

**Minutes of the meeting of the Maresfield Parish Council Planning Committee held on Monday  
23rd January 2017 at 7.30 pm in the Parish Office, Nutley.**

**PRESENT:** Cllrs. D Watson, (Chair), M Craddock, Ms G Hallin, A Strevens, K Ogden, Asst. Clerk C Arnold.

- 1. Public Session.** Members of the public present: Mrs Sheila Cumming, Mrs Laura Stevens-Smith, Mrs Val Taylor, Mr Fred Taylor, Mr Robert Taylor and Mr Elliot Bance representing Asprey Homes.

Mr R. Taylor stated he realised that outline application for Land at Mill Cottage was approved but he did not understand why a rear access road was not possible. This would enable safe pick up and drop off from the school and access for the residents of the cottages, one of whom is disabled. The old footpath is dangerous and needs to be upgraded to join the new one proposed.

Mr R. Taylor stated the speed tables are not successful, there are loose bolts and drainage problems and it is dangerous.

Cllr Strevens noted that there is an arrangement with the Chequers to use their car park. Mr R. Taylor noted the children have to walk along the pavement where cars are speeding.

Cllr Craddock mentioned that this had been talked about with WDC, he believed School Hill should be a one-way street, but "County" will not look at it, this could be a solution for school drop off.

Mr R. Taylor mentioned the hedge which is particularly old should be kept. Cllr Watson asked the age of the hedge. Mr R. Taylor believed it was very old and of mixed variety. Cllr Watson stated it may be protected. Cllr Ogden believed it was 150 years old.

Mr Fred Taylor stated that he was a member of the NDP working party and this site was one of the three recommended to Council for inclusion in the Draft NDP, he had visited the site with ESCC Highways and they confirmed their view, the NDP papers went to full Council.

Mrs Laura Stevens-Smith stated she agreed with Mr R. Taylor's view. Although you can park in the Chequers, you are "funnelled" on the footpath which is dangerous. The access to the new development is by Mill Cottage, at present the cottages have access over the field. On the plan, there is no access for Fire appliances in an emergency. Cllr Watson asked if Mrs Stevens-Smith was asking for an appraisal by the Fire Service with this aspect, she confirmed this was the case.

Cllr Ogden noted there is a pumping station to the rear of the cottages and wanted to know if the new arrangements were sufficient. Elliot Bance representing Asprey Homes stated that part of the original application included numerous discussions with Southern Water for infrastructure and development. Southern Water will discharge from School Cottages into the site and the new pipework.

- 2. Apologies for absence.** None.
- 3. Declarations of interest.** Cllr Ogden as representative of the Maresfield Conservation Group and as a resident of the surrounding area.
- 4. Amended Applications:-** None.
- 5. New Applications:-**

**5.1 APPLICATION NO: WD/2016/3016/F**

**EXPIRY DATE: 30 January 2017**

**LOCATION: HEATHERBANK, 5 ASHDOWN VIEW, NUTLEY, TN22 3HX**

**DESCRIPTION: CONVERSION AND ADDITION TO GARAGE TO PROVIDE ANNEXED ACCOMMODATION. RAISED TIMBER DECKING WITH LOG STORE BELOW.**

**APPLICANT: Mr Mark Southon**

**It was resolved** to recommend approval by a majority.

The following observations were made; It is almost twice as high and larger than the existing footprint, the proposed building will not be visible from the Forest, it appears larger than other houses in the area.

**5.2 APPLICATION NO: WD/2016/3052/RM**

**EXPIRY DATE: 7 February 2017**

**LOCATION: LAND AT MILL COTTAGE, LONDON ROAD, MARESFIELD, TN22 2ED**

**DESCRIPTION: RESERVED MATTERS PURSUANT TO WD/2016/1464/O (ERECTION OF 9 DWELLINGS AND ALLOTMENTS).**

**APPLICANT: Asprey Homes Southern Ltd**

**It was resolved** to recommend approval, subject to the following observations.

- Concern over rear access to the cottages.
- ESCC Highways to be asked to reassess traffic needs.
- Footpath in front of Mill Cottage to be upgraded to meet the new proposed footpath.
- The existing hedge believed to be at least 150 years old; WDC Environment department to inspect it and give their opinion.
- Fire and Rescue Service to reassess safety and access to School Hill Cottages.
- Unless there is an obvious need for allotments, this should be additional visitor parking.
- Asprey Homes have agreed to manage the footpath on School Hill.

**6. Applications for Certificates of Lawful Development – None.**

**7. Deferred applications – None.**

**8. Minutes of previous meeting – 3<sup>rd</sup> January 2017: -**

1. Adoption – **It was resolved** to adopt the minutes as a true record.
2. Matters arising from these Minutes not elsewhere on the Agenda – None.

**9. Decision Notices** – The Chairman noted the salient points from the following Notices:-

**1. Permissions granted by WDC:-**

**9.1.1 APPLICATION NO. WD/2016/2490/F**

TWO EXISTING DETACHED GARAGES DEMOLISHED TO MAKE WAY FOR A SINGLE DETACHED DOUBLE GARAGE WITH ROOM ABOVE.

HIDDEN HOUSE, FORDS GREEN ROAD, NUTLEY, TN22 3LJ

**9.1.2 APPLICATION NO. WD/2016/2731/F**

PROPOSED PORCH EXTENSION TO FRONTAGE

SHELLEY COTTAGE, HIGH STREET, NUTLEY, TN22 3NW

**9.1.3 APPLICATION NO. WD/2016/2159/F**

DEMOLITION OF EXISTING AGRICULTURAL PORTAL BARN AND SHEDS, WITH ERECTION OF 2 NO. DWELLINGS.

HOLE & ALCHORNE FARM, BELL LANE, NUTLEY, TN22 3PD

All applications were recommended for approval.

**2. Permissions refused by WDC – None.**

**3. Applications withdrawn:-**

**9.3.1 APPLICATION NO. WD/2016/2895/F**

DEMOLITION OF EXISTING GARAGE & ERECTION TWO STOREY REAR EXTENSION & SINGLE STOREY SIDE EXTENSION

64 PARKLANDS, MARESFIELD, TN22 2HU.

**10. Appeals - None.**

**11. Enforcement Notices (to note)** – None.

**12. Correspondence** – None.

**13. Development within and around the Ashdown Forest – Draft Policy for Council** – This item should remain on the Committee’s Agenda until the WDC Local Plan and related policies are finalised and the Parish Council’s Neighbourhood Development Plan has been completed.

**14. Date of next meeting** – **Monday** 13<sup>th</sup> February 2017.

There being no further business the meeting closed at 20:30