

GUESTLING PARISH COUNCIL

MINUTES OF GUESTLING PARISH COUNCIL PLANNING MEETING FRIDAY 27 JANUARY 2023 7PM

CHAIR: Cllr MARION ROBERTS

GUESTLING PARISH COUNCILLORS PRESENT:

Cllr GRAHAM FURNESS Cllr PETE MUNRO Cllr M GRIFFITHS

ITEM	NOTES	ACTION
1	APOLOGIES OF ABSENCE: CLERK (B YOUNG) Cllr M MUNRO Cllr A MIER Cllr J VINE-HALL Cllr P KNATCHBULL-HUGESSEN	
2	DECLARATIONS OF INTEREST: None	
3	<p>PLANNING APPLICATIONS:</p> <p>RR/2022/2914/O HURSTWOOD FARMHOUSE – ANNEX/LAND TO REAR CHOWNS HILL GUESTLING TN35 4PA Lawful Development Certificate – Existing Use – Use of Land and Buildings and Land for Commercial (Sui Generis) Use THE PARISH COUNCIL ACCEPT THAT THE COMMERCIAL USAGE FOR THE STORAGE OF THE OWNERS BUILDING MATERIALS HAS BEEN SUCH FOR MORE THAN 10 YEARS. WE WOULD LIKE CLARIFICATION OF THE SIZE OF BUILDING IN USE FOR THIS. THE APPLICATION ALSO MENTIONS AN ANNEX GRANTED PERMISSION RR/2010/2319/P. THIS WAS FOR ADDITIONAL ACCOMMODATION FOR EXISTING DWELLING "HURSTWOOD FARMHOUSE" NOT TO BE OCCUPIED BY ANY PERSON WHO IS NOT A MEMBER OF THE FAMILY. THERE IS NO DETAIL OF THE ANNEX WHAT IS BEING APPLIED FOR IT'S POSITION WITHIN THE CURTILIDGE ETC.</p> <p>RR/2022/2950/P and RR/2022/2951/L LIDHAM HILL BARN NORTH LANE GUESTLING THORN TN35 4LY Addition of a glass link connecting the annex and the dwelling and single storey rear extension to annex THE PROPOSED GLAZED LINKWAY WOULD NOT BE A SUBSERVIENT ADDITION TO THE LISTED BUILDING. THE GLAZED WALKWAY WOULD FORM AN INCONGROUS DEVELOPEMENT THAT WOULD NEITHER RELATE, REFLECT NOR RESPECT THE CHARACTER AND APPEARANCE OF THE HOST LISTED DWELLING</p> <p>RR/2022/2958/P CHOWNS HILL – LAND AT GUESTLING TN35 4PA Proposed barn for equestrian forestry and agricultural use RECOMMEND REFUSAL. THE APPLICATION STATES THE LAND IS CURRENTLY GREEN SPACE. THERE IS NO AGRICULTURAL OR FORESTRY ACTIVITY TAKING PLACE TO NECESITATE THIS BARN. THE APPLICATION STATES THAT WATER RUN OFF WILL BE DISPOSED OF INTO THE EXISTING WATERCOURSE. THE BARN WILL CREATE SPEED RUN OFF AS OPPOSED TO THE WATER SEEPING INTO THE GROUND. THE INADEQUACY OF THE EXISTING IS ALREADY RECENTLY CAUSING FLOODING TO PRIVATE PROPERTIES AND BUSINESSES AT THE BOTTOM OF CHOWNS HILL AND IVYHOUSE LANE. THERE IS NO MENTION OF FOUL SEWAGE. THE ACCESS THAT WAS IN EXISTENCE PREVIOUSLY HAS BEEN CHANGED BUT HAS NOT BEEN MADE UP TO HIGHWAY STANDARDS AND THIS WOULD NEED TO BE FINISHED PROPERLY. THE AMOUNT OF SPOIL TO BE REMOVED COULD BE SEEN TO HAVE A DETRIMENTAL EFFECT ON THE STEEP SLOPE AND THE PROPOSED BARN WOULD HAVE A FAR TOO DOMINANT APPEARANCE ON THE CURRENT SEMI RURAL HEDGE LINED LANE. IT IS TOO FAR IN FRONT OF THE CURRENT BUILDING LINE</p> <p>RR/2023/59/P LAND AT ROCK LANE (LOT 1 OLD COGHURST FARM) GUESTLING TN35 4NX Erection of agricultural plant room building APPLICATION RR/2022/2471/FN STATES THAT THE BARN WILL BE USED FOR STORAGE OF HAY STRAW ANIMAL FEED EQUIPEMENT AND MACHINERY AND LAMBING. THE PLANNING STATEMENT FOR THIS APPLICATION STATES THAT THE BARN WILL BE USED SOLELY FOR THE STORAGE OF BARLEY STRAW AND SEED. WHAT IS TO HAPPEN TO THE LAMBING HAY ANIMAL FEED MACHINERY AND EQUIPEMENT? NEITHER THE BARN OR THE PLANT ROOM SHOW ANY DETAIL FOR THE DISPOSAL OF FOUL OR RUN OFF WATER AND THIS IS CONCERNING DUE TO THE CLOSE PROXIMITY OF SAILORS STREAM. THERE ARE NO PLANS SHOWN FOR VEHICULAR ACCESS TO THE BARN AND PLANT ROOM. HOW ARE ALL THE DELIVERIES THE MACHINERY THE STRAW BEING SOLD OFF 20 BALES AT A TIME(SEE LETTER ACCOMPANYING BUSINESS PLAN WITH RR/2022/2471/FN) THE BARLEY AFTER THE MALTING PROCESS AND THE MANY OTHER TRAFFIC MOVEMENTS REQUIRED GOING TO BE</p>	

	<p>CARRIED OUT? THE PARISH COUNCIL WOULD LIKE TO SEE THE WHOLE PLAN FOR THIS 26 ACRE SITE RATHER THAN THE PIECEMEAL WAY IT IS BEING CURRENTLY BEING PUT FORWARD</p> <p>RR/871/CM THREE OAKS WASTE WATER TREATMENT PLANT Erecting of two utility kiosks</p> <p>THE PARISH COUNCIL WOULD LIKE TO KNOW IF CHEMICALS ARE TO BE STORED IN THE KIOSKS. THE ACCESS IS STATED TO BE FROM THE A259 BUT IT SHOULD BE NOTED THAT THIS IS A 7.5T WEIGHT RESTRICTED LANE AND ANY LARGER CONSTRUCTION VEHICLES SHOULD APPROACH FROM THE SOUTH COMING IN FROM THE A28. THE TMP ACCOMPANYING THIS APPLICATION IS IRRELEVANT REFERRING TO ROCK LANE. ANY TMP SHOULD TAKE INTO ACCOUNT THE TRAFFIC RESTRICTIONS OF THE SURROUNDING AREA</p>	
4	<p>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</p>	
5	<p>AOB: None</p> <p style="text-align: center;">MEETING CLOSED 7.50PM</p>	
	<p>BRYONY YOUNG – PARISH CLERK Tel : 07730 015684 questling.clerk@gmail.com</p>	