



**Laughton Parish Council**



**Minutes of the Parish Council Meeting held on Wednesday 17<sup>th</sup> August 2016**

**Present:** Cllr Alex Carey (Chairman), Cllr Mike Cook, Cllr Chris Mortimer and Cllr Genesis Alexander.

No members of the public present.

- 1. Apologies for absence** – Received from Cllr Miranda Dart, Cllr Jackie Breeds and Cllr Nick Bennett.
- 2. Declaration of members interest** – None
- 3. Minutes of the meeting of July 20<sup>th</sup> 2016** – These were agreed a true record and signed by Cllr Carey.
- 4. Questions and statements from members of the public, relating to matters on the agenda**  
– None
- 5. East Sussex County Council and Wealden District Council Reports** – None
- 6. Planning,**

**Plans – WD/2016/0899/F- Lower Vert Wood Farm, Lewes Road, Laughton BN8 6BN**, Extension to and conversion of agricultural barn to three bedroom dwelling and erection of garage and store in place of existing outbuilding.

*The council maintains its initial response to the application posted 6/6/2016 – but adds the following notes in light of the amendments to that application. This response is repeated in italics at the bottom of this statement.*

*The footprint of the building has changed so that the proposal is not within the existing footprint of the barn, which would suggest the barn – would no longer look like a barn.*

*An HGV park is seen on the original application plans – which are not indicated in the current plans, however the area put aside for HGV's is still present in the plans. This would suggest there are still plans to park large vehicles at the property, which would be visible from the Lewes Road.*

*Should this planning be approved, the property would become a domestic property, and no longer be for commercial vehicle storage - we therefore request that the HGV operator's licence be removed*

*from the property. This would safeguard this area of Low Weald landscape from further commercial development.*

**Members comments: Recommended Refusal**

**WD/2016/1563/F- Greenstead, Shortgate Lane, Laughton,** Change of use to allow for separation of Greenstead and converted to become two separate properties.

*- At Greenstead planning permission was granted to turn an existing garage into this ancillary accommodation (WD/2014/2645/F) in January 2015 – 19 months ago. The grant stipulated that the “property cannot be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Greenstead and no separate residential unit or curtilage shall be created.”*

*- The submitted elevations “as previously approved under WD/2014/2654/F” are not what were previously approved. The building in its current form is extensively glazed – and resembles the “proposed” building. This has caused local residents to complain of the significant amount of light which spills out of the large glazed section – and which was not part of the original application.*

*- In the division of the curtilage – the original building ‘Greenstead’ is left with an insignificant strip of land.*

*- Shortgate Lane is very rural, and is dotted with a few period houses. A property with no significant design attributes, which was once a garage, cannot be turned into a property in its own right. On its own it has no aesthetic relevance to the surroundings.*

*- The addition of a new vehicle entrance, with the associated reduction in hedgerow would only seek to further reduce the rural nature of Shortgate Lane.*

**Members comments: Recommended Refusal (Cllr Carey did not comment)**

**WD/2016/1774/F- Barns adjoining Baldwins, Shortgate Lane, Laughton,** Demolition and clearance of a number of redundant agricultural buildings. Construction of a pair of 2 bedroom single storey cottages with parking and landscapes.

*- The building does not align with the footprint of any of the redundant buildings nor the natural access to those buildings. The geography of the development looks awkward and out of keeping with Baldwins and the remaining farm buildings.*

*-The car park for 4 cars is squeezed against the road and subverts the rural nature of this part of Shortgate Lane. It turns the land into a mini development, instead of the reuse of farm buildings.*

*-The car park plot is bigger than that of the building. This is all out of keeping with the rural nature of Shortgate Lane. The number of parking spaces serves to show it is unsustainable for the site.*

*-The 2 dwellings seem squeezed onto a small patch of land, on a plot, which would be more suited to one dwelling. Yet there is plenty of land behind.*

*-The design of the building bears no relation to anything on Shortgate Lane.*

*-A new vehicle entrance at this bend in Shortgate Lane, would seem unnecessary as it is so close to the original farm buildings entrance – which is broad.*

**Members comments: Recommended Refusal (Cllr Carey did not comment)**

- a) **To consider any planning applications that have been received after agenda has been published.**

**WD/2016/1673/LB - Decision to be made by email**

**WD/2016/1923/F - Decision to be made by email**

**WD/2016/1924/F - Decision to be made by email**

- b) **Planning applications refused, approved, referred, withdrawn or appeals-** The following decisions were noted by members.

**WD/2016/1324/LB** – Ground Floor Garden Room, Bachelors, Laughton. **Approved**

**WD/2016/0604/FA** – Variation of condition to allow 365 days usage for one mobile home within existing Caravan Park. Bluebell holiday park, The Broyle, Shortgate, BN8 6PH **Approved**

**WD/2016/1323/F** – Ground Floor Garden Room, Bachelors, Laughton **Approved**

**WD/2016/1311/F** – Demolition of existing wooden garage and proposed alterations and extensions to existing garage/workshop to form new carport with garage/workshop and ancillary garden room/studio. Laughton Cottage, Brickhurst Lane, Laughton, BN8 6DD **Approved**

- c) **To note approved responses to applications and appeals approved by email**

**WD/2015/2631/O-** Land to the rear of the joinery works accessed off Church Lane, Laughton. **The appeal has been dismissed date 2<sup>nd</sup> August 2016.**

**WD/2016/0599/F & WD/2016/0600/LB** – Rear single storey extension to existing residential dwelling. Church Cottage, Church Lane, Laughton, BN8 6AH  
**(Resubmission of WD/2015/0595/F & WD/2015/0596/LB) To check previous response from Council Members and to inform council members by email.**

- d) **Other Planning Matters- To discuss or note any other planning matters brought to the attention of the Parish Council. None**

7. **Financial Matters- Authorisation of payments of accounts to approve accounts for payments.**

A schedule of receipts and payments was presented at the meeting. It was all **Agreed and signed**.

- 8. Dog waste issue Pound Lane** – The issue that has been brought to the council attention regarding the dog mess being continuously left and not disposed off in the entrance and in and along Pound lane has not improved.  
Therefore the council are looking to try and move the dog bin in Pelham field where it is not being utilised as much. Or put another bin in the entrance of Pound lane. The clerk will produce each cost at the next meeting.
- 9. Chairman Statement-** Cllr Carey informed the council members of his resignation due to personal reasons. The next meeting an election will take place for a new chairman. Cllr Carey will remain a councillor.  
We are very appreciated of the role and the work Cllr Carey has undertaken as a chairman.
- 10. Power Funding on the Green** – Cllr Mortimer is presently aiming to achieve power on the Village Green. Contributions, funding ideas and interest were asked for on the Parish Website. No interest was shown even though general census from the Parish is they would like power on the Green. Cllr Mortimer proposed postponement of decision whether the council would contribute until the September meeting and proposed he look into grants and other forms of funding first.
- 11. Wealden Consultation Report** – A report was distributed from Wealden District Council asking customers their views on changing the charging arrangements for emptying bins and the type and quantity of bins in each Parish. The council members agreed the Parish have sufficient bins and prefer separate litter and dog waste bins to combined bins that are used in other areas. The charging arrangements reduce paperwork and invoicing so would be more efficient in future.
- 12. Correspondence-** The clerk received an email From Rachel West regarding last month's decision in reference to playground equipment. The clerk will invite Rachel West to the next Parish Meeting to discuss with Council members.
- 13. Outstanding Matters-** Members noted the following items remained outstanding:

  - a) Review of Parish Council Risk Assessment
  - b) Review of standing orders and financial regulations
  - c) Internal and external audits

These will be addressed by the new clerk; the matters are being dealt with and are an ongoing process. This was reported by the clerk.
- 14. Clerks Contract-** The clerk reported that overtime had been occurred due to the back log of work and learning the role as clerk. Cllr Mortimer proposed to pay the overtime in arrears **Agreed** by Cllr Carey and Cllr Alexander. The clerk's contract will be finalised by the

employment committee by email and sent to the clerk to overview and to be signed at the September meeting.

**15. Reports (by leave) Not for decision - None**

**Meeting closed at 8.45**