

# GUESTLING PARISH COUNCIL

## MINUTES OF GUESTLING PARISH COUNCIL ONLINE PLANNING MEETING HELD MONDAY 1 FEBRUARY 2021 6PM VIA ZOOM ONLINE

**CHAIR:** Cllr MARION ROBERTS

### GUESTLING PARISH COUNCILLORS PRESENT:

Cllr GRAHAM FURNESS Cllr ANDREW ELDRIDGE Cllr MARION MUNRO  
Cllr PETER KNATCHBULL-HUGESSEN Cllr PETE MUNRO Cllr LAURIE BROWN

**PARISH CLERK:** BRYONY YOUNG

ITEM	NOTES	ACTION
1	<b>APOLOGIES OF ABSENCE:</b> None	
2	<b>DECLARATIONS OF INTEREST:</b> None	
3	<p><b>PLANNING APPLICATIONS:</b></p> <p><b>RR/2020/2521/PN3 COPSHALL FARM, WINCHELSEA ROAD GUESTLING GREEN TN3</b> Notification for Prior Approval for the change of use of redundant agricultural barn to hotel (Use Class C1) <b>THE DRAWINGS DO NOT SHOW ADEQUATE PARKING CAN BE ACCOMMODATED FOR BOTH BARNs TO BE CONVERTED FOR COMMERCIAL USE. THE A259 IS 40MPH AT THE JUNCTION WITH BUTCHERS LANE. BUTCHERS LANE IS SUBJECT TO NATIONAL SPEED LIMIT. THIS IS ALREADY A DANGEROUS JUNCTION AND ACCIDENT BLACKSPOT. IF ANY DEVELOPMENT IS APPROVED ON THIS SITE WE WOULD LIKE TO SEE THE 40 MPH RESTRICTION EXTENDED TO MEET WITH THE 30MPH RESTRICTION AT THE ENTRANCE TO THREE OAKS. IN LINE WITH THE SUSTAINABLE TRANSPORT POLICY THERE IS A BUS STOP AT THE A259 BUT NO FOOTPATH TO THE PROPOSED DEVELOPMENT. WE WOULD LIKE TO SEE A DETAILED LAND CONTAMINATION REPORT GIVEN THIS WAS ,AT ONE TIME, AGRICULTURAL. CONCERN WAS EXPRESSED FOR POSSIBLE FUTURE NOISE LEVELS AND LIGHT POLLUTION FROM EVENTS THAT COULD BE HELD IN WHAT IS A RELATIVELY QUIET AREA WITH RESIDENTIAL PROPERTIES VERY CLOSE TO THIS SITE. WE WOULD ALSO EXPECT TO SEE DETAILED DRAWINGS FOR THE PROPOSED DRAINAGE/FOUL WASTE AS THERE IS NO MAINS DRAINAGE ON THIS SITE. THERE ARE 2 BARNs ON THIS SITE WITH A HISTORY OF APPLICATIONS FOR CHANGE OF USE. THE REDEVELOPMENT OF BOTH WOULD HAVE A HUGE IMPACT ON TRAFFIC IN A NARROW RURAL LANE, LIGHT AND NOISE POLLUTION IN A.O.N.B.</b></p> <p><b>RR/2020/2455/L OLD COGHURST FARMHOUSE ROCK LANE GUESTLING TN35 4NX</b> Alterations and adaptations to external doors and openings. Work to verges. Adapted arrangement to cellar steps. Internal reinstatement of door opening A <b>RECOMMEND APPROVAL</b></p> <p><b>RR/2020/2353/P KNOLEHURST WINCHELSEA ROAD GUESTLING GREEN TN35 4LW</b> Alterations and extensions to existing dwelling with new access <b>RECOMMEND APPROVAL SUBJECT TO HIGHWAYS</b></p> <p><b>RR/2020/2136/P THE BUNGALOW CHAPEL LANE GUESTLING GREEN TN35 4HP</b> Proposed demolition of existing dwelling and construction of new 4 bedroom dwelling and associated alterations to parking area <b>RECOMMEND APPROVAL OF THE DWELLING. WE WOULD LIKE TO SEE A LARGER AREA GIVEN OVER TO PARKING. THE PROPOSED DOES NOT ALLOW VEHICLES ROOM TO ENTER AND LEAVE IN FORWARD GEAR. GIVEN THE LIKELIHOOD A LARGER DWELLING GIVES THE POTENTIAL FOR EXTRA VEHICLES THERE IS NO PROVISION FOR VISITOR PARKING. CHAPEL LANE IS VERY NARROW SO ON STREET PARKING AT THIS POINT IS NOT ADVISABLE ESPECIALLY GIVEN THE LARGE VEHICLE MOVEMENT IN CONNECTION WITH THE MAINTENANCE YARD IN THE LANE</b></p> <p><b>RR/2020/2518/P ROCK LANE – LAND AT, GUESTLING TN35 4FA</b> Discharge of a schedule 3, part 2 of Section 106A Planning Obligation relating to RR/2015/1514/P <b>RECOMMEND APPROVAL PROVIDING THE SPECIFICATION FOR FUTURE MAINTENANCE IS TO AN ACCEPTABLE LEVEL FOR THE EDGE OF A.O.N.B.</b></p>	
4	<p><b>A.O.B :</b> None</p> <p style="text-align: center;"><b>MEETING CLOSED 6.24PM</b></p>	
	<p><b>BRYONY YOUNG – PARISH CLERK Tel : 07563 805152</b> <a href="mailto:guestling.clerk@gmail.com">guestling.clerk@gmail.com</a></p>	