

GUESTLING PARISH COUNCIL

MINUTES OF GUESTLING PARISH COUNCIL ONLINE PLANNING MEETING HELD MONDAY 1 NOVEMBER 2021 7PM VIA ZOOM ONLINE

CHAIR: Cllr MARION ROBERTS

GUESTLING PARISH COUNCILLORS PRESENT:

Cllr ANDREW ELDRIDGE

Cllr MARION MUNRO Cllr PETE MUNRO

PARISH CLERK: BRYONY YOUNG

1 MEMBER PUBLIC

ITEM	NOTES	ACTION
1	APOLOGIES OF ABSENCE: Cllr PETER KNATCHBULL-HUGESSEN Cllr GRAHAM FURNESS Cllr JONATHAN VINE-HALL Cllr ANDREW MIER	
2	DECLARATIONS OF INTEREST: None	
3	PLANNING APPLICATIONS: RR/2021/2348/P WILD MEADOWS CHAPEL LANE GUESTLING GREEN TN35 4HP Demolition of existing stables and sand area and erection for four new dwellinghouses (Use class C3) RECOMMEND REFUSAL. THIS PIECE OF LAND IS OUTSIDE THE DEVELOPMENT BOUNDARY AND IS SET WITHIN A COUNTRYSIDE LOCATION WHERE NATIONAL AND LOCAL PLANNING POLICIES SEEK TO STRICTLY CONTROL RESIDENTIAL DEVELOPMENT AND ONLY ALLOW NEW DWELLINGS IN LIMITED CIRCUMSTANCES. IT HAS NOT BEEN DEMONSTRATED THAT THE PROPOSAL IS FOR ONE OF THE LIMITED CIRCUMSTANCES IN WHICH NEW DWELLINGS ARE ALLOWED IN THE COUNTRYSIDE. VISIBILITY FROM BOTH ACCESSES IS POOR. THE SUGGESTED TRAFFIC VOLUMES SEEM LOW AS ALMOST EVERY JOURNEY WILL BE MADE BY CAR. IT IS FELT THIS IS OVERDEVELOPMENT ADDING TO THE HAZARDS OF A BUSY NARROW LANE NEAR A JUNCTION RR/2021/1765/P SUNNYSIDE – GARAGE AND LAND OPPOSITE EIGHT ACRE LANE THREE OAKS TN35 4NL Change of use of land to allow proposed parking space associated with dwellinghouse RECOMMEND REFUSAL. THE ORIGINAL APPLICATION RR/2017/1133/P WAS FOR A "CREATIVE STUDIO RETREAT". IT HAS SINCE BEEN USED AS HOLIDAY ACCOMODATION THEREFORE, POTENTIALLY, INTENSIFICATION OF PARKING ISSUES AT THE SITE. CONCERN WAS RAISED OVER VEHICULAR USAGE. A MINI TRAVEL PLAN WAS PRODUCED STATING SUPPORT FOR PUBLIC TRANSPORT WITH THE STUDIO BEING USED BY TWO CREATIVE PRACTITIONERS OR TWO INDIVIDUALS AT A TIME THE PLAN ALSO STATES THAT, WHEN NOT ARRIVING BY TRAIN, USERS WILL BE REQUIRED TO SHARE ONE CAR. TERMS OF USE ALSO STIPULATE ONE CAR PER BOOKING. THESE ARE CLEARLY NOT BEING ADHERED TO. THE DRAWINGS ARE INADEQUATE AS THE VISIBILITY IS VERY POOR AND THE SITE WOULD NEED FULL SPLAYS. THE FRONT OF THE SITE WOULD NEED KERBING AND, PROBABLY, 1M CONCRETE AREA WITHIN THE HIGHWAY BOUNDARY. IT WOULD ADD TO URBANISATION OF THE LANE. THE MAXIMUM CHARGER THAT WOULD BE ABLE TO BE PROVIDED IS A 6KW AND COULD BE AS LOW AS 2KW. THIS WOULD NEED TO BE PLUGGED IN TO A CAR FOR A SIGNIFICANT AMOUNT OF HOURS TO ACHIEVE FULL CHARGE. THE USAGE FOR OTHER PEOPLE IS LAUDABLE BUT THOUGHT TO BE COMPLETELY IMPRACTICAL AS IT COULD LEAD TO MORE VEHICULAR PARKING PROBLEMS IN WHAT IS A NARROW RURAL LANE AND THE PARISH COUNCIL IS STRONGLY AGAINST THIS RR/2021/1655/P BRIDGE YARD EIGHT ACRE LANE THREE OAKS TN35 4NL Proposed machine storage barn to be used in association with existing business RECOMMEND APPROVAL. WE WOULD NOT LIKE TO SEE ANY INCREASE IN HGV TRAFFIC IN CONNECTION WITH THIS. THE LANES SURROUNDING THIS BUSY YARD ARE IN A VERY POOR CONDITION AND UNSUITABLE FOR ANY INCREASE IN COMMERCIAL TRAFFIC ADDITIONAL INFORMATION / AMENDED PLANS AND/OR DESCRIPTION - RR/2021/1724/P COPSHALL FARM WINCHELSEA ROAD GUESTLING TN35 4LT Conversion of barn to hotel with associated vehicular access, parking provision and landscaping	

	RECOMMEND APPROVAL OF THE AMENDMENTS. WITH THE CONVERSION OF 2 BARNs ON THE SAME SITE WE WOULD LIKE TO SEE NATIONAL HIGHWAYS CONSULTED AS THIS WILL GENERATE MORE TURNING MOVEMENTS AT A VERY BUSY JUNCTION WITH THE A259 WHICH IS ALREADY AN ACCIDENT BLACK SPOT. ACCESS TO PUBLIC TRANSPORT IS VERY POOR FROM THIS SITE	
4	A.O.B : None MEETING CLOSED 7.40PM	
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