

# GUESTLING PARISH COUNCIL

## MINUTES OF GUESTLING PARISH COUNCIL ONLINE PLANNING MEETING HELD MONDAY 7 DECEMBER 2020 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 MARION MUNRO

Cllr VINE-HALL Cllr MIER

**PARISH CLERK:** BRYONY YOUNG

ITEM	NOTES	ACTION
1	<b>APOLOGIES OF ABSENCE:</b> None	
2	<b>DECLARATIONS OF INTEREST:</b> Cllr Furness- Rock Lane	
3	<p><b>PLANNING APPLICATIONS:</b></p> <p><b>RR/2020/2149/P AMBERHEATH BUTCHERS LANE THREE OAKS TN35 4NG</b> Proposed new dwelling RECOMMEND APPROVAL</p> <p><b>RR/2020/1857/P STAR STUD IVYHOUSE LANE GUESTLING TN35 4NN</b> Change of use of barn to holiday accommodation RECOMMEND REFUSAL. THE ORIGINAL APPLICATION TO BUILD A BARN IN 2011 WAS REFUSED. THIS WAS REPLACED WITH AN APPLICATION FOR A "SIMPLE BUILDING" TO HOUSE PLANT ,MACHINERY, STORE FEED AND STOCK. IN 2018 2 APPLICATIONS FOR CHANGE OF USE TO RESIDENTIAL WERE MADE IN QUICK SUCCESSION BOTH BEING REFUSED. WHILST APPRECIATING THIS APPLICATION IS FOR HOLIDAY ACCOMMODATION THE DESIGN IS IDENTICAL AND MANY OF THE REASONS GIVEN FOR REFUSAL OF RESIDENTIAL APPLY. THE SITE IS OUTSIDE THE DEVELOPMENT BOUNDARY. THE SITE IS NOT IN A SUSTAINABLE LOCATION IN TERMS OF ACCESS TO SERVICES AND FACILITIES. THERE ARE NO FOOTPATHS OR PUBLIC TRANSPORT. IVYHOUSE LANE IS AN EXTREMELY BUSY NARROW LANE. THE INTENSIFICATION OF HUMAN AND VEHICULAR ACTIVITIES WOULD MATERIALLY ALTER THE CHARACTER OF THIS SITE AND RESULT IN IT BEING MORE URBAN IN CHARACTER AND AFFECT THE INTRINSIC VALUE OF THE HIGH WEALD AONB WHICH IS AFFORDED THE HIGHEST STATUS OF PROTECTION IN RELATION TO LANDSCAPE AND SCENIC BEAUTY</p> <p><b>RR/2020/1678/O CEDAR CABIN ROCK LANE THREE OAKS TN35 4NY</b> Certificate of lawfulness for the existing use of a log cabin as residential accommodation RECOMMEND REFUSAL. THIS BUILDING DOES NOT HAVE AND NEVER HAS HAD PLANNING PERMISSION. THE PHOTOGRAPHS MADE THE COUNCIL QUERY IF THE BUILDING IS, INDEED, HABITABLE OR IF IT HAS BUILDING REGULATIONS APPLIED DESPITE THE LENGTH OF TIME OCCUPANCY IS CLAIMED. THE PROPERTY IS NOT SUITABLE AS A DWELLING IN AONB</p> <p><b>RR/2020/1669/P ROCK LANE – LAND AT GUESTLING</b> Erection of 2 x agricultural sheds on the foundations of 2 existing dilapidated greenhouses RECOMMEND REFUSAL. WHILST APPRECIATING THERE ARE 2 DILAPIDATED GREENHOUSES ON SITE THE ACREAGE IS NOT ENOUGH TO JUSTIFY 2 BUILDINGS OF THIS SIZE. THE EXAMPLE PHOTOGRAPHS OF THE PROPOSED UNITS ARE NOT SUITABLE FOR AGRICULTURAL USE AND WE NOTE THE APPLICANTS FUTURE PLANS FOR POULTRY AND PIGS, THESE BUILDINGS ARE NOT SUITABLE FOR THE HOUSING, REARING OR WELFARE OF LIVESTOCK. WE WOULD LIKE THESE ISSUES RAISED WITH THE AGRICULTURAL ASSESSOR. THE ACCESS IS CURRENTLY NOT IN A GOOD STATE FOR MUCH INCREASED ACTIVITY. THERE IS NO PROVISION FOR THE STORAGE/DISPOSAL OF WASTE</p> <p><b>RR/2020/1606/P OAK SIDE FARM ROCK LANE THREE OAKS TN35 4NY</b> Retention of existing timber building as dwelling house at Horse Sanctuary RECOMMEND REFUSAL. THE SITE IS OUTSIDE THE DEVELOPMENT BOUNDARY. THE STABLES WERE BUILT IN 2002 AND THERE IS A LONG HISTORY OF APPLICATIONS FOR A RESIDENTIAL DWELLING WHICH, FOR MANY YEARS, WAS REFUSED. IN 2009 THERE WAS AN APPLICATION FOR A TIMBER STRUCTURE, TEMPORARILY FOR 3 YEARS. THIS WAS REFUSED BUT ALLOWED ON APPEAL. THIS HAS GONE ON TO BE RENEWED AS TEMPORARY EVERY 3 YEARS SINCE WITH THE PROVISIO THAT, EACH TIME ,AFTER</p>	

	<p>THE 3 YEARS IS UP THE BUILDING IS REMOVED AND THE GROUND RETURNED TO IT'S FORMER STATE. THIS HAS BEEN IGNORED AND WE SEE NO REASON THAT A DWELLING SHOULD BE ALLOWED. THE TIMBER STRUCTURE IS NOT CONSIDERED SUITABLE FOR STATIONING ON A PERMANENT BASIS IN THIS LOCATION. THE PARISH COUNCIL CONSIDER THAT THE SAND SCHOOL WOULD BE A VALUABLE ASSET TO THE REHABILITATION OF HORSE AND PONIES. IT LIES IN A STATE OF TOTAL NEGLECT</p> <p><b>RR/2020/1597/P DOWN FARM ROCK LANE THREE OAKS TN35 4NY</b>  Change of use of cart shed to dwelling and associated alterations  RECOMMEND REFUSAL. THE PARISH COUNCIL POINT OUT THAT THERE IS ALREADY A PROPERTY THAT IS CALLED DOWN FARM IN THE SAME POSTCODE. THIS BUILDING IS OUTSIDE THE DEVELOPMENT BOUNDARY AND WITHIN THE HIGH WEALD AONB. WHERE ALL DEVELOPMENT IS CAREFULLY CONTROLLED TO PROTECT THE QUALITY OF THE AONB LANDSCAPE WHICH HAS THE HIGHEST LEVEL OF PROTECTION</p>	
4	<p><b>A.O.B</b> : Meeting with Park Holidays suggested to discuss infrastructure issues with increased use of holiday park, Cllr Vine-Hall to find out Rother contact and facilitate  <b>MEETING CLOSED 7.20PM</b></p>	<b>Cllr VH</b>
	<p><b>BRYONY YOUNG – PARISH CLERK Tel : 07563 805152 <a href="mailto:questling.clerk@gmail.com">questling.clerk@gmail.com</a></b>  <b>NEXT FULL PARISH MEETING MONDAY 14 DECEMBER 6PM – ZOOM ONLINE</b></p>	