



MARESFIELD PARISH COUNCIL

REPRESENTING THE VILLAGES OF MARESFIELD, NUTLEY AND FAIRWARP



Draft Minutes of the Maresfield Parish Council Planning Committee meeting held on Monday 13th July 2026 at 7:30pm in Fairwarp Village Hall

Present: Cllr P Taylor (Chair), Cllr M Craddock, Cllr Mrs S Cumming, Cllr T Lewin,
DCllr I Tysh and Ms R Barnes (Planning Clerk)

1. **Public session.** None
2. **Apologies for absence.** Cllr A Koeppen, Cllr Mrs L Stevens-Smith.
3. **Declarations of interest.** Cllr P Taylor declared a personal interest in agenda item 6.1 and confirmed he would not participate in a vote.
4. **Minutes of previous meeting held on 11th May 2026: -**
 - 4.1 **Adoption.** The minutes as circulated were Adopted.
 - 4.2 **Matters arising from these Minutes not elsewhere on the Agenda.** None.
5. **Amended Applications:-** None.
6. **New Applications:-**
 - 6.1 **Application No. WD/2026/1180/FA Application Type: Non-compliance with condition**
Expiry date for comments: 13th July 2026
Case Officer: Ms. H. Burton Tel: 01892 602402
Location: LAND AT LOWER NUTLEY DENE, NETHER LANE, NUTLEY, TN22 3LB
Description: VARIATION OF CONDITION 2 OF WD/2023/2506/F (PRIVATE STABLES, STORE AND SAND SCHOOL) TO ENABLE APPROVED PLANS TO BE REPLACED WITH AMENDED PLANS SHOWING CHANGE TO FINISHED GROUND LEVELS, RELOCATION OF STABLES AND HARDSTANDING, SMALLER SAND SCHOOL, CHANGE TO INTERNAL LAYOUT OF STABLES AND CHANGES TO ELEVATION FINISHES ON STABLES AND HAY BARN.
Applicant: Mr. A. Koeppen Agent: Draw Plans Arc
Link to documents: <https://planning.wealden.gov.uk/Planning/Display/WD/2026/1180/FA>

Councillors **AGREED** to recommend **APPROVAL** but queried why this application was necessary given the very minor changes to the original consent.
 - 6.2 **Application No. WD/2026/0126/MAJ Application Type: Major**
Expiry date for comments: 7th August 2026
Location: LAND AT DAIRY HOUSE, THE DRIVE, MARESFIELD, TN22 2HD
Description: PHASED DEVELOPMENT FOR THE ERECTION OF 4 NO. SELF-BUILD DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.
Applicant: Mr & Mrs. I. Simmonds Agent: Parker Dann
Link to documents: <https://planning.wealden.gov.uk/Planning/Display/WD/2026/0126/MAJ>

Councillors **AGREED** to recommend **REFUSAL** on the following grounds:

- 'Self-build' is defined in Planning Policy Guidance 016 paragraph 57-016-20210208 as homes where the 'initial owner has primary input into the final design and layout'. This is clearly not the case with this application. It is a full application with all details submitted for determination, not an outline application with matters reserved. This includes the design and layout of each of the 4 no. dwellings. The premise of the proposal as delivering 4 no. self-build dwellings directly conflicts with the definition in PPG 016.

- Increasingly, applications are coming forward for self-build with a view to avoiding CIL. Related to the above ground, the Parish Council considers that these dwellings cannot be categorised as self-build and must therefore attract CIL.

- The traffic movements are seriously under-estimated and based on flawed desk-calculations. The Parish Council considers that the traffic movements arising from this scheme would, in fact, be far higher.

6.3 Application No. WD/2026/1214/F Application Type: Full

Expiry date for comments: 17th July 2026

Location: HUNTERS WOOD, NURSERY LANE, FAIRWARP, TN22 3BD

Description: DEMOLITION OF EXISTING OUTBUILDINGS AND CONSTRUCTION OF NEW DETACHED OUTBUILDING.

Applicant: Mr & Mrs. Hlisikowski Agent: Julian Bluck Designs Limited

Link to documents: <https://planning.wealden.gov.uk/Planning/Display/WD/2026/1214/F>

Councillors **AGREED** to recommend **REFUSAL** on the grounds that the proposed replacement building would constitute over-development on this part of the site, by virtue of its scale and location. While it was felt the drawings were difficult to interpret, it is clear that the square footage given relates only to the footprint of the new building and not its GFA. The building would be a substantial two-storey building, well forward in the site and in close proximity to the lane.

7. Applications for Certificates of Lawful Development:-

7.1 Application No. WD/2026/1249/LDE Application Type: Lawful Development Existing

Expiry date for comments: 17th July 2026

Case Officer: Mr. T. Chicken Tel: 01892 602402

Location: BEAK HOUSE, CACKLE STREET, MARESFIELD, TN22 3DU

Description: PLANNING PERMISSION WD/1989/4094/F WAS GRANTED ON 19 FEBRUARY 1989 FOR ALTERATIONS TO THE ROOF TO PROVIDE THREE BEDROOMS AND A BATHROOM WITHIN THE ROOF SPACE. FOLLOWING THE GRANT OF PERMISSION, BUILDING WORKS COMMENCED SHORTLY THEREAFTER AND THE DEVELOPMENT WAS IMPLEMENTED. ALTHOUGH THE APPROVED SCHEME WAS NOT COMPLETED IN ITS ENTIRETY, THE WORKS THAT WERE CARRIED OUT WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN APPROVED UNDER PLANNING PERMISSION WD/1989/4094/F. THE DEVELOPMENT THEREFORE COMPRISES WORKS THAT WERE LAWFULLY COMMENCED PURSUANT TO THE PLANNING PERMISSION, WITH THE ELEMENTS THAT WERE BUILT BEING UNDERTAKEN IN ACCORDANCE WITH THE APPROVED SCHEME.

Applicant: Mr. A. Watt Agent: Mr. A. Watt

Link to documents: <https://planning.wealden.gov.uk/Planning/Display/WD/2026/1249/LDE>

Councillors **AGREED** to recommend **APPROVAL**, while querying why this LDE application has come forward given the minor nature of the works.

8. Applications determined by WDC

8.1 Applications APPROVED by WDC:

Application No. WD/2025/2715/PO

MODIFICATION OF s106 AGREEMENT DATED 30 April 2024 (AS AMENDED ON 27th JUNE 2025) ATTACHED TO WD/2022/3098/MAJ (ERECTION OF 21 NO. DWELLINGS AND ASSOCIATED INFRASTRUCTURE) TO ENABLE AN AMENDMENT TO THE FIRST HOME PRICE CAP.

LAND AT STRAIGHT HALF MILE, MARESFIELD, TN22 2HH

Application No. WD/2026/0298/F

REMOVAL OF EXISTING GARAGE AND REPLACEMENT WITH OAK FRAME GARAGE WITH SOLAR PANELS.

WOODSTOCK, HORNEY COMMON ROAD, MARESFIELD, UCKFIELD TN22 3EA

Application No. WD/2026/0838/OH

INSTALLATION OF NEW POLE WITHIN IN EXISTING OVERHEAD LINE
HERONS GHYLL, UCKFIELD, TN22 4DB

Application No. WD/2026/0619/F

EXISTING GARAGE TO BE DEMOLISHED, PART TWO STOREY AND PART SINGLE
STOREY AND ROOF EXTENSIONS TO MAIN HOUSE
HEATHERBANK, 5 ASHDOWN VIEW, NUTLEY, TN22 3HX

Application No. WD/2025/2271/FR

PART RETROSPECTIVE APPLICATION FOR RETENTION OF EXISTING OUTBUILDING
WITH PROPOSED SIDE EXTENSION.

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

Application No. WD/2026/0453/FR

PROPOSED 11 NO. REPLACEMENT WINDOWS AND 2 NO. DOORS. RETROSPECTIVE
REPLACEMENT AND RELOCATION OF OIL TANK.

14 ILLMEAD, NUTLEY, TN22 3PB

Application No. WD/2025/2896/FA

VARIATION OF CONDITION 2 OF WD/2024/1915/F (*PHASED DEVELOPMENT FOR THE
ERECTION OF SIX RESIDENTIAL DWELLINGS (FOUR OF WHICH WILL BE SELF-BUILD)
WITH ASSOCIATED SHARED LANE AND PRIVATE DRIVEWAYS.*) TO ALLOW FOR PLOT
6 TO BE RELOCATED ON THE SITE IN ORDER TO ALLOW FOR VARIATION OF SITE
AREAS, MINOR REDUCTION IN CHIMNEY HEIGHT TO PLOT 2, REMOVAL OF
CHIMNEYS TO PLOTS 3-6, AND FENESTRATION ALTERATIONS TO ALL PLOTS.
FLITTERBANK FARM, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3E

All noted.

8.2 Applications REFUSED by WDC:-

Application No. WD/2026/0534/F

CHANGE OF USE OF EXISTING RESIDENTIAL GRANNY ANNEX INTO SINGLE
INDEPENDENT DWELLING.

OLD FORGE FARM, ANNEXE, OLD FORGE LANE, HORNEY COMMON. MARESFIELD.

Noted.

8.3 Applications WITHDRAWN or NOT ISSUED:- None.

9. Appeals:- None.

10. Enforcement Notices (to note):- None.

11. Any other business:-

12. Date of next meeting – Monday 3rd August 2026

There being no other business, the meeting closed at 8.01pm