a serious danger to road users. It was noted that there was a recent accident on the bend whereby a car had ended up on its roof. The Transport Report does not take this additional accident into account.

6.3 Application No. WD/2023/0487/F Application Type: Full

Expiry date for comments: 12 April 2023

Location: 2 BANKSIDE PLACE, MARESFIELD, TN22 2DX

Description: ERECTION OF SINGLE-STOREY SIDE EXTENSION.

Applicant: Mr & Mrs G Saunders Agent: Downlands Architectural Design & Surveying

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161129>

Councillors **agreed** to recommend **APPROVAL**.

6.4 Application No. WD/2023/0724/F Application Type: Full

Expiry date for comments: 12 April

Case Officer: Ms L Evans Tel: 01892 602481

Location: WILLOW COURT, TYLERS COTTAGE, HORNEY COMMON ROAD, MARESFIELD, TN22 3EE

Description: ERECTION OF A CARPORT TO SERVE NEW DWELLING.

Applicant: Eco-Regeneration Agent: Eco-Regeneration

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161431>

Cllr Strevens informed the committee that this application had been **withdrawn**.

6.5 Application No. WD/2023/0577/F Application Type: Full

Expiry date for comments: 18 April 2023

Location: MILL HOUSE FARM, LONDON ROAD, MARESFIELD, TN22 2ED

Description: ERECT DWELLING AND DOUBLE GARAGE.

Applicant: Mr Richard Flittner Agent: Mr Richard Flittner

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161247>

Councillors **agreed** to recommend **REFUSAL** on the grounds that there was a significant lack of detail provided with the application to be able to make any reasonable assessment of the impact of the proposals or to determine whether the points raised in the Inspector's decision on the recent appeal had been overcome. In addition, the committee were concerned at the prospect of the proposed being self-built, particularly given the lack of detail provided as to how this would be achieved, in terms of groundworks, drainage, sewage, access, etc.

6.7 Application No. WD/2023/0716/F Application Type: Full

Expiry date for comments: 12 April 2023

Location: 2 SUNNY CROFT, NETHER LANE, NUTLEY, TN22 3LA

Description: SINGLE-STOREY SIDE AND REAR EXTENSION. NEW FRONT PORCH. NEW WINDOW AND ROOFLIGHT TO REAR FIRST FLOOR.

Applicant: Mr R Gibson Agent: Oliver Perceval Architects Ltd.

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161419>

Councillors **agreed** to recommend **APPROVAL**.

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

8. Deferred applications:- None.

9. Decision Notices:-

9.1 Permissions REFUSED by WDC:- None.

9.2 Permissions GRANTED by WDC:-

Application No. WD/2023/0259/F

SINGLE-STOREY SIDE EXTENSION TO FORM GARAGE

NETTLE HILL, NURSERY LANE, NUTLEY, TN22 3NP

Application No. WD/2023/0332/F

MINOR ALTERATIONS AND ADDITIONS TO EXISTING TRAINING HUB AND TRAINING TOWER

EAST SUSSEX FIRE BRIGADE TRAINING CENTRE, BATTS BRIDGE ROAD, MARESFIELD,

10. Applications WITHDRAWN:- None.

11. Appeals:- None.

12. Enforcement Notices (to note):- None.

13. Date of next meeting – 24th April 2023

Cllr Craddock informed the committee that he had attended a meeting about the major application at Ashdown Business Park with Ms A Newton (Leader of Wealden DC and the Planning Portfolio Holder), CCllr R Galley and the chairs of both Isfield and Fletching Parish Councils. He said he handed Ms Newton a copy of the legal letter written on behalf of Fletching Parish Council and a copy of Maresfield Parish Council's representations with the respect to the application. He noted that Ms Newton suspected that the scheme would be revised and scaled down.

There being no other business, the meeting closed at 8.40pm.