

GUESTLING PARISH COUNCIL

MINUTES OF GUESTLING PARISH COUNCIL PLANNING AND ACCOUNTS SIGNOFF MEETING HELD TUESDAY 21 JUNE 2022 7PM AT GUESTLING VILLAGE HALL

CHAIR: Cllr MARION ROBERTS

GUESTLING PARISH COUNCILLORS PRESENT:

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

Cllr LAURIE BROWN Cllr MARTIN GRIFFITHS

PARISH CLERK: BRYONY YOUNG

ITEM	NOTES	ACTION
1	APOLOGIES OF ABSENCE: Cllr PETER KNATCHBULL-HUGESSEN Cllr JONATHAN VINE-HALL Cllr ANDREW MIER	
2	DECLARATIONS OF INTEREST: None	
3	ACCOUNTS 2021/2022:	
3.1.1	Guestling Parish Council declared itself exempt AGAR 20210/2022 and signed a Certificate of Exemption from a limited assurance review under section 9 of the Local Audit (Smaller Authorities) Regulations 2015 – AGREED AND SIGNED	
3.1.2	Guestling Parish Council signed an Annual Governance Statement 2021/2022 – AGREED AND SIGNED	
3.1.3	Guestling Parish Council signed the Accounting Statements 2021/2022 – AGREED AND SIGNED	
4	PLANNING APPLICATIONS: <ul style="list-style-type: none"> RR/2021/2571/P COGHURST HALL CARAVAN PARK 1A FIELD IVYHOUSE LANE TN35 4NP Use of land for the stationing of 12no static holiday caravans RECOMMEND REFUSAL. IN FEBRUARY A COUNT OF UNITS SHOWED THAT, WITH THE INCLUSION OF 8 UNITS ON THE LAKE THAT HAVE HAD PERMISSION GRANTED, THERE IS ONLY CAPACITY FOR AN ADDITIONAL 4 UNITS IN LINE WITH PLANNING AND LICENSING. THE MAJORITY PERCENTAGE OF TRAFFIC IN THIS NARROW LANE IS COMING FROM THE CARAVAN PARK. HIGHWAYS STATE : IT IS ACKNOWLEDGED THAT THE ROAD SERVING THE SITE IS NARROW IN PLACES AND AS A RESULT TWO WAY TRAFFIC IS REQUIRED TO PASS AT LOW SPEEDS WHEN MEETING HEAD ON. ALSO, ON THE NARROWEST SECTION'S VEHICLES ARE OCCASIONALLY REQUIRED TO REVERSE BACK TOWARDS A PASSING AREA TO ALLOW ONCOMING TRAFFIC TO PASS. THIS IS LESS THAN IDEAL; HOWEVER, AS PROPOSAL IS UNLIKELY TO RESULT IN A SIGNIFICANT INCREASE IN TRAFFIC GENERATED BY THE SITE, AND A POSSIBLE REDUCTION IN TRAFFIC, THE IMPACT ON THE HIGHWAY NETWORK COULD NOT BE CONSIDERED SEVERE AND THEREFORE NO OBJECTION IS RAISED ON THIS BASIS. ANY ADDITIONAL TRAFFIC IS UNWELCOME IN THIS LANE AND UNSUSTAINABLE WITH THE CONDITION OF THE LANE DETERIORATING DAILY. THERE IS NO IMMEDIATE ACCESS TO PUBLIC TRANSPORT HIGHWAYS REPORT ALSO STATES: 3. THE DEVELOPMENT SHALL NOT BE OCCUPIED UNTIL CYCLE PARKING AREAS HAVE BEEN PROVIDED IN ACCORDANCE WITH THE APPROVED PLANS/DETAILS WHICH HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE PLANNING AUTHORITY IN CONSULTATION WITH THE HIGHWAY AUTHORITY AND THE AREAS SHALL THEREAFTER BE RETAINED FOR THAT USE AND SHALL NOT BE USED OTHER THAN FOR THE PARKING OF CYCLES. REASON: IN ORDER THAT THE DEVELOPMENT SITE IS ACCESSIBLE BY NON CAR MODES AND TO MEET THE OBJECTIVES OF SUSTAINABLE DEVELOPMENT. WE WOULD LIKE TO SEE MORE DONE TO SUPPORT THIS RR/2022/921/P COPSHALL FARM WINCHELSEA ROAD GUESTLING GREEN TN35 4LT Conversion and change of use of vacant agricultural building to hotel use/holiday accommodation (Use Class C1) RECOMMEND APPROVAL. WE WOULD PREFER THE MATERIALS USED TO BE MORE IN KEEPING WITH THE HIGHLY PROTECTED A.O.N.B OF THE AREA RR/2022/971/P COPSHALL FARM WINCHELSEA ROAD GUESTLING GREEN TN35 4LT Conversion and change of use of vacant agricultural building to hotel use/holiday accommodation (Use Class C1) including external alterations RECOMMEND APPROVAL 	

	<ul style="list-style-type: none"> • RR/2022/1012/O COLDHARBOUR FARM – LAND AT IVYHOUSE LANE GUESTLING Certificate of Lawfulness for the proposed construction of new access and hardstanding for forestry equipment THE PARISH COUNCIL WISH IT TO BE TAKEN INTO ACCOUNT THAT THIS ACCESS WOULD REQUIRE FULL VISIBILITY SPLAYS, THE ACCESS MADE UP TO FULL HIGHWAY STANDARDS AND THE CHANGE IN LEVELS MAY BRING ABOUT THE DISPOSAL OF SPOIL • RR/2022/1071/P OLD COGHURST FARMHOUSE ROCK LANE GUESTLING TN35 4NX Replacement of 2 existing barns with access and landscaping RECOMMEND APPROVAL • RR/2022/1243/L – RR/2022/1242/P LOWER SNAILHAM FARM BROAD STREET ICKLESHAM TN36 4AU Conversion and alterations to Lower Snailham Oast to form a dwelling and repairs to a single storey building RECOMMEND APPROVAL SUBJECT TO LISTED BUILDING CONDITIONS BEING MET/ RECOMMEND APPROVAL • RR/2022/1352/P LARK COTTAGE EIGHTEEN POUNDER LANE GUESTLING TN35 4NU Erection of garden building for use by applicants as a home office RECOMMEND APPROVAL 	
5	A.O.B : Suggestion to look at assets listing and if necessary apply depreciation, meeting to discuss to be arranged MEETING CLOSED 7.40PM	ALL
	BRYONY YOUNG – PARISH CLERK Tel : 07563 805152 questling.clerk@gmail.com	