



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

Venue: Old Manor House, High Street, Mayfield, TN20 6AL  
Date: Monday 14 August 2023  
Time: 10:00

P14AUG23  
2023/24 Meeting 05  
Chairman  
Approved

## Minutes

**Chairman:** Councillor Howard Blakebrough

**Attendance: Councillors present and voting:**

Howard Blakebrough, Jo Eates, Joel Marlow and Sally Ann Tibbles

**Also present:** Jim Rait (lay member) and Janna Todd Parish Clerk

### 1. Apologies for absence

1.1. Apologies for absence were received from Cllr Amans.

### 2. Declaration of Substitute Members

2.1. There were no substitute members.

### 3. Declarations of interest on agenda items

3.1. There were no declarations of interests.

### 4. Minutes of the meeting of 17 July 2023 (previously circulated)

4.1. There has been no further information from WDC on International House, but the Chairman is in contact with Planning Enforcement.

4.2. The objection for the proposed development at Criss Cross was debated at length by the WDC Planning Committee North and was refused.

4.3. The consultation response to the Wealden Local Plan Sustainability Appraisal/ Strategic Environmental Assessment has been submitted.

### 5. Public questions and comments on planning issues

5.1. There were no public questions.

### 6. Applications for consideration (information previously circulated)

#### 6.1. WD/2023/1718/PO

Cowden Farm, Five Ashes, Mayfield, TN20 6HL

Discharge of Section 106 Agreement dated 20 May 2003 attached to planning permission WD/2002/0434/F (conversion of four farm buildings into B1/B8 units)

**PC COMMENT: NO OBJECTIONS**

#### 6.2. WD/2023/1719/PO

Cowden Farm, Five Ashes, Mayfield, TN20 6HL

Discharge of Section 52 Agreement dated 11 May 1988 attached to planning permission WD/1987/1714/F (erect three-bedroom detached house with integral garage as agricultural worker's private residence).

**PC COMMENT: NO OBJECTIONS**

#### 6.3. WD/2023/1727/F

Fairlawn Manor, East Street, Mayfield, TN20 6TY

Proposed replacement garage with ancillary accommodation over

**PC COMMENT: NO OBJECTIONS**

**6.4. WD/2023/1714/FA**

Aylwards, Station Road, Mayfield, TN20 6BW

Variation of Condition 3 of WD/2023/1004/F two-storey front extension with dormer window and installation of roof lights. Construction of dormer window to the rear and installation of two sets of French doors. Replacement metal roof to an existing glass conservatory roof) to enable the building to be extended 1m to the front.

**PC COMMENT: NO OBJECTIONS**

**6.5. WD/2023/1945/F**

Fair Oak Cottage, Witherenden Road, Mayfield, TN20 6RS

A new three loose box stable block together with an adjacent wash down area and concrete apron.

**PC COMMENT: NO OBJECTIONS**

**6.6. WD/2023/1961/F**

Warren House, The Warren, Mayfield, TN20 6UB

Single storey rear extension. Demolition of existing garages and erection of single, detached two-bay garage

**PC COMMENT: NO OBJECTIONS The Planning Committee is pleased that the applicant has taken into consideration the comments from the previous proposal.**

**6.7. WD/2023/1708/LB**

The Vicarage, High Street, Mayfield, TN20 6AB

Strip off roof covering. Repair and treatment of roof timbers to remove identified active death watch beetle and common furniture beetle. Re-roofing with existing/ retained roof tiles, any required replacements will be to match existing. Including for new treated timber battens and roofshield by proctor roof membrane. Repairs and replacement to lead flashing as required to match existing.

**PC COMMENT: NO OBJECTIONS to the necessary work. The Planning Committee is pleased that everything will match the existing design.**

**6.8. WD/2023/0536/F (Re-consultation)**

The Oast House, Hunts Barn, Piccadilly Lane, Mayfield, TN20 6RH

Three bay oak framed garage with accommodation above **Amended Description and Amended Plans**

**PC COMMENT: NO OBJECTIONS assuming the garage with accommodation will remain ancillary to the main dwelling. It is assumed due to the amended description that the proposed porch will not be included in the final design.**

**6.9. WD/2023/1920/F**

Aylwards, Station Road, Mayfield, TN20 6BW

Installation of ground mounted solar panel arrays with dual axis automatic tracking

**PC COMMENT: NO OBJECTIONS**

**7. Applications received post agenda issue**

7.1. There were no applications requiring discussion.

**8. To note any applications determined by Wealden District Council (WDC)**

**8.1. WD/2023/0713/F & WD/2023/0741/LB**

Gable End / Yew Tree Cottage, West Street, Mayfield, TN20 6DR

Internal and external works and replacement of conservatory structure

**PC COMMENT: NO OBJECTIONS**

**WDC Decision: APPROVED**

**8.2. WD/2023/1142/F**

Northover Farm, Meres Lane, Cross in Hand, TN21 0UA

Change of use of agricultural and equine hydrotherapy building to commercial workshops (Class E)

**PC COMMENT: NO OBJECTIONS however, more information on what the buildings will be used for would have been helpful.**

**WDC Decision: APPROVED**

### 8.3. WD/2023/1404/F

Criss Cross, Knowle Hill, Mayfield, TN20 6RB

Rear extension and extensive internal alterations, a new enclosed entrance porch to the front of the building.

**PC COMMENT:** NO OBJECTIONS to the proposal including the materials as the existing building is black in colour and is not visible from the road or neighbouring properties.

**WDC Decision:** APPROVED

### 8.4. WD/2023/1577/F

Isenhurst House, Isenhurst, Cross In Hand, Heathfield, TN21 0TQ

Demolition of single-storey rear conservatory and construction of two-storey extension, replacement of velux windows with dormers at roof level and increase in size of front bathroom window with associated internal alterations

**PC COMMENT:** NO OBJECTIONS to the proposal that enhances the appearance of the existing property.

**WDC Decision:** APPROVED

### 8.5. WD/2023/1412/FA

Crabtree Manor, Meres Lane, Five Ashes, TN20 6JS

Variation of condition 3 of WD/2018/2730/f (proposed construction of a swimming pool and associated pool plant room, proposed construction of a garden pond and associated pond plant room, new greenhouse and new gazebo and associated works, two new dormers on garage and one new dormer on single storey element of main dwellinghouse, and proposed orientation of the tennis court.) Simplify roof

**PC COMMENT:** NO OBJECTIONS to the minor changes to the previously approved proposal.

**WDC Decision:** APPROVED

### 8.6. WD/2022/3248/F (Re-consultation)

Criss Cross (formerly known as Ranmoor), Wellbrook, Mayfield, TN20 6EA

Demolition of existing residential property and the erection of six dwellings and associated works. Amended site boundary plan - land ownership of neighbouring property removed.

**PC COMMENT:** OBJECTION The Planning Committee objects for the following reasons:

- The site is within the AONB outside the Mayfield development boundary, defined within the adopted Wealden Local Plan 1998 and retained in the adopted Wealden Core Strategy Local Plan 2013
- The lack of affordable housing included in the plans.
- Despite the Highways Report, the Committee has concerns on pedestrian safety.
- Despite the aboriginal report, there will be an impact on nature conservation, biodiversity and ecology of the land that abuts ancient woodland and an ancient hedgerow. The trees that the Committee is aware have already been felled and any future trees removed should be replaced to retain the character of the area.

**WDC Decision:** REFUSED

### 8.7. WD/2023/1509/F

Corbets, The Grove, Mayfield, TN20 6AP

Ground floor front extension, annex and carport addition, facade alteration, internal reconfiguration and all associated works

**PC COMMENT:** NO OBJECTIONS

**WDC Decision:** APPROVED

### 8.8. WD/2023/1678/F

Piccadilly Cottage, East Street, Mayfield, TN20 6RJ

Extension to existing garage building to provide ancillary living accommodation

**PC COMMENT:** NO OBJECTIONS

**WDC Decision:** REFUSED

## 9. To note any applications withdrawn from Wealden District Council

9.1. There were no withdrawn applications.

**10. Items of information or next agenda items (information previously circulated)**

- 10.1.** It was noted that a planning appeal has been received by the Planning Inspectorate for application WD/2023/0530/FR - Strathbourne, Vale Road for erection of raised platform connected to garage approved under WD/2021/1963/FR. The Committee was requested to provide any additional comments to be forwarded to the Planning Inspectorate as the proposal was not objected to by the Parish Council.
- 10.2.** It was noted that an enforcement order has been issued for the formation of a vehicular access and track on land north-east of Brimseth House, Coggins Mill Lane
- 10.3.** There was a discussion on the use of land and replacement of wooden fencing with metal fencing without planning permission on land off the A267 at Butchers Cross that has been brought to the attention of Planning Enforcement.

**The meeting closed at 11:40 hours**

The next meeting of the Planning Committee will be:

**Venue:** Parish Council Office

**Date:** 04 September 2023

**Time:** 10:00

.....Chairman's Signature

.....Date