



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

Venue: Old Manor House, High Street, Mayfield, TN20 6AL
Date: Monday 27 November 2023
Time: 10:00

P27NOV23
2023/24 Meeting 10
Chairman
Approved

Minutes

Chairman: Councillor Howard Blakebrough

Attendance: Councillors present and voting:

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

Also present: Two members of the public, Jim Rait (lay member) and Janna Todd Parish Clerk

1. Apologies for absence

1.1. There were no apologies for absence.

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 interest.

4. Minutes of the meeting of 06 November 2023 (previously circulated)

4.1. There were no matters arising from the minutes.

5. Public questions and comments on planning issues

5.1. Members of the public provided representations and answered questions on agenda items 6.1 and 6.2.

6. Applications for consideration (information previously circulated)

6.1. WD/2023/2686/F

The Lee, 2 The Glade, Mayfield, TN20 6AT

Demolition of existing side extension, garage and conservatory, and erection of a single storey and two- storey side extension.

PC COMMENT: NO OBJECTIONS

6.2. WD/2023/2551/F

Tumbledown Farm, Tunbridge Wells Road, Argos Hill, Rotherfield, TN6 3QL

Replacement of existing dwelling and poultry farm with a new dwelling of exceptional quality and design, and landscape enhancements and associated works

PC COMMENT: NO OBJECTIONS Whilst the proposed property is substantial and in an isolated location in the AONB, its design will be of exceptional quality and the considerable work being done to the surrounding landscape will enhance its setting and be sensitive to the defining characteristics of the area. It should therefore pass the test of para 80 of the NPPF.

6.3. WD/2023/2312/F & WD/2023/2313/LB

The Vicarage, High Street, Mayfield, TN20 6AB

Replacement of two sets of metal framed, glazed sliding patio doors with two sets of white polyester powder- coated aluminium double-glazed sliding patio doors to suit the existing apertures. Replacement of one single-glazed, metal framed crittal window with one white polyester powder-coated aluminium double-glazed window to match existing configuration and opening, set within the existing aperture.

All of the above to the rear, garden-facing south elevation of the property

PC COMMENT: NO OBJECTIONS The Planning Committee is disappointed that the proposal is not to revert to the property's original materials for the replacement fenestration. However, the proposed materials in this application are preferable to the previous one providing the coating of the aluminum frames has a matt finish.

6.4. WD/2023/2663/F

2 Westfield Close, Five Ashes, TN20 6LA

Two storey rear addition

PC COMMENT: NO OBJECTIONS No site notice has been installed on site and therefore the Committee is not aware of any neighbour comments on the proposal.

6.5. WD/2023/2725/F

Lower Sharnden, Tidebrook Road, Rushers Cross, Mayfield, TN20 6PY

Replacement of existing damaged rooflight with a new three-pane fixed triple glazed rooflight and infill to remaining roof to main house

- New velux style opening rooflight for access to maintain fixed rooflight to main house
- New external structural timber columns to both the front and the rear of main house to support roof
- Solar panels to south facing roof of existing guest house
- Alterations to existing guest house, including new glazed entrance door, opening rooflights for ventilation in roof and fixed side window

New ASHP replacing existing oil boiler utilising existing enclosure

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/2023/2370/LB

Great Baiden, Piccadilly Lane, Mayfield, TN20 6RH

Remove existing windows and replace with matching timber casement

PC COMMENT: NO OBJECTIONS

WDC Decision: APPROVED

8.2. WD/2023/2451/F

6 Dunstons Croft, Mayfield, TN20 6UH

Single storey rear extension, alteration of first floor windows and front porch

PC COMMENT: NO OBJECTIONS

WDC Decision: APPROVED

8.3. WD/2023/2509/FA

Lark's Nest, Rotherfield Lane, Mayfield, TN20 6ET

Variation of WD/2017/1688/F Condition 10 (replacement dwelling with associated change of use of land to residential curtilage. New vehicular access) Amend design of dwelling.

PC COMMENT: NO OBJECTIONS

WDC Decision: APPROVED

9. To note any applications withdrawn from Wealden District Council

9.1. There were no withdrawn applications.

10. Planning Committee Constitution (information previously circulated)

10.1. The following updated documents were provided:

- Planning Processes & Procedures v 1.4
- Terms of Reference Planning Executive v1.6

10.2. The Committee's Terms of Reference will go for approval by full Council at its next meeting.

11. Items of information or next agenda items

11.1. The planning appeal for WD/2022/0123/F - North Down Christmas Tree Plantation, Five Ashes, for the proposed conversion of redundant barn to a single residential dwelling with

associated provision of residential curtilage, parking and landscaping has been dismissed by the Planning Inspectorate.

- 11.2.** The planning appeal for WD/2022/1259/F – Watermead, West Street for replacement of the existing bungalow and detached garage with a four-bedroom dwelling and garage has been allowed and permission granted by the Planning Inspectorate.
- 11.3.** The planning appeal for WD/2023/0530/FR - Strathbourne, Vale Road for the erection of raised platform connected to garage approved under WD/2021/1963/FR has been allowed and permission granted by the Planning Inspectorate.

The meeting closed at 11:30 hours

The next meeting of the Planning Committee will be:

Venue: Parish Council Office

Date: 18 December 2023

Time: 10:00

.....**Chairman's Signature**

.....**Date**

Actions from meeting P06NOV23			
10.3	Update Terms of Reference and Planning Processes & Procedures	JT	Closed
10.4	Add approved neighbour letter to Planning Processes & Procedures	JT	Closed