

Presentation from Mr Stroude and Mr Tristan Hosken regarding the possible re-development of the Farm Yard on Norlington Lane

Held on Thursday 22nd March at 7.00pm in St Mary's room, Ringmer Village Hall

PRESENT: Cllr Richard Booth (Chairman), Cllr Margaret Crompton, Cllr Jenny Hill, Cllr David Matthews, Cllr Roy Sutherland, Cllr David Terry, Cllr J Terry, Cllr Richard Turner and Cllr Ron Wilcox

Also in attendance: Karen Crowhurst – Clerk/RFO, Corinna Goward – Assistant Clerk

Members of the public – 2

Mr Stroude gave a brief history of the site and buildings which date back to the 1800's and was purchased in 1971. The grain store was erected then and the machinery shed in 1980. Little has changed since those times and now most of the buildings are in poor condition and would not comply with today's building standards or pass an agricultural audit.

Mr Stroude has been working with Mark Peters of Plashett Farm since 2003. The farm at Norlington Lane has been growing cereals for his livestock and this would be the first time in almost 50 years that there has been the chance to modernise the premises.

Mr Hosken apprised Members of their proposal to renovate or rebuild the existing grain store increasing the current footprint by 1100 sq ft to incorporate 2 decent sized workshops. It is also their intention to renovate the large wet-store in an agricultural style in-keeping with the rural landscape.

Mr Stroude currently manages 36 tenants at the Bridge Farm premises , where he has renovated and developed almost 40,000 sq ft of workshop, storage and office space. His aim is to use that same skill and experience in converting Norlington Farm to business use with high quality workshop space.

Should the proposed scheme be successful and based on information from the Bridge Farm site, Mr Stroude assumes that traffic visiting Norlington Farm would average around 20 vehicles a day, most approaching the site via the A26 and Ham Lane entrance. Mr Stroude informed Members that 500 hedging plants had recently been planted along Norlington Lane in an effort to maintain the rural scene. He stressed the importance of sensitivity to the environment.

The benefits of the proposed site would mean 10,000 sq ft of business space close to Ringmer Village providing employment opportunities for local people, thus reducing commuter times for those residents using the premises and benefitting the local economy. It would improve an out-dated farm yard, making use of redundant farm buildings which are currently subject to vandalism and theft.

Future aspirations include the conversion of the Georgian barn east of Norlington Lane, conforming with NPPF para 55 regulations and 2 new units on the site of Holfords Cottages on Norlington Lane.

Members then commented on the presentation, one expressing concerns over the volume of vehicles and another considering the idea to be a good one. The Clerk suggested that Mr Stroude contact Cllr Ann Newton at Wealden District Council for her comments on the proposal in light of new developments near to Ashdown Forest.

The Chairman then thanked Mr Stroude and Mr Hosken for their presentation.

Minutes of the Planning Committee Meeting

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- | Item No | Minutes |
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| 1. APOLOGIES | |
| 1.1 | Apologies were received from Cllr Denis, Cllr Brown , Cllr Kay and Cllr Whitlock. These were accepted. |
| 2. DECLARATION OF MEMBERS' INTERESTS | |
| 2.1 | Cllr Turner advised that as a Member of Lewes District Council's Planning Applications Committee if it is likely that an application will be called in, he will refrain from having a view or make any comments. |
| 3. MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON 22nd FEBRUARY 2018 AND 8TH MARCH 2018 | |
| 3.1 | It was resolved to accept the minutes of the meetings held on 22 nd February and 8 th March 2018 as true and accurate records of the meetings. The minutes were then signed by the Planning Committee Chairman. |
| 4. PUBLIC QUESTIONS OR COMMENTS ON ITEMS ON THIS AGENDA | |
| 4.1 | At 7.40pm the Chairman invited the Meeting to suspend Standing Orders, and asked for questions or comments from members of the public present. |
| 4.2 | A member of the public present made comment or referred to: <ul style="list-style-type: none">- The possible redevelopment of the farm yard on Norlington Lane and road improvements required- Roadside hedges in the area of the Green Man Public House, their condition and the effect of the Bishops Lane development on them- The need for materials to be left on the premises and not on the green in respect of planning application LW/18/0033 Green End North Road |
| 4.3 | Orders were reinstated at 7.45pm. |
| 5. ACTION POINTS - UPDATES AND PROGRESS | |
| 5.1 | a) Response with regard to LW/17/0598 APPEAL/18/0001 Town and Country Planning Act 1990 Planning Inspectorate Ref: APP/P1425/ |
| 5.2 | The Clerk notified Members that a response had been submitted. |
| 6. CORRESPONDENCE – FOR NOTING OR ACTION | |

- 6.1 a) To consider any correspondence for noting or action, after this agenda has been published.
- 6.2 There was no correspondence for noting or action.
7. **PLANNING APPLICATIONS RECEIVED**
To consider Planning applications including those received after this agenda has been published– Appendix 1 (note – consult notice board and/or Clerk for further information):
- 7.1 **LW/18/0093 12 Elphick Road Ringmer East Sussex BN8 5PR**
Two-storey side extension and single storey rear extension
- 7.2 **Comments and observations**
No objections.
- 7.3 **LW/18/0117 Broyle Mill Farm The Broyle Ringmer East Sussex BN8 5AR**
Amendments to application LW/17/0312 to include the erection of a timber framed and clad extension to match original building configuration, alterations to drive and access and increased amenity land/cartilage
- 7.4 **Comments and observations**
Ringmer Parish Council considered this application and a vote was taken by a show of hands, the result of which was refusal on the basis of creeping over-development.
- 7.5 **LW/18/0033 Green End North Road**
Single story side and rear extension for Mrs S Chandler
- 7.6 **Comments and observations**
Ringmer Parish Council has no objections to the proposal with the exception of the ‘loss of privacy’ by the window on the east elevation which will overlook the neighbouring property.
- 7.7 Ringmer Parish Council also recommends the following conditions be imposed:

That no parking of vehicles or storage of materials be placed on the Village Green or in North Road
That the Contractors be sensitive to road users and neighbouring properties
That consideration is taken for a turning circle for larger vehicles
That any damage caused to the Green, verges or road be rectified as soon as possible

Ringmer Parish Council hopes these conditions will be enforced.
- 7.8 **LW/18/0055 Land Adjacent To Norlington Gate Farm Norlington Lane Ringmer East Sussex**
Proposal: Proposed temporary dwelling for rural workers
- 7.9 **Comments and observations**
No objection in principal to 3 year temporary planning permission for a temporary dwelling but Ringmer Parish Council does object to the sighting being in such close proximity to Norlington Lane.
- 7.10 Ringmer Parish Council also insists that the dwelling is retained for the purpose of

housing agricultural workers only.

8. **PLANNING CONSENTS, REFUSALS & APPEALS RECEIVED** – further information regarding consents, refusals & appeals recorded in appendix 2
 - 8.1 LW/18/0027 Wellingham Folly Wellingham Lane Wellingham Ringmer – **Permission granted**
LW/18/0044 Kilaguni Rushey Green – **Permission granted**
LW/18/0034 Broyleside Farm Broyle Lane Ringmer – **Permission refused**
 - 8.2 Members noted the planning decisions made by Lewes District Council.
9. **EAST SUSSEX COUNTY COUNCIL – WASTE AND MINERALS CONSULTATION**
 - 9.1 a) To consider whether to participate in the consultation and send a response by the deadline of 17th April 2018
 - 9.2 It was noted that this would be left to the Chairman’s discretion.
10. **NEIGHBOURHOOD PLAN DEVELOPMENT**
 - 10.1 a) To consider issues, options for discussion or for decision or for referral to the Neighbourhood Plan Steering Group
 - 10.2 Councillors agreed to consider a response to the latest letter from Bovis regarding the proposed development north of Bishops Lane, at a later Steering Group meeting.
11. **ANY REPORTS (BY LEAVE) ON PLANNING MATTERS**
 - 11.1 A Councillor had noted some grass cutting activity at the Bovis site in Bishops Lane.
12. **ITEMS FOR REFERRAL TO NEXT AGENDA OR APPROPRIATE COMMITTEE**
 - 12.1 To ratify the response to the Bovis letter dated 14th March 2018.

There being no further business, the meeting closed at 8.17 pm. Date of the next meeting. Thursday 26th April, 7.30pm, St Mary's Room, Ringmer Village Hall.