

BARCOMBE PARISH COUNCIL

To all the Members of Barcombe Parish Council. You are hereby summoned to attend a meeting of the Barcombe Parish Council to be held on **Wednesday 13th December 2023** starting at **7.15pm** in the Sports Pavilion, Barcombe Recreation Ground.

Julia Shelley
Clerk to the Council
December 2023

Would members of the public please note that whilst of the public 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/23/0698
Case Officer: Mr James Emery
Address: Applethwaite House, Town Littleworth, Barcombe
Proposal: Erection of a single storey outbuilding with double garage

Case: LW/23/0766
Case Officer: Ella Rigluth
Address: Camoys Court Farm Barcombe Mills Road Barcombe East Sussex
BN8 5BH
Proposal: Change of use of agricultural buildings to 5No. residential dwellings
(Resubmission of LW/21/0090). *Extension to comment date requested.*
Appeal also in progress APPEAL/23/0027

Barcombe Parish Council comments on planning application to date for Camoys Farm.

The previous concerns raised by the Parish Council, and residents, still remain and are re-iterated below from the earlier planning applications. Additionally the Parish Council now feel that any supporting reports e.g. traffic are out of date and need to be revisited in light of the changes in traffic, road usage and weather (flooding at Barcombe Mills)

Case No: LW/21/0090 (resubmitted December 2023)
Case Officer: Julie Cattell
Location: Camoys Court Farm Barcombe Mills Road Barcombe East Sussex
BN8 5BH
Proposal: Prior Approval for the Change of Use of Agricultural Building at Camoys Farm to 5 no. residential dwellings

A number of the objection raised by the Parish Council against the previous application LW/20/0706 (2020) under conditions (Q2) have been addressed however a) remains

a. Transport and highways – Non-vehicle access route to village has not been addressed,

Pedestrian access to the village is not resolved as people would have to walk, in part, on the 60mph road.

Barcombe Parish Council feel that LW/21/0090 fails to meet the basic requirements of a Q 1 (section 1) so request that a full residential planning application is undertaken.

Barcombe Parish Council is negative towards this application.

There were 9 letters of objection to this application.

Other issues raised include:

- The removal of a 1/3 of the building could destabilise the building – a further structural survey should to be undertaken.
- Whether contamination concerns have been fully addressed.
- That the barns still have an agricultural use.
- The two professional surveyors reports provide conflicting statements.

If, at any point in the future, permission is granted a pavement to the village is essential as the road to the village is a busy 60mph road.

Barcombe Parish Council is negative to this application.

Case No: LW/22/0820

Case Officer: Julie Cattell

Location: Camoys Farm, Barcombe

Proposal: Demolition of buildings and creation of five dwellings.

The Parish Council is negative towards this application.

The Parish Council accepts that in principle the site has been approved for residential development and that the use of brownfield sites can be advantageous in protecting greenfield areas. The inclusion of alternative energy elements in the design is welcome.

However the current application raises concerns;

Design

- Too high, bulky and visually dominating
- Density is high with minimal outdoor space – inappropriate for rural setting and mismatched to other existing properties
- The size of the proposed properties is totally at odds with known village requirements offering as it does 5 x 4 bedroom properties when the local need is smaller, more affordable, 2-3 bedroom properties. This need was identified in the 2015 survey and survey results remains relevant.

Location

- Outside planning boundary
- No safe pedestrian access to village and amenities
- Established vehicle right of way for neighbours through development.

Infrastructure

- No reference to how sewage services will be provided
- Lack of clarity around Biodiversity Net Gain

- 12 parking spaces for the properties slightly less than the figure produced using ESCC car parking calculator (12.5) which could lead to overflow parking
- Established Rights of Way through site.

4. Decision Notices

Case: LW/23/0637

Case Officer: James Emery

Address: Bantams Spithurst Road Barcombe East Sussex BN8 5EE

Proposal: Demolition of rear garage and garden room and erection of single storey dwelling

Decision: **Refused**

5. Update on Blackcurrent Field