

# BARCOMBE PARISH COUNCIL

Minutes of the meeting of the Barcombe Parish Council Planning Meeting held on Wednesday 8<sup>th</sup> February 2022 at 7.15pm in the Sports Pavilion, Barcombe Recreation Ground.

**Attendees:** Cllrs Arbenz, Bennington, Cornwell, Pack, Parsons, Skan, Smith, Stewart

## MINUTES

- 1. Apologies.** Cllrs Holman, Stroude; Cllrs Linington & Millington
- 2. Declarations of Interest.** Cllr Cornwell declared an interest in LW/22/0820 and left the room for the duration of the discussion of this application.
- 3. Planning Applications.**

**Case No:** LW/22/0738

**Case Officer:** Julie Cattell

**Location:** Old Rectory Cottage, Church Road, Barcombe

**Proposal:** Proposed solar panel array.

The Parish Council is **positive** towards this application. It should be noted that the displays included as an example were of a smaller array. No neighbour comments received by Clerk.

**Case No:** LW/22/0843

**Case Officer:** Mr James Emery

**Location:** Bantams, Spithurst Road, Barcombe

**Proposal:** Demolition of garage and outbuildings creation of detached auxiliary dwelling.

**Withdrawn.**

**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 proposed properties are totally at odds with known village requirements, offering five 4-bedroom dwellings when the local need is smaller, more affordable, 2-3 bedroom properties. This need was identified in the 2015 Housing Survey, whose 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 is slightly fewer than the 12.5 produced using ESCC car parking calculator, which could lead to overflow parking
- Established Rights of Way through site.

**Case No:** LW/22/0641 & 0603

**Case Officer:** Mr James Emery

**Location:** Banks Farm, Boast Lane, Barcombe

**Proposal:** Conversion of storage building to one bed dwelling.

The Parish Council is **positive** towards this application.

**Action:** The clerk was asked to write to the residents of Hunters View Hamsey Road Barcombe East Sussex BN8 5TG. Planning Application No: LW/22/0545 to confirm that their contractors will be making good the significant verge damage which has appeared during construction.

*Meeting closed at 19.47pm*