



LAUGHTON PARISH COUNCIL



Minutes of the Full Council Meeting held at the Laughton Parish Small Hall Wednesday 7th January 2026 at 7.30PM

Present: Councillors A Wilson, S Huggett, J Alford, K Syrad and S Whiting.
Also in attendance - 35 Members of the Public

1. Election of Chair for meeting

It was **RESOLVED** to elect Councillor S Huggett as Chair for the meeting.

Public Participation

The Applicant stated that he understood that there were many concerns about the change of use of the function room at the Roebuck Inn to farm shop and it was stated that the intention was not to compete with the Village Shop and Post Office but to improve pub viability and make Laughton a destination drawing people into the village which would be beneficial for both enterprises. He stated that the shop would be selling local and artisan products and would provide local employment opportunity. He expressed concern that the function room for the pub was currently underutilised affecting the financial viability of the Roebuck.

It was stated that there was a concern that opening a shop in the Roebuck would affect the existing community owned Village Shop and Post Office and that this shop already sold local products including meats.

It was stated that both are assets are really important community hubs and the community should support both assets.

There was discussion about planning conditions and whether these could be placed on the Pub to ensure that they didn't directly compete.

It was stated that the Roebuck had 'gone bust;' on several occasions and for it to survive moving forwards a different business model was needed.

It was stated that both businesses needed to co-exist and work together.

Concern as expressed by residents that both businesses would end up competing with each other and could force each other out of business resulting in the village ending up with no shop and no pub. It was stated by a resident that there was an absence of economic detail in the application so it was difficult to comment on the impact that competition may have on either business.

There was a discussion about opening hours.

A question was raised about the lack of allocated parking but it was stated that an amendment to the planning application had been submitted to address this issue.

2. Apologies for Absence

There were no apologies for absence.

3. To accept the minutes from the meeting held on 17th December 2025.

It was **RESOLVED** to accept the minutes of the Council Meeting held on 17th December 2025 to be taken as read, confirmed as a correct record and signed by the Chair.

4. Declarations of interest. To receive notices of declarations personal and prejudicial, in respect of items on this agenda.

Councillor Wilson declared an interest in Agenda Items 5.1 as Chair of Wealden District Council Minors Planning Committee.

All councillors declared a personal interest as regular users of the village shop and the Roebuck Inn.

5. Planning matters – to discuss or note any other planning matters brought to the attention of the Parish Council.

Councillor Wilson left the room

5.1 WD/2025/2706/F

Roebuck Inn, Lewes Road, Laughton BN8 6BG

Change of Use of Function Room (Sui Generis) to Farm Shop (Class E)

Councillors discussed the application and it was stated that they had been made aware by the Planning Case Officer that planning restrictions couldn't be placed on the premises if the application were to be approved because this is an application for change of use. Concern was expressed that the village could lose both assets and it was acknowledged by Councillors that it would be difficult to ensure that both parties (The Roebuck and Laughton Village Stores) would act together and not harm each other. It was stated that there was a hope that both parties would work together.

Councillors **RESOLVED** to **COMMENT** rather than Support or Object to the effect that they hoped both parties would work together to safeguard the future of both assets.

Meeting ended 2013hrs.

**The next Full Council meeting will be held on Wednesday 21st January 2026 at
7:30pm**