

GUESTLING PARISH COUNCIL

**MINUTES OF GUESTLING PARISH COUNCIL MEETING HELD MONDAY 1 AUGUST 2022 7PM AT
THREE OAKS VILLAGE HALL**

CHAIR: Cllr MARION ROBERTS

GUESTLING PARISH COUNCILLORS PRESENT:

Cllr ANDREW ELDRIDGE Cllr GRAHAM FURNESS Cllr MARION MUNRO Cllr PETE MUNRO

Cllr PETER KNATCHBULL-HUGESSEN

LOCAL/DISTRICT C'LLORS: Cllr JONATHAN VINE-HALL Cllr ANDREW MIER

PARISH CLERK: BRYONY YOUNG

ITEM	NOTES	ACTION
1	APOLOGIES OF ABSENCE: Cllr MARTIN GRIFFITHS Cllr LAURIE BROWN Cllr CARL MAYNARD	
2	DECLARATIONS OF INTEREST: None	
3	<p>PLANNING APPLICATIONS:</p> <ul style="list-style-type: none"> <p>• RR/2022/1770/P LAND OFF EIGHT ACRE LANE GUESTLING THREE OAKS TN35 4NL Revised scheme for the erection of an agricultural store building RECOMMEND REFUSAL. THE PARISH COUNCIL ACKNOWLEDGE THE SIZE OF THE PROPOSED BARN IS NOW SMALLER THE PROPOSED DEVELOPMENT STILL FAILS TO ADEQUATELY DEMONSTRATE THAT THERE IS A NEED FOR THE PROPOSED BARN IN THIS LOCATION FOR THE PURPOSES OF SUPPORTING AN AGRICULTURAL ENTERPRISE. AS THE SITE DOES NOT CONTAIN A WORKING FARM HOLDING, IT IS NOT CLEAR WHY THE SITE IS A VIABLE OR JUSTIFIED LOCATION FOR THE PROPOSED DEVELOPMENT AND THEREFORE WOULD BE CONTRARY TO OSS3, OSS4, RA2 AND RA3 OF THE ROTHER DISTRICT LOCAL PLAN CORE STRATEGY. THE PROPOSED DEVELOPMENT WOULD APPEAR AS INCONGRUOUS IN UNDEVELOPED COUNTRYSIDE RESULTING IN AN URBANISING EFFECT DETRIMENTAL TO THE RURAL CHARACTER OF THE SITE</p> <p>• RR/2022/1596/P WAIDOE MAXFIELD LANE THREE OAKS GUESTLING TN35 4NJ Variations of Condition 9 as imposed on RR/2016/573/P to change the restriction on stays from 56 days to 50 weeks per year RECOMMEND REFUSAL. THE PARISH COUNCIL APPROVED THIS FOR A HOLIDAY LET. TO VARY CONDITION 9 TO 50 WEEKS IN A YEAR WOULD BE TOO MUCH LIKE CREATING A NEW DWELLING IN THE COUNTRYSIDE. THIS WOULD BE IN BREACH OF POLICY EC6(VI) OF THE ROTHER LOCAL CORE STRATEGY TO ENSURE THE HOLIDAY LET IS OCCUPIED FOR HOLIDAY PURPOSES ONLY AND NOT AS A NEW DWELLING IN THE COUNTRYSIDE WHICH WOULD BE CONTRARY TO PARAGRAPH 55 OF THE NPPF AND POLICIES OSS2 AND RA3(III) OF THE ROTHER LOCAL PLAN CORE STRATEGY</p> <p>• RR/2022/148/P DOWN FARM ROCK LANE THREE OAKS GUESTLING TN35 4NY Rebuilding of front wall of cart shed on structurally sound footings with rear/side extension to create lounge/diner and 3rd bedroom RECOMMEND REFUSAL. WHILST THE PARISH COUNCIL SUPPORTED THE PREVIOUS APPLICATION WE DO NOT SUPPORT THIS ONE TO ALTER THE UNIQUENESS OF THE BUILDING. POLICY RA4 OF THE CORE STRATEGY RELATES TO TRADITIONAL HISTORIC FARM BUILDINGS. SUPPORTING PARAGRAPH 12.74 (WHICH RELATES TO POLICY RA4) IN THE CORE STRATEGY STATES: IT IS IMPORTANT THAT IN ANY CONVERSION OR RE-USE PROPOSAL, THE DISTINCTIVE CHARACTER OF TRADITIONAL AGRICULTURAL BUILDINGS; THEIR FARMSTEAD AND WIDER LANDSCAPE SETTING, EXTERNAL APPEARANCE, INTERNAL CHARACTER AND FEATURES, BE RETAINED. DOMESTICATION OF THE BUILDING OR ITS SETTING BY MEANS OF INAPPROPRIATE ALTERATIONS, NEW DEVELOPMENT, ACCESS ARRANGEMENTS OR BOUNDARY TREATMENTS SHOULD BE AVOIDED. BARN CONVERSIONS AND SUBSEQUENT ALTERATIONS ARE CONSIDERED SENSITIVELY, AND SHOULD REFLECT THE ORIGINAL FORM OF THE BUILDING, WITH LITTLE BY WAY OF ALTERATION. DUE TO ITS AGE, THE BUILDING IS A TRADITIONAL HISTORIC FARM BUILDING</p> <p>• RR/2022/1728/P THE GREEN FRIARS HILL GUESTLING TN35 4EP Convert garage into a studio (covered with timber cladding); Create rear veranda and steps from studio; Create side platform steps from kitchen; New boiler housing and internal alterations THE PARISH COUNCIL WOULD LIKE A LITTLE MORE INFORMATION. WHAT IS THE STUDIO TO BE USED FOR? MUSIC? ART? CRAFTING? IS IT FOR PRIVATE USE ONLY? WITH THE LOSS OF THE GARAGE IS THERE STILL ADEQUATE PARKING FOR A RELATIVELY LARGE HOUSE?</p> 	

	<ul style="list-style-type: none"> • RR/2022/1800/P WARREN HOUSE THE THORNE GUESTLING TN35 4LU Demolish existing side (north-east) extension & replace with two-storey side extension with adjoining single-storey element, enlarged porch to front elevation, updated external finishes to the existing property (walls, roof & door/windows) & new parking area to the front of the property RECOMMEND APPROVAL 	
4	<p>NALC SHORT TERM HOLIDAY LETS POLICY CONSULTATION BRIEFING – Discussion regards representation from Guestling Parish Council to NALC (National Association of Local Councils) and DCMS (Digital Cultural Media and Sport – Government Body) Parish Council discussed and a decision was made to not respond as the questions were too wide a scope to give any appropriate Parish response. Clerk to respond to this effect</p>	BY
5	<p>A.O.B : NONE</p> <p style="text-align: center;">MEETING CLOSED 7.55PM</p>	
	<p>BRYONY YOUNG – PARISH CLERK Tel : 07563 805152 <u>guestling.clerk@gmail.com</u></p>	