

Meeting of the
Mayfield and Five Ashes Parish Council
Planning Committee

Venue: Old Manor House

Date: Friday 19 February 2016

Time: 09:30



P19FEB16
2015/16 Meeting 15
Adopted

The Clerk's Office
Old Manor House
High Street
Mayfield
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Minutes

Acting Chairman Cllr Rosemary Neal

Councillors Present and voting:

Rosemary Neal

Hubert Hills

Julie Upton

Also in attendance:

Janna Todd, (Parish Clerk)

1. Appointment of Chairman for the meeting

1.1. Cllr Neal was elected as Chairman for the meeting by unanimous vote.

2. Apologies for absence

2.1. Apologies were accepted from Cllr Monica Aitken and Cllr Patricia Balfour.

3. Declaration of substitute members

3.1. There were no substitute members present.

4. Declarations of interest on agenda items

4.1. There were no declarations of interest.

5. Public questions and comments on planning issues

5.1. There were no members of the public present.

6. Minutes of the meeting 29 January 2016 (previously adopted)

6.1. There were no matters arising from the minutes.

7. Applications for consideration

7.1. WD/2015/2863/LB

Middle House Hotel, High Street, Mayfield, TN20 6AB

Amendment to approved extension under WD/2014/0902/LB in the form of realignment of glazing on rear elevation

Applicant: Mr Bryan Blundell

PC COMMENT: NO OBJECTIONS

7.2. WD/2015/2862/FA

Middle House Hotel, High Street, Mayfield, TN20 6AB

Minor material amendment to application WD/2014/0901/F (construction of rear extension to provide additional dining space, toilets and bar area).

Applicant: Mr Bryan Blundell

PC COMMENT: NO OBJECTIONS

7.3. WD/2016/0160/F

Rosemary Cottage, St Mary In The Fields, Mayfield, TN20 6BG

Proposed new access steps to rear garden.

Applicant: Mr & Mrs Ephgrave

PC COMMENT: SUPPORT the addition of new access steps

7.4. WD/2016/0141/F

Mayfield School, High Street, Mayfield, TN20 6PH

Removal of existing trompe l'oeil painted plywood facade and replacement with a new brick facade and 2 no. Additional windows.

Applicant: Mayfield School

PC COMMENT: SUPPORT the sensible alterations

7.5. WD/2016/0054/F

The Martletts, High Street, Mayfield, TN20 6AW

Demolishment of existing single storey rear extension. Construct new two storey rear extension.

Applicant: Mrs Setford

PC COMMENT: Advice was been received that this planning application has been withdrawn so it was not discussed

7.6. WD/2016/0191/F

Byways, Loxfield Close, Mayfield, TN20 6DX

Proposed extensions and alterations to dwelling as an alternative scheme to that approved under WD/2014/2073/F (change of materials)

Applicant: Mr & Mrs G Miller

PC COMMENT: SUPPORT the alterations to the original planning approval

7.7. WD/2016/0140/F

Paragon, Mayfield Road, Five Ashes, TN20 6HY

Single storey additions to existing car sales showroom and garage.

Applicant: Paragon Porsche GB Ltd

PC COMMENT: OBJECT to the appearance of the signage that will dominate the façade once the canopy has been removed. Smaller lettering would be more appropriate in an Area of Outstanding Natural Beauty

7.8. WD/2016/0248/F

62 Mayfield Grange, Little Trodgers Lane, Mayfield, TN20 6BF

To install a frameless glass privacy screen between existing fourth floor properties (nos. 62 & 63).

Applicant: Mr Philip Boakes

PC COMMENT: SUPPORT providing Wealden District Council is satisfied that the opaque glass does not diminish daylight for the neighbouring property.

8. Applications already determined by Wealden District Council

8.1. WD/2015/1025/F

Land on east side of Love Lane, Mayfield, TN20 6EN

Construction of 5 no. three-bedroom houses, 1 no. two-bedroom maisonette and 1 no. one-bedroom maisonette along with associated vehicle parking. Revisions to refuse/recycling provision and parking layout; associated revisions to application site area (edged red). Date Stamped 6 July 2015 Drawing Nos RF26/38A, RF26/03E, RF26/02H

Applicant: Flagstone Estates Ltd

PC COMMENT: OBJECT due to the following concerns:

- **Highway safety due to increased traffic in a narrow lane with no footpath**
- **The decision to not provide commercial properties on this land previously agreed under WD/2008/0582/MAJ and therefore the possible loss of the Section 106 agreement. The NPPF 28 states that planning policies should**

support economic growth in rural areas in order to create jobs and prosperity.

- Overdevelopment of the site
- The loss of trees and biodiversity on the site
- Impact on local social facilities

We concur with the consultation statement submitted by Wealden District Council's Head of Housing and Property Services.

WDC Decision: APPROVED

8.2. WD/2015/2639/F

Linden, Coggins Mill Lane, Mayfield, TN20 6UL

Rear two storey extension, replacement garage, rebuild side extension

Applicant: Mr Mark Ehrler

PC COMMENT: SUPPORT the sensible design.

WDC Decision: APPROVED

8.3. WD/2015/2628/F

Natwest Bank, High Street, Mayfield, TN20 6AB

Change of use of a2 vacant bank premises to a single c3 residential dwelling.

Conversion of interior to provide domestic accommodation and removal of bank shop front on the street facade and replacement with domestic facade with minor alterations to other facades.

Applicant: Mr Sean Colvin

PC COMMENT: STRONGLY OBJECT The information in the submitted Planning Statement is incorrect. The building is not derelict and the lower floor has been unoccupied only since 24 February 2015. The property was built as a commercial unit so it is inappropriate to change to residential. It has no provision for parking which will exacerbate parking congestion in Mayfield High Street. This is already a significant problem not only during the week but also at weekends.

Permitted Development Rights to allow retail to residential was mainly introduced for underused buildings at the edge of towns ensuring better use is made of commercial properties that are no longer economically viable. This does not apply to this retail unit that is in a prime location in Mayfield High Street. We believe that this property is economically viable and we have information that there were interested parties to retain the property as a community facility. We understand that the property was taken off the market within three months and that offers were rejected after an investment client bought a number of properties/leases from Natwest.

Permitted Development Rights are not applicable to premises such as this within the Conservation Area of Mayfield.

The planning application is not consistent with national planning policy to support a rural economy as specified in paragraph 28 of the National Planning Policy Framework 2012 and Wealden's Core Strategy Local Plan adopted February 2013.

In the Wealden Local Plan Issues, Options and Recommendations October 2015 consultation document, the settlement hierarchy defines Mayfield as a sustainable settlement which has 'good access with good local facilities.' We wish to retain this categorisation. The loss of another retail unit in Mayfield High Street would impact on the economic health of the village and there is a need to maintain an adequate provision of essential local services to support the additional 185 dwellings allocated to Mayfield. This will not be possible without the support of Wealden District Council to acknowledge the importance of commercial premises within the village.

WDC Decision: APPROVED

8.4. WD/2015/2713/F

Somerley, Berkeley Road, Mayfield, TN20 6EH
Single storey side and rear extension along with first floor addition with roof alterations
Applicant: Mr Peter Dabner

PC COMMENT: SUPPORT the extension and alterations.

WDC Decision: REFUSED

8.5. WD/2015/2720/F

The Old Forge, Skippers Hill, Five Ashes, TN20 6JN
Proposed single storey side extension
Applicant: Mr & Mrs J Hart

PC COMMENT: SUPPORT the side extension.

WDC Decision: APPROVED

8.6. WD/2015/2600/F

Kingsmarsh House, Five Ashes, TN20 6JE
Two storey side extension. Single storey rear extension with two velux windows (kitchen), decking and a three bay timber framed, timber clad garage
Applicant: Mr Sykes

PC COMMENT: SUPPORT the alterations.

WDC Decision: APPROVED

8.7. WD/2015/2783/F

Hollybush, West Street, Mayfield, TN20 6DR
Roof profile adjustment and addition of conservatory/veranda, entrance lobby and carport.

Applicant: Mr Michael Wilford

PC COMMENT: SUPPORT the sympathetic alterations. The Committee was made aware of the additional plans for insulation and weatherboarding.

WDC Decision: APPROVED

8.8. WD/2016/0067/F

Fair Meadow Farm, Fir Toll Road, Mayfield, TN20 6NA
Proposed dwelling to replace redundant barn
Applicant: Dr Brian Redman

PC COMMENT: SUPPORT the sensible design using appropriate construction materials for a new dwelling to replace an existing redundant barn.

WDC Decision: APPROVED

9. Other matters for discussion

9.1. There were no other matters discussed.

The meeting closed at 10:37 hours.

The next meeting for the Planning Committee will be held on:

Date: Friday 11 March 2016
Venue: Old Manor House, High Street, Mayfield
Time: 09:30 Hours

.....**Chairman's signature**

.....**Date**