

GUESTLING PARISH COUNCIL

MINUTES OF GUESTLING PARISH COUNCIL PLANNING MEETING MONDAY 20 FEBRUARY 2023 7PM

CHAIR: Cllr MARION ROBERTS

GUESTLING PARISH COUNCILLORS PRESENT:

Cllr GRAHAM FURNESS Cllr PETE MUNRO Cllr M MUNRO Cllr M GRIFFITHS

Cllr P KNATCHBULL-HUGESSEN

CLERK: B YOUNG

ITEM	NOTES	ACTION
1	APOLOGIES OF ABSENCE: Cllr A MIER Cllr J VINE-HALL Cllr C MAYNARD	
2	DECLARATIONS OF INTEREST: None	
3	<p>PLANNING APPLICATIONS:</p> <p>RR/2023/286/O – 4 WATERMILL BLANE COTTAGES WATERMILL LANE GUESTLING TN35 4HZ Lawful development Certificate for a proposed front porch RECOMMEND APPROVAL (RDC website has not allowed posting)</p> <p>RR/2023/226/P BUMPKINSHAW YARD ROCK LANE GUESTLING TN35 4NY Erection of two detached dwellings and associated works THE PARISH COUNCIL FEEL THERE IS INSUFFICIENT INFORMATION TO MAKE A RECOMMENDATION. THERE IS NO DETAIL OF HOW ACCESS TO THE SEWAGE PLANTS WILL BE GRANTED FOR MAINTAINING AND CLEANING. THERE IS NO DETAIL OF WHERE DRAINAGE RUN OFF WILL BE DIRECTED. THERE IS NO INDICATION OF HOW THE HEIGHT OF THE PROPERTIES WILL RELATE TO THE EXISTING WHICH ARE LARGELY BUNGALOWS IN THIS PART OF THE RURAL LANE. WE WOULD LIKE TO SEE DRAWINGS SHOWING THE RELEVANT ROOF LINES WITH COMPARISONS WITH NEIGHBOURING PROPERTIES. WHILST WELCOMING THIS APPLICATION ON A BROWNFIELD SITE, THE PARISH COUNCIL FEEL THE DESIGN OF THE PROPERTIES IS MORE AKIN TO URBAN TOWN HOUSES AND WOULD PREFER TO SEE 1 DWELLING ON THIS SITE. 2 WOULD APPEAR TO BE VERY CRAMPED</p> <p>RR/2023/187/P BENCHWOOD MAIN ROAD ICKLESHAM TN36 4AR Outline application with all matters reserved for the erection of a single storey dwelling RECOMMEND REFUSAL. THIS IS LOCATED IN THE HIGH WEALD AONB OUTSIDE OF THE DEVELOPMENT BOUNDARY AS DEFINED IN ROTHER DISTRICT LOCAL PLAN AND THE NATIONAL PLANNING POLICY FRAMEWORK CONTAIN STRONG ASSUMPTIONS AGAINST THE CREATION OF A NEW DWELLING. THE PROPOSAL FULFILS NONE OF THE EXCEPTIONAL CRITERIA FOR A NEW RESIDENTIAL DEVELOPMENT</p> <p>RR/2023/135/P AMBERHEATH BUTCHERS LANE THREE OAKS TN35 4NG Proposed demolition of garage building and erection of annex to be used as ancillary accommodation for family/friends; replacement entrance gates (alternative to lapsed planning permission (RR/2014/1740/P) RECOMMEND REFUSAL. WITH THE APPROVAL OF RR/2021/1974/P THE PARISH COUNCIL FEEL THIS IS OVERDEVELOPMENT OF, WHAT, WAS A SINGLE DWELLING CURTILAGE. THE LOSS OF A GARAGE BUILDING WILL LEAVE LESS PARKING AND THERE IS ALREADY PROBLEM OVERFLOW PARKING IN THE LANE IN FRONT OF A ONE WAY PRIORITY JUNCTION. THERE IS NO DETAIL FOR FOUL SEWAGE. THE PROPOSED GATE IS TOTALLY OUT OF KEEPING IN A HEDGE LINED SEMI RURAL AREA GIVING AN UNWELCOME URBAN FEEL IN AN A.O.N.B STREET SCENE</p> <p>RR/2023/72/P WEST VIEW ROCK LANE THREE OAKS TN35 4NY Demolition of conservatory, side kitchen extension, attached garage and outbuilding. Erection of extension to side and rear with alterations to roof including front and rear dormers and the erection of a detached garage with office at first floor RECOMMEND APPROVAL</p>	
4	OVERVIEW OF PLANNING DECISIONS SINCE LAST MEETING : Planning decisions in Parish since last meeting read out by Planning Chair, all info available on : www.rother.gov.uk/planning-and-building-control	
5	AOB: None	
MEETING CLOSED 7.35PM		

