

GUESTLING PARISH COUNCIL MEETING

MINUTES OF GUESTLING PARISH COUNCIL MEETING HELD MONDAY 12 JANUARY 2026 7PM AT THREE OAKS VILLAGE HALL

CLLRS: Cllr MARION ROBERTS Cllr GRAHAM FURNESS Cllr MARTIN GRIFFITHS

Cllr PETER KNATCHBULL-HUGESSEN

PARISH CLERK: BRYONY YOUNG

Cllr ANDREW MIER

ITEM	NOTES	ACTION
1	APOLOGIES OF ABSENCE: Cllr CARL MAYNARD Cllr TIM GROHNE Cllr BEVERLEY COUPAR	
2	DECLARATIONS OF INTEREST: Declarations of interest – Cllr Roberts - MCLT	
3	MINUTES RESOLVED: That the Chair of the Council is authorised to sign the minutes of the last Parish Council Meeting (10 November 2025) and the Planning Meetings (1 st and 19 th December 2025)	
4	PUBLIC PARTICIPATION: Cllr A Mier – Local Plan is about to go out for consultation, suggests that the Parish Council/Councillors respond and put on an information event/advertise. Leaflet drop to Parish and posters and social media/website information – Clerk to design a leaflet and get cost for print run of 900 Council elections likely to be postponed indefinitely, leader of the council has written to government minister to propose cancellation, devolution and local government organisation still going ahead	BY
5	MATTERS ARISING OR UNRESOLVED NOT COVERED SEPARATELY IN AGENDA: Welcome to Guestling signs (Ivyhouse Lane and Watermill Lane) – Ivyhouse Lane private owner has agreed to have sign on his land at Parish boundary, all information required has now been sent to ESCC (East Sussex County Council) regards Watermill Lane licence, awaiting confirmation then Clerk to order 2 x signs – cost already agreed for both by PC Bus Stop Refurbishment - All window work has now been done, painting work awaiting better weather, signs to state “Provided by Guestling Parish Council” ordered and will be placed when received, suggestion of noticeboard with art work from school in bus stop, suggestion for a coloured band around the bus stop to draw attention to it - ONGOING Phone Box Refurbishment – Contractor ready to carry out works and parts required and costs agreed but need to await straightening of box before refurb work can be carried out, due to size of parts pallet, not to be ordered until required due to storage, suggestion of yellow stripe around phone box and solar lighting, Clerk to ask for quote for solar lights to light defib sign - ONGOING	BY/MR BY BY
6	FINANCE: Precept discussions (separate agenda point)	
7	REPORT FROM THE AFFORDABLE HOUSING GROUP – Postponed to next meeting, information required not yet received	
8	GRANT REQUESTS: Guestling Bowls Club – Request for £750 to replace kitchen damage, agreed to grant £500 and suggest further recruitment drive in Parish – Clerk to pay Guestling Church – Request for unspecified amount to mend wall in church. Detail of reserves held and specific amount requested to be able to make decision, not yet received so hold over to next meeting Rother Ukranian Action – Request for support for meeting costs, £30 – Agreed, Clerk to pay	BY BY
9	URBAN GRASS CUTTING – ESCC increased quote costing from £1,709.99 for the 4 extra cuts to £3005.31 within a 10 day period in November, justification requested via Head of Highways, not received and decision required by ESCC directly after this meeting. PC voted to just have the 2 ESCC standard cuts, Clerk to advise ESCC (quotes also obtained from contractor)	BY
10	ENCOURAGING PUBLIC ENGAGEMENT AND PARTICIPATION: Use website and social media more with news stories about what the PC has been doing and why. Clear branding on all things that we are doing.	

	Liaise with local and district councillors and ask them to point people towards the Parish Council and joining to be involved in their local area. Contact all local voluntary groups and go to their meetings or get them to come to a PC meeting. Actively engage in local issues such as utility outages/roadworks etc Clerk to do news stories for recent works such as bench and bus stop, circulate to PC then publish	ALL BY
11	PRECEPT DECISION 2026/2027 – Finance budget format workings requested from Clerk by Cllr Griffiths before meeting to be able to make precept decision therefore Extraordinary Meeting required to meet end January deadline – Monday 19th January 5.30pm Three Oaks Village Hall	BY
12	PARISH COUNCIL POLICIES – Clerk to send round suggested policies again and to be discussed at Extraordinary Meeting	BY
13	PLANNING APPLICATIONS: RR/2025/2079/FULL - Full Planning - The Streams Eight Acre Lane Three Oaks Guestling Hastings East Sussex TN35 4NL Conversion of existing outbuilding for use as a self-contained holiday-let/annexe for use by family and friends. The Parish Council objected to the retrospective application for the outbuilding RR/2020/75/P which was refused. The outbuilding gained permission RR/2021/489/P (following an enforcement for commercial usage) for purposes ancillary to the existing dwelling and shall not be used for any trade or business. The Parish Council welcomes additional dwellings purposed for furnished holiday letting where it does not remove a dwelling from local housing stock. Any permission should be clear that the creation of the new dwelling is solely for holiday letting. The permission should be conditioned or subject to a sec106 Agreement. The conditions should include registration with the local authority's current voluntary scheme as a furnished holiday letting. The building control regulations that it meets should be for a furnished holiday letting and not just for a domestic dwelling. Particular attention should be paid to the difference in fire regulations and the permission should require that the building meets the higher standard. For the avoidance of doubt the conditions should include no stays of more than 28 nights in 56 nights and should exclude all non-paying guests including friends or family. The Parish is only interested in genuine holiday lettings. There is no detail of the foul sewage or grey water drainage RR/2025/2090/HOU - Householder Planning - 1 Friars Hill Terrace Friars Hill Guestling Hastings East Sussex TN35 4ER Proposed two storey rear extension, together with extension to porch Recommend approval RR/2025/2049/FULL- Full Planning - Land At Fourteen Acre Lane Three Oaks Guestling East Sussex Proposed agricultural storage barn This site is approximately half a mile from Fourteen Acre Lane so that needs to be addressed. The scale of the barn is considered too large for the size of the plot and there is no agricultural justification. The proposed barn by reason of its use, siting and close proximity with surrounding residential dwellings would give rise to nuisance from noise and odour, resulting insignificant harm to the living conditions of occupiers of the residential dwellings RR/2025/1988/FULL - Full Planning - Stable Cottage Eighteen Pounder Lane Guestling Three Oaks Hastings East Sussex TN35 4NU Installation of ground mounted solar array in field adjacent to property There was no detail available on the portal until requested and it appeared late in the afternoon on the date of our meeting. Given what we have we would point out that there is still not enough information. There is no report on the effect this will have on the nearby listed buildings. Maxfield is a protected site. There is no detail or drawings of actual scale	
14	AOB: Temporary road safety posters received by Clerk, distribute to PC at next meeting with Conditions of Installation to be located around Parish Meeting closed 9.00pm	ALL
	BRYONY YOUNG – PARISH CLERK 07730 015684 guestling.clerk@gmail.com	