

GUESTLING PARISH COUNCIL MEETING

MINUTES OF GUESTLING PARISH COUNCIL MEETING HELD MONDAY 15 SEPTEMBER 2025 7PM AT THREE OAKS VILLAGE HALL

CLLRS: Cllr MARION ROBERTS Cllr GRAHAM FURNESS Cllr MARTIN GRIFFITHS

Cllr PETER KNATCHBULL-HUGESSEN

PARISH CLERK: BRYONY YOUNG

3 MEMBERS PUBLIC

ITEM	NOTES	ACTION
1	APOLOGIES OF ABSENCE: Cllr ANDREW MIER Cllr TIM GROHNE Cllr BEVERLEY COUPAR Cllr C MAYNARD	
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 - July meeting agreed, August meeting Cllr Knatchbull-Hugessen advised not complete, clerk and Chair agreed to update and recirculate and agree at next meeting Member public arrived 7.07pm	BY
4	PUBLIC PARTICIPATION: Chair invoked Standing Orders 3F to extend time Public member allowed to speak to allow update. Proposal to reconstitute Affordable Housing Working Group agreed by all and Cllr Griffiths agreed Chair Chair delegated to Deputy Chair because of Declaration of Interest Standing Orders Suspended 7.13pm Tom Warder (Action in Rural Sussex) and Nicholas Champkins (architect) gave an overview of where the MCLT (Marsham Community Land Trust) are currently regards community engagement meetings and meetings with Rother and tentative timescales. A meeting with the Affordable Housing Working Group to be scheduled to discuss further Deputy Chair reinstated S.O. and passed back to Chair and 3 members public left 7.50pm	
5	MATTERS ARISING OR UNRESOLVED NOT COVERED SEPARATELY IN AGENDA: Welcome to Guestling signs (Ivyhouse Lane and Watermill Lane) – Highways advised licences required, clerk has sent licences back and awaiting agreement from Highways to location, then signs to be ordered Marsham Meeting – Organised for Thursday 16 th October 2025 Strategic Gap discussion with Rother – Overview of meeting circulated to Councillors Guestling Neighbourhood Plan – Cllr Griffiths has found material from Rother and is further investigating - ONGOING Outstanding Planning Enforcement issues – Bowls Club Meeting – Bowls Club meeting required to update on entrance works Phone Box Refurbishment – Clerk to ask Mens Shed in Ore regards work and local handymen and try to get costs for signoff at next meeting Bus Stop Refurbishment – Replacement Perspex and a coat of paint required, costs required for signoff at next meeting Draft Local Plan – Local Plans shouldn't be affected by changes in April 2026, Cllr Griffiths will follow up and report back at next meeting	BY MG BY/MR BY BY MG
6	CORRESPONDENCE: Email received regards Urban grass cutting covering area at station. Clerk emailed ESCC and they agreed it should be within the cut and would be added next year	
7	QE2 FIELD – Drainage, football club no capacity to do application, info received is not a quote, just information literature Works agreed to go ahead for new gate and entrance	

8	FINANCE: Gate work, phone box and bus stop work to be covered by CIL	
9	PLANNING APPLICATIONS: RR/2025/1265/P BUCKSWOOD SCHOOL RYE ROAD GUESTLING GREEN TN35 4LT Change of use of agricultural land to form three playing pitches together with associated landscaping and fencing Recommend refusal. We support the report from the HWNL Management plan. The proposed development would fail to conserve the natural beauty of the HWNL and be contrary to NPPF 189. It is noted the previous applications on adjacent fields have been refused by RDC for reasons including impact on the HWNL. The proposal would introduce a level of noise and activity into an area of countryside with a strong sense of rural quietness and tranquillity. The proposal introduces an area of 2no 4g pitches that would represent a significant artificial surface in HWNL that would fail to respond to seasonal landscape changes which are highlighted in the AONB Management Plan. We share the concerns of National Highways that there is insufficient barrier to prevent balls entering the A 259. The Football Foundation points out that there is no community usage, therefore the proposal does not meet any identified strategic need for community access within the authority RR/2025/990/P GRANVILLE BUTCHERS LANE THREE OAKS TN35 4NH Replacement of existing precast concrete garage with a timber summer house to side of property Recommend approval	
10	AOB: Chairs meeting – deputy chair attended Emergency Plan needs looking at and updating Unitary timelines seem to be April 2026, ESALC willing to meet cluster of Parishes to discuss RALC have set up a Working Group regards the impact of unitary to Town and Parish Councils and what they would wish to be included in the structure (Neighbourhood Area Committees as large areas are not Parished) 22nd October RALC AGM and Quarterly meeting Meeting closed 9pm	BY
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