

GUESTLING PARISH COUNCIL

**MINUTES OF GUESTLING PARISH COUNCIL REMOTE ONLINE PLANNING MEETING
MONDAY 4 MARCH 2024 6PM**

CHAIR: Cllr MARION ROBERTS

PARISH COUNCILLORS: Cllr MARTIN GRIFFITHS Cllr PETER KNATCHBULL-HUGESSEN
Cllr GRAHAM FURNESS Cllr BEVERLEY COUPAR

ITEM	NOTES	ACTION
1	APOLOGIES OF ABSENCE: , Cllr ANDREW MIER Cllr CARL MAYNARD Cllr TIM GROHNE	
2	DECLARATIONS OF INTEREST: None	
3	<p>PLANNING APPLICATIONS: RR/2024/153/P GORSELANDS BUTCHERS LANE GUESTLING TN35 4NG SINGLE STOREY SIDE AND REAR EXTENSION. RECONSTRUCTION OF EXISTING FRONT PORCH RECOMMEND APPROVAL</p> <p>RR/2024/200/P LOT 1 OLD COGHURST FARM ROCK LANE GUESTLING REINSTATEMENT OF AN ACCESS, THE PROVISION OF A BRIDGE AND ACCESS TRACK (PART RETROSPECTIVE) GUESTLING PARISH COUNCIL ARE VERY DISAPPOINTED IN THE PRESENTATION OF THIS APPLICATION. ON THE FACE OF IT, IT IS A RESUBMISSION OF RR/2023/1762/P WHICH WAS REFUSED WITH THE FOLLOWING NOTE. NOTES: A.THE REFUSAL OF THIS PLANNING PERMISSION MEANS THAT THE DEVELOPMENT AS DESCRIBED WITHIN THIS APPLICATION SHALL BE REMOVED FROM THE LAND AS SOON AS REASONABLY POSSIBLE. THIS INCLUDES REMOVAL OF THE ACCESS GATE, BRIDGE, AND HARDSTANDING. IF NO ACTION IS TAKEN A FORMAL ENFORCEMENT NOTICE WILL BE SERVED ON THE APPLICANT. FOLLOWING THAT AN ENFORCEMENT NOTICE WAS SERVED. WE ARE NOW PRESENTED WITH AN APPLICATION THAT APPEARS TO HAVE 3 DIFFERENT APPLICATIONS AND SHOULD, IN OUR OPINION BE PRESENTED WITH DIFFERENT REFERENCE NUMBERS AND DESCRIPTIONS. WE WILL ADDRESS THE ISSUES INDIVIDUALLY: FIRSTLY THERE HAS NEVER BEEN AN ACCESS AT THIS POINT IN BUTCHERS LANE, THERE HAS NEVER BEEN A BRIDGE OVER THE STREAM AT THIS POINT OR ANY OTHER AND THERE WAS NO CAUSEWAY THROUGH THE WOODLAND PRIOR TO THIS LAND OWNER PURCHASING THE LAND. THE PROPOSED NEW ACCESS FROM BUTCHERS LANE CROSSES LAND TO THE ROADSIDE OF SAILORS STREAM THAT IS CLEARLY SHOWN IN THE TITLE DEEDS NOT TO BE IN HIS OWNERSHIP. THERE HAS NEVER BEEN AN ACCESS ONTO BUTCHERS LANE FROM THIS LAND. THE APPLICATION REQUESTING "RELOCATION" OF THE BRIDGE IS WOEFULLY SHORT ON DETAIL, CERTAINLY NOT LIKE FOR LIKE, NO MAP TO SHOW WHERE IT IS BEING RELOCATED FROM. THERE WAS NO BRIDGE ACROSS SAILORS STREAM ON THIS LAND. THERE IS NO DETAIL FOR THE CONSTRUCTION OF THE BRIDGE INCLUDING ABUTMENT DESIGNS SHOWING SCOUR PROTECTION AND FLOOD MITIGATION. NO LOADING TESTS ON THE SECOND HAND BRIDGE SECTIONS HAVE BEEN SUPPLIED. THERE ARENO CIVIL ENGINEERING DRAWINGS TO SHOW SAFE LOAD LIMITS. THE CAUSEWAY THAT HAS BEEN CONSTRUCTED INCLUDED THE IMPORT OF HUNDREDS OF TONS OF SOIL, RUBBLE AND EARTH THAT ROTHER AND E.S.C.C SEEM TO HAVE COMPLETELY IGNORED. IN PLACES THIS IS 1.0 TO 1.5 METRES HIGH. AN APPROXIMATE QUANTITY OF AROUND 390 CU M OR C600 TONNES. THIS SHOULD HAVE ONLY BEEN MOVED IN SUCH QUANTITIES UNDER LICENCED SUPERVISION AND WILL ALMOST CERTAINLY BE A CONTRIBUTING FACTOR TO THE INCREASED FLOODING IN THE LANE AT THE LOWEST POINT. THE PARISH COUNCIL WILL NOT BE SUPPORTING THE INTRODUCTION OF 10T LORRIES INTO A LANE WITH A 7.5T WEIGHT RESTRICTION. PARTICULARLY WHEN THE LAND HAS A RETROSPECTIVELY WIDENED ACCESS OFF ROCK LANE WHICH HAS NO WEIGHT RESTRICTION. THE VISIBILITY SPLAYS NEEDED WOULD NECESSITATE THE REMOVAL OF YET MORE TREES WHICH IS NOT IDEAL WHEN THE STREET SCENE HAS ALREADY BEEN DESTROYED BY THE UNAUTHORISED TREE REMOVAL AND BUILD UP OF HUNDREDS OF TONS OF IMPORTED UNLICENSED MINERALS AND WASTE. TO ACHIEVE THE TURNING MOVEMENTS SHOWN THE FENCE WOULD HAVE TO BE REMOVED AND THIS BELONGS TO HIGHWAYS WHO ERECTED IT AFTER THE MAINS DRAINAGE WAS PUT IN. HAVE THEY BEEN FULLY CONSULTED ON THIS APPLICATION? WE NOTE A RESPONSE FROM HIGHWAYS TO RR/2023/1762/P WHICH DOES NOT SUPPORT THAT APPLICATION AND WE ARE SEEKING MORE INFORMATION. WE ALSO WISH TO DRAW ATTENTION TO APPLICATION :</p>	

	<p>COPIED FROM PLANNING PAGE - ROCK LANE - LAND AT, (LOT 1 OLD COGHURST FARM), GUESTLING TN35 4NX PROPOSED SITING OF STATIC CARAVAN FOR USE AS A TEMPORARY AGRICULTURAL DWELLING. REFUSED</p> <p>AS YOU CAN SEE THIS WAS REFUSED. IT WAS INCLUDED IN ENF/68/22/GUE NOTICES SERVED ON 26TH JANUARY. AND YET THE AGENTS LVAR SUBMITTED ON 02.02.24 STATES THE SITE IS MAINLY USED FOR AGRICULTURAL PURPOSES: THE TWO FIELDS, TO THE SOUTH ARE FOR ARABLE USE; THE NORTHERLY FIELD HAS A GREEN CORRUGATED STEEL WAREHOUSE BUILDING USED TO STORE PLANT AND MACHINERY AND WHICH IS MAINTAINED BY THE OWNERS WHO TEMPORARILY LIVE IN A STATIC HOME LOCATED ADJACENT; THE WOODED AREA TO THE NORTH EAST IS COMPRISED OF WOODLAND DOMINATED BY ALDER AND SILVER BIRCH; AND THE WOODLAND TO THE NORTH WEST IS A MIXED SPECIES AREA OF ANCIENT SEMI-NATURAL WOODLAND. IT SHOULD BE NOTED THAT PERMISSION HAS BEEN REFUSED FOR THE RESIDENTIAL USE OF THE STATIC CARAVAN ACKNOWLEDGED TO BE CURRENT BY THE APPLICANTS AGENT. THE AGRICULTURAL ASSESSMENT PRODUCED WITH RR/2023/137/P CLEARLY QUESTIONS THE ACCURACY OF THE BUSINESS PLAN PRESENTED AND WHETHER THE VENTURE AS A WHOLE IS VIABLE. IN THE INTEREST OF TRANSPARENCY THE PARISH COUNCIL REQUEST AN ACCURATE MASTER PLAN FOR THIS SITE AND NOT PIECEMEAL APPLICATIONS THAT ARE SUBJECT TO CHANGES AT SHORT NOTICE. SUCH A MASTER PLAN WOULD ALSO GIVE COST EFFICIENCY TO THE COUNCIL</p>	
4	<p>AOB: None</p> <p style="text-align: center;">MEETING CLOSED</p>	
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