

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held on Thursday 26<sup>th</sup> November 2020 at 6.30pm via Zoom video conferencing

**PRESENT:** Councillors Roy Iremonger, Andy Long, Mike Smythe, Steve Williamson, Karen Cook, Chris Wells, Dave Powell and Richard Reading

Also, present: 9 members of the public, one joining at 7.15pm

### **APOLOGIES FOR ABSENCE**

**00220** Cllr Davies – Work commitments

### **DECLARATIONS OF INTEREST**

|                 |  |
|-----------------|--|
| Cllr Long       | WD/2020/2141/FR Rose Farm – Personal Interest        |
|                 | WD/2020/1964/F The Black Duck–Personal Interest      |
| Cllr Smythe     | WD/2020/1964/F The Black Duck – Personal Interest    |
| Cllr Williamson | WD/2020/1964/F The Black Duck – Personal Interest    |
| Cllr Cook       | WD/2020/1964/F The Black Duck – Prejudicial Interest |
| Cllr Wells      | WD/2020/2141/FR Rose Farm – Personal Interest        |
|                 | WD/2020/1964/F The Black Duck – Personal Interest    |
| Cllr Powell     | WD/2020/1964/F The Black Duck - Personal Interest    |
| Cllr Reading    | WD/2020/1964/F The Black Duck – Personal Interest    |

### **MINUTES**

To **resolve** that the minutes of the Planning and Development Committee meeting held on 12<sup>th</sup> November 2020 be taken as read, confirmed as a correct record and signed by the Chairman

**00221** **RESOLVED** to adopt the minutes of the meeting held on the 12<sup>th</sup> November 2020.

### **MATTERS ARISING - NONE**

### **PUBLIC PARTICIPATION**

A local resident spoke on behalf of 30 members of the community. He spoke highly of the current owners and their achievements over the last 9 nine years in running a very successful and popular pub.

The pub has a history going back to at least the 14<sup>th</sup> century and up until its closure had a wide variety of clientele.

He stated the pub was vitally important in ensuring that vibrant rural life survived. It had been loved by locals and well supported throughout its

history and was part of the fabric of the village. It provided employment, healthy competition to other local pubs and supported local businesses.

He asked Members to note that no innovative ideas had been created by the owners during the pandemic which other pubs had done and The Black Duck had been on the market for just under 1m for quite some time.

He concluded the pub should not be allowed to close for good just because the current owners couldn't sell and now, they couldn't make it pay.

The owners of the Black Duck spoke on behalf of their application.

They stated they had lived in the Parish of Warbleton for 22 years and had bought the pub 9 years ago. During that period, they had created a popular and thriving business. They stated that due to health issues the pub had been put on the market in 2017 but unfortunately no interested parties had come forward. The last 3 years of accounts showed the business was no longer viable. COVID-19 had put enormous pressure on them, the revenue for that period was £140,000 down. The pub had been making a continual and significant loss and they were advised by their accountant to close. They stated the loss of the pub would have little or no impact on the immediate community. It had never been well utilized by the parish and relied heavily on custom from further afield. There were 19 alternative pubs within 7 miles of the Black Duck and all of them were in far more sustainable locations. Carbon emissions would be reduced as less vehicles would use the lanes and the farming community would benefit from the decrease in traffic parking on verges.

The owners confirmed with a councillor they had opened for a short period during the second lockdown.

### **PLANNING APPLICATIONS**

**00222 RESOLVED** that the observations below be submitted to the Planning Authority for consideration

WD/2020/2141/FR Rose Farm, Battle Road, Three Cups Corner, Warbleton, TN21 9LR

Full Retrospective application for the erection of new detached dwelling and garage (amendment to consent WD/2007/2802/F)

### **OBSERVATIONS – RECOMMENDED APPROVAL**

The site has remained in a poor condition for a long period negatively impacting on the neighbourhood.

WD/2020/1284/F Storage Log Cabin, River Mead Nursery, Clappers Lane, Vines Cross, Horam, TN21 9HB

Change of use of buildings and land within their curtilage from agricultural horticultural use to a holiday

**OBSERVATIONS – RECOMMENDED APPROVAL**

It will help to supplement the income of the owners and improve the site.

WD/2020/1964/F The Black Duck, Church Hill, Warbleton, TN21 9BD

Change of use from public house to residential with extension

**OBSERVATIONS – RECOMMENDED REFUSAL**

The Parish Council respects all that the current owners have achieved and have tremendous sympathy with the situation they now find themselves in. However, this pub has been an integral part of the community for many years and should continue to be so.

WD/2020/2168/F Little Bucksteep Granary, Churches Green Lane, Churches Green, TN21 9NX

Equestrian Stables

**OBSERVATIONS – RECOMMENDED APPROVAL**

The Parish Council recommends APPROVAL of the application on the condition it remains for the private use of the family. It is appropriate to the personal needs of the applicant and it is commensurate to the size of the holding and will have minimal impact on the neighbours. The Parish Council note and support the comments of the Assistant Countryside officer regarding the Rights of Way.

**DECISION NOTICES – NOTED**

**TREE WORKS TO BE CARRIED OUT OR TPO APPLICATIONS - NONE**

**MEETING DATES 2021**

The meeting dates for 2021 to be confirmed at the next meeting. The Clerk is confirming the availability of the two village halls.

**DATE OF NEXT MEETING** – Thursday 10<sup>th</sup> December 2020

The meeting closed at 7.30pm