

GUESTLING PARISH COUNCIL

MINUTES OF GUESTLING PARISH COUNCIL ONLINE PLANNING MEETING HELD MONDAY 22 FEBRUARY 2021 6PM VIA ZOOM ONLINE

CHAIR: Cllr MARION ROBERTS

GUESTLING PARISH COUNCILLORS PRESENT:

Cllr GRAHAM FURNESS Cllr ANDREW ELDRIDGE

Cllr PETER KNATCHBULL-HUGESSEN Cllr PETE MUNRO Cllr LAURIE BROWN

PARISH CLERK: BRYONY YOUNG

Cllr CARL MAYNARD Cllr JONATHAN VINE-HALL

2 MEMBERS OF PUBLIC

ITEM	NOTES	ACTION
1	APOLOGIES OF ABSENCE: Cllr MARION MUNRO Cllr A MIER	
2	DECLARATIONS OF INTEREST: Cllr FURNESS – RR/2021/2/0	
3	<p>PLANNING APPLICATIONS:</p> <p>RR/2021/2/0 SUMMER HOUSE AT BLUEBELL FARM ROCK LANE THREE OAKS TN35 4NY Certificate of lawfulness for the existing use of summer house annex to Bluebell Farm used residentially AS WITH THE PREVIOUS 2 APPLICATIONS FOR LAWFUL USE WITHIN THIS SITE THE PARISH COUNCIL RECOMMENDS REFUSAL. THE CURRENT TENANT OF THE SUMMER HOUSE PREVIOUSLY RESIDED IN CARAVAN NO 2 THAT BECAME KNOWN AS CEDAR CABIN WHICH ALSO APPLIED FOR LAWFUL USE RR/2013/2623/O. HE THEN APPEARS TO BE LIVING IN BLUEBELL BARN WHEN LAWFUL USE WAS APPLIED. RR/2020/1678/O. HE IS NOW RESIDENT IN SUMMER HOUSE AND LAWFUL USE IS BEING APPLIED FOR. THIS BUILDING WOULD NOT APPEAR TO BE SUITABLE FOR RESIDENTIAL USE. THE DRAWINGS SHOW THAT THE 'GREY WATER' IS PIPED INTO THE VEGETABLE PATCH. THIS IS CLEARLY NOT ACCEPTABLE AS THERE IS NO BATHROOM AS SUCH, JUST AN ECO TOILET. THERE IS NO EMERGENCY ACCESS FOR FIRE OR AMBULANCE TO THIS OR SOME OF THE OTHER PROPERTIES ON SITE</p> <p>RR/2021/15/P SANS SOUCI FRIARS HILL GUESTLING TN35 4EP Loft conversion and rear extension with side dormer. Dormer roof to front converted to gable end and erection of single storey front porch RECOMMEND REFUSAL. THE PROPOSED EXTENSION IS NOT IN KEEPING WITH THE SURROUNDING PROPERTIES WITH THE BUILDING LINE BEING BEYOND CURRENT AT THE REAR. IT'S DESIGN IS TOO LARGE IN COMPARISON TO EXISTING AND WILL BE OVERBEARING ON NEIGHBOURING PROPERTIES</p> <p>RR/2021/195/FN CHOWNS HILL – LAND AT GUESTLING TN35 4PA Proposed two detached barns THIS PIECE OF LAND WOULD NOT APPEAR TO BE HAVE ENOUGH AREA TO CATER FOR 2 SUCH LARGE BARNES ESPECIALLY AS IT IS ON SUCH A STEEP GRADIENT. THERE IS NO DETAIL WHAT IS TO HAPPEN TO THE LARGE AMOUNT OF SPOIL THAT WILL DUG OUT. THERE IS NO DETAIL FOR THE ACCESS TO BE MADE UP TO HIGHWAY STANDARDS TO COPE WITH THE INCREASED USAGE. THERE IS NO DETAIL OF THE FLOORING TO BE USED. THERE IS NO DETAIL OF THE DRAINAGE, HOW RAINWATER WILL BE DEALT WITH. IT IS IN FRONT OF ANY CURRENT BUILDING LINE IN THE LANE WHICH IS PREDOMINANTLY RESIDENTIAL APART FROM THE RSPCA CATS HOME. FN IS PRIOR NOTIFICATION RELATING TO THE SITING, DESIGN, EXTERNAL APPEARANCE OF AGRICULTURAL OR FORESTRY BUILDINGS. A BLOCK OF STABLES ARE NOT CLASSED AS AGRICULTURAL AND ,AGAIN, THERE IS NO DETAIL OF MANURE STORAGE/DISPOSAL, HAY SOAKING AREAS ETC</p>	
4	<p>A.O.B : Update from Cllr Furness ref Three Oaks Bridge drain, met with Highways contractors, they will do an estimate and submit but see issues with access via Network Rail Cllr P Munro asked if the sign at the crossroads should still be there unless it is licenced, Cllr Roberts to check on licence</p> <p style="text-align: center;">MEETING CLOSED 6.35PM</p>	
	<p>BRYONY YOUNG – PARISH CLERK Tel : 07563 805152 guestling.clerk@gmail.com</p>	