

# BARCOMBE PARISH COUNCIL

To all Members of Barcombe Parish Council. You are hereby summoned to attend a meeting of the Parish Council to be held in **the Village Hall, Barcombe**, on **Monday 8<sup>th</sup> July 2024** starting immediately after the Full Meeting.

Julia Shelley  
Clerk to the Council  
July 2024

*Would members of the public please note: Whilst individuals may put questions to the Council or draw attention to relevant matters relating to the business on the agenda, this is at the discretion of the Chairman. No individuals contribution shall last more than three minutes.*

## AGENDA

1. Apologies
2. Declarations of Interest
3. Planning Applications:

**Case:** LW/24/0395

**Case Officer:** James Emery

**Address:** Land Opposite Anchor House Anchor Lane Barcombe

**Proposal:** Planning Application - Raised single storey cottage with detached double garage and raised permeable path and bridge with associated landscaping

**Case:** LW/24/0344

**Case Officer:** James Smith

**Address:** 7 Mount Pleasant, Spithurst Road

**Proposal:** Creation of front driveway with drop kerb and glass balustrade balcony to the rear first floor for Ms J Black

4. Decision Notices

**LW/24/0326**, Court House, Church Road

Self contained residential dwelling & machine shed

Refused

**LW/24/0325**, Court House, Church Road

Self contained residential dwelling & machine shed

Refused

**LW/24/0286**, Brickyard Farm, Town Littleworth Road  
Erection of wardens' accommodation  
Refused

**LW/24/0181**  
Red Tiles Cottage, High Street  
Rear corner extension, cladding & solar panels  
Approved

**LW/24/0779 & LW/23/019**  
Cleaver Cottage, High Street  
Timber window replacement (part retrospective)  
Approved

**LW/21/0627**  
Planning Inspectorate Ref: APP/P145/W/22/3304539  
Appeal by: CK Hutchison Networks (UK) Ltd  
Location: Street Record, Oak Tree, Barcombe Cross  
Proposal: Proposed 15.0m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works

**The Parish Council has provided a robust statement against the 5G Monopole appeal. Please see the following:**

*“Barcombe Parish Council seeks clarity on this appeal procedure. The decision notice, dated 21 September 2021, stated that the appellant needed to begin the appeal process within 12 weeks of the date of the decision. Why was this appeal accepted on the 30th May 2024?”*

*The Council is **negative** towards this application and objects on the following grounds:*

- *The mast would be visually jarring, harm amenity, and have a detrimental impact on the aesthetic and character of the village and Conservation Area.*
- *The appellant’s argument that the site was “selected nearby to numerous elements of street furniture with similar vertical lines that will allow the proposal to visually assimilate with its surroundings” (Appeal Statement, 4.1.2) is false, as there is no street lighting in Barcombe. This discrepancy was highlighted to the appellant during the application stage and indicates that a proper assessment of the suitability of the site location was not undertaken.*

- *The mast would not be well screened from views in all directions as claimed by the appellant in their appeal statement (3.4) as it would be clearly visible from one direction, and in both directions for half the year as the trees nearby are deciduous and lose their leaves in autumn.*
- *The appellant has not provided evidence that they have explored all possibilities using the sequential approach as mandated in the NPPF, such as the possibility of “erecting antennas on an existing building, mast or other structure”. (NPPF, Section 10, paragraph 121).*
- *There is concern that the mast will only support a single communication operation, and as such, it could lead to multiple requests from other operators.*
- *Other sites in Barcombe were discounted by the appellant on the grounds that, in part, they were in close proximity to residential properties (5.0). The current proposed location is also in close proximity to the numerous houses that line Oak Tree, and to other residential properties that line Barcombe Mills Road, including Barcombe Place, a historical property that ‘contributes significantly’ to the appearance of the Conservation Area (Conservation Area Appraisal, Barcombe Cross, May 2009).*
- *Local residents are overwhelmingly opposed to this proposal as evidenced by the 117 objections that were submitted during the application stage.*

*It is considered that the appellant has not adequately demonstrated that other less visually damaging options cannot be achieved.*

*This proposal will have a tangible and long-lasting detrimental impact on the amenity and character of Barcombe village. It would be starkly incongruous in this siting and should not be permitted. “*

Ends