



## LAUGHTON PARISH COUNCIL

### January Minutes 18<sup>th</sup> January 2017

**Present: Cllr Miranda Dart, (Vice-Chairman), Cllr Jackie Breeds, Cllr Chris Mortimer, Cllr Mike Cook, Cllr Genesis Alexander, Cllr Ann Newton and Cllr Nick Bennett,**

**No members of the public present.**

**1. Apologies for absence** – Cllr Alex Carey

**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 Dart declared a personal interest to planning application WD/2017/0001/F

**4. To accept the minutes from Laughton Parish Council meeting held on the 16<sup>th</sup> November 2016 and Budget meeting 23<sup>rd</sup> November 2016** – They were both agreed a true record and signed by Cllr Dart

**5. Questions and statements from members of the public, relating to matters on the agenda** – None

**6. East Sussex County Council and Wealden District council reports-** Cllr Newton attended the meeting to cover for Cllr Dashwood-Morris, who is currently on long term sick leave. Cllr Newton is also a councillor for a neighbouring ward. Cllr Newton introduces herself and explained she is available for support and guidance for matters that need further assistance, to contact her through the clerk if this is needed. Cllr Newton had no specific reports to discuss.

Cllr Dart asked if they had a valid objection on a planning application and need support in conveying the views of Laughton Parish council, could the Parish contact Cllr Newton to bring this to the attention of the planning department? Cllr Newton explained she was able to if she felt it was a valid reason but had to remain impartial.

Cllr Bennett reported on Tuesday it is the beginning of the formal budget meeting process; the results are to be forwarded to the April meeting. The papers regarding the budget will be published and available to the public. You are able to see what areas need to be shared, saved and what areas the budget is spending upon. The budget is still supporting vulnerable areas such as children services and adult social services. This can be seen on the published papers.

Cllr Bennett reported the recycling initiative and environmental services are still in place to help the local countryside.

Cllr Bennett left the meeting

**7. Planning**

## **a)Plans**

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

**WD/2016/2577/F- Sunnyside, Shortgate lane, Laughton- Change of use from paddock to residential, detached garage with ancillary accommodation. Ground and first floor side extension to host property.**

*Laughton Parish Council recommended refusal of this application for the following reasons:*

*The expansion of the domestic curtilage is excessive and unjustified.*

*While LPC do not object to the house extension aspect of this application – as it is in keeping with the neighbouring property and inoffensive – the Council do object to the substantial garage block and question the block being located 50m from the house.*

*The property did have a garage adjacent to the home, which has since been demolished. To build self-contained accommodation for use by the owners/occupiers of the property 50m from the property makes no sense.*

*This is tantamount to the creation of a new separate dwelling which the NPPF only allows in rural locations in special circumstances, none of which are met by this proposal.*

*The block plan illustrates that it would be easy in the future to separate this part of the property at a later date for sale – as has happened at the neighbouring property despite restrictions being put in place at the time of building.*

*This area of Laughton is very rural and dark. Placing the garage block so far from the dwelling would require external lighting, which would cause light pollution. It would be far more sensible to place a garage block near the main house – if the intended use for this building is for parking cars.*

*Should this application be granted LPC request that restriction be put in place regarding no outside lighting, blocking separation of this block from the main property, restrictions of use to the owners of the property only and no sub-let.*

**WD/2016/2904/F- Mill Farm, Mill Lane, Laughton, BN8 6AJ – Change of use of a redundant holiday let to an agricultural workers dwelling.**

*Laughton Parish Council recommended approval of this application with the following condition:*

*Recommend approval for the change of use to an agricultural workers dwelling subject to the normal conditions being applied to ensure it remains affordable agricultural workers accommodation in the future.*

**WD/2017/0001/F – 3 Ebenezer cottages, Shortgate Lane, Laughton, BN8 6DE – Proposed new single – storey rear extension, proposed new rear flat – roofed dormer and alterations to the roofing of the 2 existing front dormer windows.**

*Laughton Parish Council recommended refusal of this application for the following reasons:*

*The proposed extension is proportionally excessive in size. The extension is not in keeping with the general style of the host property, nor with the neighbouring property. No attempt seems to have been made to blend this addition into the body of the building.*

*Due in part to the projection of the extension, the neighbouring property is overlooked by a large picture window. This seems unnecessary as the extension has adequate windows on other elevations, so there is little need for this additional light.*

*The addition of a dormer window further confuses the overall look and proportions of the property and is not in keeping for this reason.*

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

#### **THE TRAVELLER'S SITE APPLICATION HAS BEEN DISMISSED**

**APP/C1435/W/16/3156033- BROOMHAM FIELD FARM, LEWES ROAD, LAUGHTON, EAST SUSSEX, BN8 6BN – THE APPEAL IS DISMISSED**

**WD/2016/1563/F- CHANGE OF USE TO ALLOW FOR SEPERATION OF GREENSTEAD AND CONVERTED GARAGE TO BECOME TWO SEPERATE PROPERTIES- GREENSTEAD, SHORTGATE LANE, LAUGHTON – APPROVED**

**WD/2016/2479/F- A PROPOSED TWO STOREY SIDE EXTENSION AND A SINGLE STOREY FRONT AND REAR EXTENSION. 4 HOME FARM COTTAGES, LEWES ROAD, LAUGHTON BN8 6BQ – APPROVED**

**WD/2016/2497/F – 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. HOME FARM BUNGALOW, LEWES ROAD, LAUGHTON, BN8 BQ, APPROVED**

**WD/2016/2541/F – TEMPORARY STATIONING OF STATIC RESIDENTIAL CARAVAN FOR TWO YEAR PERIOD IN ASSOCIATION WITH BARN EXTENSION AND CONVERSION PERMITTED BY WD/2016/0899/F LOWER VERT WOOD FARM, LEWES ROAD, LAUGHTON BN8 6BN – APPROVED**

**WD/2016/1774/F- DEMOLITION AND CLEARENCE OF A NUMBER OF REDUNDANT AGRICULTURAL BUILDINGS. CONSTRUCTION OF A PAIR OF 2 BEDROOM SINGLE STOREY COTTAGES WITH PARKING AND LANDSCAPING – BARNES ADJOINING BALDWINS, SHORTGATE LANE, LAUGHTON - APPROVED**

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

**WD/2016/2564/FR-WOODSIDE FARM, BROOMHAM LANE, WHITESMITH, BN8 6JQ- CONTIUNED USE OF THE REPLACEMENT RESIDENTIAL DWELLING**

*The replacement building is disproportionate to what was there. Its construction has caused untold environmental destruction which had a proper application been put forward in the first place, proper regard would have had to have been paid to environmental considerations.*

*The applicant is seeking to demolish this structure anyway (see withdrawn WD/2016/2101/F) and replace it but that should come with proper environmental safeguards.*

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 that at Sycamore Cottages workshop it has had an unauthorised change of use. It is being used as accommodation; the clerk will email the enforcement office to see if the regulations have changed. All **Agreed** this procedure

Laughton Parish Council received an email in response to the unauthorised widening of a classified road. The enforcement office is looking into the situation and the clerk is awaiting a response.

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

**9. Setting of the precept.** – The precept was discussed, Laughton parish Council decided the budget amount needed is £14,332. It was **resolved** to request the precept of £14,168 this with the grant from Wealden District Council of £164 equates to the budget requirement for the accounting year 2016 – 2017. The form was completed and signed by the Clerk and Cllr Dart

**10. Laughton Parish hall accounts** – A discussion took place regarding the accounts of the village hall. It was Agreed they have sufficient funds and to review yearly for audit purposes. The clerk will contact the treasurer of the village hall regarding this matter.

**11. Public access Defibrillator** –Cllr Alexander will email and circulate all information he has gathered and it will be re addressed for the next meeting.

**12. Power on Laughton Village Green** – Cllr Mortimer explained that he was receiving from the clerk emails that have potential funding possibilities. Cllr Mortimer is looking into each possibility but this may take time. Cllr Mortimer proposed to take this item off the agenda as a funding issue and continue to try source funds. At present it is not a community interest but perhaps will return on the agenda in the future. All **Agreed** this procedure.

Cllr Dart thanked Cllr Cook and Cllr Mortimer for the work they undertook regarding the Christmas tree and the Christmas festivities.

**13. Hire documents for the village green and Pelham field-** Cllr Mortimer proposed we implement into the rules and guidance documents, no camping will be permitted on the Village Green and Pelham field. All **Agreed** this procedure.

Cllr Mortimer proposed hiring Pelham field should have an admin fee. Cllr Alexander explained the deeds need looking into further to make sure Pelham field is being used correctly and with permission. The clerk will write a letter to John Anderson to clarify use of Pelham field. Cllr Mortimer to work with clerk. All **Agreed** this procedure.

**14. Playground area review** – Cllr Cook explained there are two points that need addressing which is the gate spring and rabbits digging holes. At present nothing is urgent that needs immediate attention.

**15. Community Hall-** The clerk read out the letter sent to the Parish Council by Mrs West. The letter was then discussed. It was agreed for the clerk to write a thank you email to Mrs West. Over the next few months the Parish council will look into ways to advertise and help promote the 'Community Hall'. The parish Council would like to thank Mrs West for the communication and express their interest in keeping good communication between the Parish and the school. It was **Agreed** for a email to be written and to be circulated, once agreed by all councillors the letter will be sent to Mrs West.

**16. Village troughs in village center-** Cllr Dart will discuss with two parishioners who currently take on this responsibility and report back in the next month's meeting. All **Agreed** this procedure.

**17. Correspondence**

- **Traffic Safety posters** – Laughton is currently awaiting safety posters on Shortgate lane, an email was received that they will be put up in the New year. It was **Agreed** to give another week for this to be carried out. If the posters are not put up in the next week, the clerk will contact Cllr Bennett who will also chase up this matter.

- **Email from Cllr Newton** – Cllr Newton attended the meeting to introduce herself to Laughton Parish Council. Cllr Newton informed Laughton Parish council if any advice was needed to please email her. Laughton Parish Councillors thanked Cllr Newton for her attendance and guidance.

**RoSPA playground inspection training** – Cllr Alexander was interested in looking further into the training to become a playground inspection. The clerk will email Cllr Alexander all the details for him to look through.

**Email received regarding Stool ball Grant** – An email was received to thank Laughton Parish Council for the grant received. The clerk read out the email.

**BT consultation Telephone box** – At present there is a consultation to remove all unused telephone boxes. Laughton Parish council have no objection to the removal of the telephone box in Laughton. The telephone box has been used once in a year. The clerk will email the appropriate office. All **Agreed** this procedure.

**Guidance of Parish Councils on receiving and the use of CIL funds** – The clerk will circulate any information regarding CIL funds to all councillors.

**a) Correspondence after the agenda was published**

An email was received from a parishioner regarding the use of a mobile home, the Parish Council were unable to help in this matter. An email will be written from the clerk in response.

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

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

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

**19. Clerk overtime-** Clerk showed a time sheet with overtime of the hours covered in the last two months. All **Agreed** hours worked

**20. Reports (by leave) not for decision –**

The clerk will email the traffic and safety officer and chase up the Pedestrian Signs that have been agreed to be placed on Common lane by Wealden County Council.

Meeting closed 21.35