



LAUGHTON PARISH COUNCIL

November Minutes 16th November 2016

Present: Cllr Miranda Dart, (Vice-Chairman), Cllr, Jackie Breeds, Cllr Chris Mortimer, Cllr Alex Carey and Cllr Mike Cook,

Six members of the public present.

1. Apologies for absence – Cllr Nick Bennett, Cllr Barby Dashwood- Morris and Cllr Genesis Alexander Received

2. Election of Chairman- Due to no candidates wishing to take on the role at present. The election will carry on to next month's agenda.

3. Declaration of Members interest – Cllr Cook declared a personal interest to planning application WD/2016/2497/F

4. To accept the minutes from Laughton Parish Council meeting held on the 19th October 2016 – Cllr Dart explained a variation with a planning permission, this was altered and agreed. The alteration was Broomham Field Farm, in the October minutes Cllr Cook's comments didn't relate to the planning application immediately recorded. The Broomham Field Farm appeal wasn't commented on in the minutes although it was mentioned.

At the October meeting it was agreed that Cllr Cook and Cllr Dart would send a response to the planning inspector regarding the appeal by the applicants for Broomham Field Farm. The minutes was then signed a true record by Cllr Dart.

5. Questions and statements from members of the public, relating to matters on the agenda –

Two members of the public attended the meeting in regards to the musical instruments being placed on East Sussex Council County Land by the school. The two members expressed they had no notification of the musical instruments and are unhappy with the agreed position of the musical instruments, as it is in their view line from their garden and the noise disturbance that this could cause. Further concerns were raised that other members are able to use this equipment after school and weekends thus the concern with noise disturbance. The school have not communicated or consulted neighbours about this proposal. However, the two members have spoken to the school who have given some reassurance but the two members feel they would like this matter readdressed. As this matter is not on the agenda it was **Agreed** for a letter to be sent to the clerk and this matter to be placed on the agenda at the next meeting.

Other members of the public had interest with planning applications

6. East Sussex County Council and Wealden District council reports- None

7. Planning

a) Plans

WD/2016/2541/F- Lower Vert Wood farm, Lewes Road, Laughton, BN8 6BN- Temporary stationing of static residential caravan for two year period in association with barn extension and conversion permitted by WD/2016/0899/F

Orders were suspended so the members of the public could address the Parish Council

Two members of the public came to the meeting to reassure the Parish Council that the Static caravan is only for the purpose of them to live in, while they carry out the extension. They hope it would not take two years but the majority of the work is being carried out by them. The lorry that is currently on the property will stay as one lorry and they will remove the caravan as soon as the dwelling becomes habitable.

Laughton Parish Council recommended approval of this application on the condition that as soon as the dwelling becomes habitable the mobile home is removed.

WD/2016/2497/F- HOME FARM BUNGALOW, LEWES ROAD, LAUGHTON, BN8 6BQ – CHANGE OF USE OF BARN TO B1 USE FOR APPLICANT’S INTERNET MAIL ORDER BUSINESS AND STORAGE OF DOMESTIC ITEMS ANCILLARY TO THE ADJOINING DWELLING.

Orders were suspended so the member of the public could address the Parish Council

The member of the public addressed the Parish Council in connection with the business that he wants to run from the property above. He wanted to gain a perspective of the view point from the Parish Council. Cllr Dart explained some concerns regarding the entrance and safety issue due to the change of use. However, a letter from the East Sussex highway had no concerns regarding these issues. Cllr Mortimer found the points made by the highway helped to ease concerns. Cllr Carey was concerned about the amount of collection and deliveries a day. The member of the public explained there would be two collections and two deliveries. There are still concerns for a business in the countryside generating traffic but all agreed the internet is changing people’s style of shopping.

Laughton Parish Council recommended approval of this application on the condition any permission granted to be subject to satisfactory planning to ensure that the proposed development remains ancillary to Home Farm Bungalow to safeguard against any future sub division.

Two members of the public left the meeting

b) To consider any planning applications that have been received after agenda has been published.

Wd/2016/2647/F- LIGHT FARM, CHURCH LANE, LAUGHTON, BN86AH, NEW EXTERNAL STAIRCASE TO GARAGE ROOF VOID. 3 NEW CONSERVATION ROOF LIGHTS TO NORTH ELEVATION OF GARAGE. GROUND AND FIRST FLOOR EXRENSION TO REAR OF PROPERTY-

Orders were suspended so the member of the public could address the Parish Council

The member of public addressed the Parish Council regarding his planning application. He has older children and they need more space to accommodate everyone, he would like to expand and improve living space.

Laughton Parish Council recommends approval of this application subject to the following condition: that the scale of the accommodation remains commensurate with the functional needs and financial

viability of the agricultural enterprise undertaken on site in order that Light Farm retains its future viability as agricultural worker accommodation.

Member of the public left the meeting

c) Planning application refused, approved, referred, withdrawn or appeals.

WD/2016/2251/LDE- STATIONING OF A MOBILE HOME FOR RESIDENTIAL USE PARKSIDE FARM, SHORTGATE LANE, LAUGHTON, BN8 6DG. ISSUED

d) To note approved responses to applications and appeals approved by email.

Broomham Field Farm Appeal of decision WD/2016/0423/F

Laughton Parish Council is concerned that this venture will not be sustainable because of the following:

The design of the proposed two storey farm building is not conducive to good animal husbandry. The layout of the site is not ergonomic and feed will require repeated mechanical handling which professional farmers would avoid due to the extra time involved and the additional cost of handling equipment.

The issue of storing bulk purchased feedstuffs is questioned due to a limited shelf life for pig and sheep nuts.

The unsuitability of the design of the two-storey farm building is evidenced by the failure of a near identical building on the adjacent small holding. This two-storey building failed to be used successfully for its intended purpose leading to its conversion to residential use resulting in a dwelling in a location which would otherwise have been unacceptable.

The proposed farrowing shed is approximately 300 metres from the nearest dwellings. The prevailing south westerly wind with the increased stock levels will be problematic for nearby residents.

There are no proposals to deal with slurry or other foul waste.

The Design and Access statement contains biological inaccuracies which bring in to question the future success of the venture. Gestation cycles for sows of 3 months, 3 weeks and 3 days suggest their target of 3 pregnancies per sow per year to be overly optimistic so bringing in to doubt their finances given the undisclosed capital investment.

Furthermore, it is difficult to be clear about the sustainability of the venture when presented with a long-term target of 40 piglets a month or one of 80-90 progeny per year. Each will give very different profit outcomes.

The woodland foraging with greater stock numbers is unlikely to be workable without substantial additional feeding. There is no information on how these costs will impact the long-term viability of the venture.

Given the stated history of the applicants-an unsuccessful horse enterprise, 7 Jacob sheep raised with the help of a local farmer, and the introduction of a few pigs last year, it has not been clearly demonstrated that this enlarged business venture will generate the long-term income necessary to sustain the proposal.

The applicant states their address as Bexhill, a 30 to 40minute drive away. This seems inconsistent with sustainability, good animal husbandry and most importantly, animal welfare.

The combination of all these issues brings a significant level of uncertainty to the likely long term viability of this venture. No wider benefits to this rural area have been demonstrated and should the business become unviable it would probably lead to a separate new dwelling being established in the countryside, contrary to policy. In the circumstances the Parish Council believes a precautionary approach is appropriate and the appeal should be dismissed.

e) Other planning matters to discuss any other planning matters brought to the attention of the council.

It was brought to the attention of the Parish Council there is a mobile home at Parkside Farm industrial units, adjacent to the entrance and Shortgate lane. The clerk will email planning to inform them of this and await a response.

Another concern was brought to the Parish Council's attention the widening of the road opposite the entrance to Greenstead and there have been complaints. The clerk will ask East Sussex Steward Steve Black if this is a lawful action.

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

The clerk has just been made aware that a replacement cheque fee costs £5. In future if any cheques are lost, a deduction of £5 will be taken to cover the cost.

9. Public access Defibrillator – Cllr Alexander was absent at the meeting so it will be placed on the agenda for the next meeting.

10. Playground area review. Cllr Carey explained he had looked further into the work that needs to be carried out shown by the monthly playground inspections. He looked at a company Playdale Playgrounds Ltd and they were able to quote for the replacement washers and caps needed totalling £50.40 with VAT. A few little adjustments are needed to stop the rabbits digging holes but this is an ongoing investigation. All **Agreed** to order the equipment.

11. Community Hall- Cllr Carey read out a letter that he had written to the school asking information about the community hall. Cllr Cook and Cllr Dart had made comments through emails on this letter. Cllr Carey read out the deeds of the community hall explaining certain points. This letter covers the points that need addressing. All **Agreed** for the clerk to send the letter to Rachel West.

12. Christmas Festivities- The Christmas party had recently discussed the Christmas festivities. The local Pub Roebuck would place a tree in the garden visible between them and the shop. A 20ft tree would cost roughly £180.00 and this size if possible would be preferred. The pub is willing to put power to it and have an outside power source. As we have not gained power on the Green yet this is a good stepping stone. Cllr Carey was concerned about neighbours and it was considered to turn the lights of the tree off when the pub closes. A small discussion took place on how the Parish Council can contribute. It was all **Agreed** the Parish Council would like to buy the Christmas tree. Cllr Mortimer will email Mark Buttifant and discuss this with him.

13. Power on Laughton Village Green – Cllr Mortimer is still trying to raise funds for the power on The Green. Cllr Cook expressed maybe we could ask for donations again. This will be on the agenda next month and readdressed to decide on how to proceed.

14. Correspondence

- A letter was received by Rachel West (clerk had previously distributed) it was agreed to put playground equipment back on the agenda for next month meeting.

-An email was received by Mr and Mrs Maynard. The letter of response was agreed

a) Correspondence after the agenda was published

Notification of traffic lights on Laughton Road, starting on 22nd November 2016

Email received from Cllr Nick Bennett apologising for absence but asking for a surgery. The clerk will email Cllr Nick Bennett thanking for the response and can the Parish be emailed a report each month until a time a surgery is needed. All **Agreed** this response

15. Outstanding Matters – Members noted the following items remain outstanding:

- a) Review of standing orders and financial regulations
- b) Review of parish council Risk assessment
- c) To carry out requirements from internal audit

These will be addressed by the new clerk, matters are being dealt with and they are an ongoing process. This was reported by the clerk.

16. Clerk overtime- Clerk showed a time sheet with overtime of the hours covered this month. All **Agreed** hours worked

17. Review of Standing Orders- Cllr Dart proposed the new standing orders. Seconded by Cllr Mortimer. All councillors agreed the new standing orders

18. Reports (by leave) not for decision –

- Cllr Breed still has concerns about the traveller's site. We are still waiting for any news.
- Cllr Carey discussed concerns to no representative from Wealden Council attending meetings. The clerk will contact the Wealden representative and ask for a report.
- Cllr Dart went to a Chalvington Parish Council meeting as it was discussing clerk's pensions. It may soon be required to set up a pension by law for each Parish. This will be looked into further.
- Cllr Dart also went to the Vert Wood meeting. They discussed a five year management plan of the woods. When there is enough money raised, they are looking at putting in a car park. The community benefit trust has not been set up yet but it is an issue to be aware of.

Meeting closed 21.30