

# GUESTLING PARISH COUNCIL

## MINUTES OF GUESTLING PARISH COUNCIL ONLINE PLANNING MEETING HELD MONDAY 4 OCTOBER 2021 7PM VIA ZOOM ONLINE

**CHAIR:** Cllr MARION ROBERTS

**GUESTLING PARISH COUNCILLORS PRESENT:**

Cllr ANDREW ELDRIDGE Cllr PETER KNATCHBULL-HUGESSEN Cllr GRAHAM FURNESS

Cllr MARION MUNRO Cllr PETE MUNRO

**PARISH CLERK:** BRYONY YOUNG

ITEM	NOTES	ACTION
1	<b>APOLOGIES OF ABSENCE:</b> Cllr JONATHAN VINE-HALL Cllr ANDREW MIER	
2	<b>DECLARATIONS OF INTEREST:</b> None	
3	<b>PLANNING APPLICATIONS:</b>  <b>RR/2021/1966/P 15 HIGHAM GARDENS GUESTLING TN35 4HR</b> Proposed driveway and dropped kerb <b>RECOMMEND APPROVAL</b>  <b>RR/2021/1974/P ANBERHEATH BUTCHERS LANE THREE OAKS TN35 4NG</b> Proposed construction of dwelling as alternative to planning permission RR/2020/2149/P (repositioned entrance drive) <b>RECOMMEND APPROVAL OF REPOSITIONING OF THE DRIVEWAY. WE WOULD HOWEVER, LIKE TO SEE THE WHOLE BUILDING MOVED BACK IN LINE WITH THE CURRENT BUILDING LINE AS STATED IN OUR COMMENTS TO THE ORIGINAL APPLICATION</b>  <b>RR/2021/1766/P SUNNYSIDE EIGHT ACRE LANE THREE OAKS TN35 4NL</b> Front garden and access alterations <b>RECOMMEND APPROVAL</b>  <b>RR/2021/486/P CHOWNS HILL LAND AT GUESTLING TN35 4PA</b> Erection of 2 no. barns for equestrian, forestry and agricultural use <b>RECOMMEND REFUSAL. OUR RECENT OBJECTION TO THE FARM NOTIFICATION STANDS. THIS PIECE OF LAND IS NOT CONSIDERED LARGE ENOUGH TO CATER FOR 2 SUCH LARGE BARNES ESPECIALLY GIVEN THE STEEP GRADIENT. THERE IS NO DETAIL AS TO WHAT WILL HAPPEN TO ALL THE SPOIL ARISING FROM EXCAVATIONS TO FORM A LEVEL BASE FOR THE ROAD AND BARN FOUNDATIONS. THERE IS CONCERN THAT THE BANK WILL BECOME DESTABILISED GIVEN THE AMOUNT OF EARTH THAT WOULD NEED TO BE MOVED. THE AVAILABLE SITE SECTIONS INDICATE EXCAVATION DEPTHS OF 3.5-4M DEPTH INTO THE EXISTING SLOPE WITH NEW PROFILES OF UP TO 45 DEGREES (1:1). THIS IS OVER STEEP GIVEN THE PREDOMINATELY CLAY SOIL. SOME FORM OF RETAINING STRUCTURE WOULD BE REQUIRED WITH ASSOCIATED DRAINAGE OR A CONSIDERABLY REDUCED BACKSLOPE. A FULL SOIL STABILITY REPORT IS CONSIDERED ESSENTIAL. THERE IS NO DETAIL FOR THE ACCESS TO BE MADE UP TO HIGHWAY STANDARDS TO COPE WITH THE INCREASED USAGE FROM POTENTIALLY LARGE VEHICLES. WE WOULD EXPECT TO SEE A HIGHWAYS REPORT. THE APPLICATION INCLUDES FORESTRY. THE MATERIALS FOR THIS WILL NOT BE COMING FROM ONSITE SO WILL, PRESUMABLY, BE IMPORTED/EXPORTED SUGGESTING A COMMERCIAL VENTURE. THERE IS NO DETAIL OF THE FLOORING TO BE USED OR THE DRAINAGE IN THE UNIT MARKED AS STABLING. THERE IS NO INDICATION OF HOW INTERNAL DRAINAGE FROM THE STABLES WILL BE DEALT WITH BUT ANY DISCHARGE, INCLUDING WASHING OUT, WOULD NEED TO BE DEALT WITH AS FOUL WATER. THE APPLICATION STATES RUN OFF WATER WILL BE DISCHARGED INTO THE EXISTING WATERCOURSE. THIS IS NOT ACCEPTABLE AS THE EXISTING IS A LARGELY BLOCKED, SILTED UP HIGHWAY DITCH THAT CONSTANTLY OVERFLOWS INTO THE LANE, FREEZING THE ENTIRE WIDTH OF THE LANE IN WINTER. FURTHER DOWN THE HILL THE DITCH IS PIPED (150MM DIA) AND IS NOT CAPABLE OF TAKING THE CONSIDERABLE AMOUNT OF WATER THAT WILL RUN OFF 2 SUCH LARGE STRUCTURES AND THE ASSOCIATED ROADWAYS UNLESS CONSIDERABLE ATTENUATION MEASURES ARE IN PLACE. THERE IS NO DETAIL OF STORAGE/DISPOSAL OF MANURE. THE LAND IS CURRENTLY AN IMPORTANT GREEN SPACE/STRATEGIC GAP BETWEEN TOWN AND RURAL. THE GRAZING AND GRADIENT OF THE LAND WILL NOT SUSTAIN 5 HEAVY DRAUGHT HORSES AND ,POTENTIALLY PIGS,CHICKENS AND VEGETABLES. THE BARNES ARE CONSIDERED TOO BIG AND OVERBEARING TO THE STREET SCENE,BEING</b>	

	<b>CONSIDERABLY IN FRONT OF THE CURRENT BUILDING LINE AND ABOVE THE LEVEL OF THE HIGHWAY IN A PREDOMINANTLY RESIDENTIAL/SEMI RURAL LANE ON THE EDGE OF A.O.N.B.</b>	
4	<b>A.O.B :</b> Zoom PRO expires 22/10/2021 (£119.90 for year - 100 participants up to 40 minutes meeting length on basic) – decided to stay with fee basic and if required can re register for PRO in the future  <b>MEETING CLOSED 7.40PM</b>	
	<b>BRYONY YOUNG – PARISH CLERK Tel : 07563 805152 <a href="mailto:questling.clerk@gmail.com">questling.clerk@gmail.com</a></b>	