



Minutes of the meeting of
Mayfield and Five Ashes Parish Council
Planning Committee

Venue Old Manor House
Date Monday 30 October 2017
Time 09:30

P30OCT17
2017/18 Meeting 09
Adopted

Minutes

Chairman: Councillor Patricia Balfour

Attendance: Councillors present and voting:

Patricia Balfour, Julie Upton, Hubert Hills and Rosemary Neal.

Also present: There was one member of the public present and Janna Todd, Parish Clerk

1. Apologies

1.1. Apologies for absence were accepted from Cllr Monica Aitken.

2. Declaration of substitute members

2.1. There were no substitute members.

3. Declarations of interest on agenda items

3.1. Cllr Upton declared a personal interest in agenda item 6.4 as is acquainted with the applicant.

4. Minutes of the meeting 09 October 2017 (previously circulated)

4.1. There were no matters arising from the minutes.

5. Public questions and comments on planning issues

5.1. The member of the public present provided representations to the Committee on item 6.6 below.

6. Applications for consideration

6.1. WD/2017/2277/F

Meadow View, Tidebrook Road, Rushers Cross, Mayfield, TN20 6PX
Proposal for an in ground swimming pool and pool plant

PC COMMENT: SUPPORT We have safety concerns and would like the plans to include fencing around the pool for the protection of children and both domestic and wild animals.

6.2. WD/2017/2273/F

The Oak House, Tidebrook Road, Wadhurst, TN5 6PQ
Single storey side extension and open porch

PC COMMENT: SUPPORT

6.3. WD/2017/2359/F

Berkeley House, Berkeley Road, Mayfield, TN20 6EH
Proposed single storey side extension

PC COMMENT: SUPPORT the proposed extension.

6.4. WD/2017/2255/F

Turks Farm, Swife Lane, Broad Oak, Heathfield, TN21 8UX

Construction of a new hay storage barn for use with existing previously approved stables

PC COMMENT: OBJECT Whilst we support the concept of a hay barn we object to the loss of ecological habitat within the AONB and feel that it would be more appropriate to locate the new structure within the existing farmyard.

6.5. WD/2017/2166/F

Acorn Farm, Coggins Mill Lane, Mayfield, TN20 6UT

Proposed demolition of redundant agricultural buildings and erection of two five-bedroom houses

PC COMMENT: NO OBJECTIONS but have grave concerns with the access and highways safety of the entrance on a narrow road on a gradient with limited visibility that is used as a rat run between Mayfield and Wadhurst. We agree with the pre-application advice regarding the impact of the development on the new Conservation Area at Coggins Mill.

6.6. WD/2017/2066/F

Sunnybank Cottage, Fletching Street, Mayfield, TN20 6TH

Erection of timber garage

PC COMMENT: SUPPORT the proposal.

6.7. WD/2017/1021/F

Land Adjoining Maygarth, Vale Road, Mayfield, TN20 6BD

Demolition of existing building and replacement with new dwelling and detached garage.

Amended Plans received to show the reduction in height of 'wing'. Minor increase in floor area. External materials/garage as previously submitted. Temporary relocation of Eastern boundary fence during construction.

PC COMMENT: OBJECT on the grounds of over-development of the site as the development far exceeds the footprint of the building to be demolished (as specified in Wealden District Council's Development Management Briefing Note for Class Q permitted development rights for conversion/ rebuilding of farm buildings for residential use.

The installation of two metre high entrance gates would not be in-keeping with the character of the extremely narrow rural lane and there is insufficient parking provision for the existing property. We share the concerns raised regarding the potential drainage problems that could affect the adjoining land to the new property.

7. To note any applications determined by Wealden District Council

7.1. WD/2017/0927/F

Dovestone Cottage, Shirley Road, Mayfield, TN20 6BJ

First floor rear extension.

PC COMMENT: SUPPORT the extension.

WDC Decision: APPROVED

7.2. WD/2017/0733/F

1 Mill House, Fir Toll Road, Mayfield, TN20 6NB

Single-storey side extension.

PC COMMENT: SUPPORT

WDC Decision: APPROVED

7.3. WD/2017/1782/FR

3 Carpenters Cottages, Fletching Street, Mayfield, TN20 6TB

Retrospective application of amended external works of single storey addition to provide extended living area as approved under WD/2016/1745/F

PC COMMENT: OBJECT The trellis is not in-keeping with the street scene within the Conservation Area.

WDC Decision: APPROVED

7.4. WD/2017/1835/F

Millbank, Coggins Mill Lane, Mayfield, TN20 6UP

Partial rear extension to existing dwelling whilst raising the existing eaves levels. Demolition of existing garage and shed structure and erection of home studio. Amended plans reduce the dormer width and number of roof lights, change from zinc to clay tile roof, dark timber cladding to light timber cladding and reduction in amount of cladding.

PC COMMENT: OBJECT: The Planning Committee approve of the change of roofing material and the reduction and change of colour of the cladding. There are concerns however that as the existing garage is being replaced by a studio building, there will be

less parking available on site and the narrowness of the private road to the waterworks precludes any parking on the road.

WDC Decision: APPROVED

7.5. WD/2017/1843/F & WD/2017/1844/LB

Irving's Cottage, Fletching Street, Mayfield, TN20 6TJ

Replace door & windows with conservation style timber bi-fold door sets

PC COMMENT: OBJECT We support the proposal but feel the design of the glazing in the bi-folding doors should be more in-keeping with the existing architecture of this listed building.

WDC Decision: APPROVED

7.6. WD/2017/0943/F

The Level House, Station Road, Mayfield, TN20 6BW

Demolition of an existing house to be replaced with a new house and adjoining garage with new vehicular access. Amended Plans to show the revision to design of replacement dwelling and location of garage, plans dated 5th September 2017

PC COMMENT: STRONGLY OBJECT There are no marked improvements to the amended plans. The present dwelling is of architectural interest and should not be demolished. The proposed dwelling by virtue of design and appearance would adversely impact on the character and appearance of the wider AONB landscape.

Introducing a new driveway in Station Road will affect the street scene within the Conservation Area. There are also highway safety concerns for pedestrians and traffic on a busy stretch of road on a bend and adjacent to the doctor's surgery.

WDC Decision: REFUSED

7.7. WD/2017/1899/F

Steps House, Fletching Street, Mayfield, TN20 6TH

Proposed extension to rear dormer. Details received to show proposed dormer extension on south elevation clad with oak timber, reduction of glazing in dormer and increased window size on first floor window. Plans dated 19/09/17.

PC COMMENT: NO OBJECTIONS

WDC Decision: APPROVED

8. Procedure for telephone mast approval in Wealden (information previously circulated)

8.1. The Parish Council's draft proposal for changes to Wealden District Council's planning process for telephone mast approval to be referred to the Ward Member for consideration was reviewed.

9. Other matters for discussion

9.1. The following planning application that was received from Wealden District Council on 27 October 2017 was discussed due to its consultation date that expires before the date of the next planning committee meeting:

WD/2017/1635/F

Leeds Meade, Leeds Lane, Five Ashes, TN20 6JX

Demolition of brick-built shed within curtilage of listed building and replacement in same location with timber framed shed, utilising same concrete base. Amended design to outbuilding.

PC COMMENT: SUPPORT the improved design

9.2. Historic England is considering the Mayfield War Memorial for addition to the List of Buildings of Special Architectural or Historic Interest as part of their response to the centenary of the First World War. They have invited information on its architectural or historic interest before the decision is made on whether it should be included on the list by the Secretary of State.

The meeting closed at 10:58 hours

The next meeting of the Planning Committee will be:

Venue: Old Manor House

Date: Monday 20 November 2017

Time: 09:30 Hours

.....Chairman's Signature

.....Date