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BARCOMBE PARISH COUNCIL

Minutes of the online meeting of the Barcombe Parish Council Planning held via Zoom on
Wednesday 27th May 2020 starting at **7pm**

Present: Cllrs Arbenz, Cornwell, Holman, Loughlin, Marler, Mills, Pack, Skan, Stewart, Stroud, Smith, plus Cllr Linington and four members of the public.

Minutes

1. Apologies: none
2. Declarations of Interest: Cllr Loughlin LW/20/0245
Cllr Stewart LW/20/0225
3. Planning Applications

Case No: LW/20/0288

Case Officer: Sarah Scannell

Location: Hillside Nurseries High Street Barcombe East Sussex BN8 5BB

Proposal: Residential development comprised of nine new homes, access improvements and associated works

Barcombe Parish Council objects to the above application as follows;

1) This site was originally allocated by LDC in 2014 for 6 houses and was included in Barcombe Village Housing survey dated Aug 2015 and was numbered 03BA.

It did not include the field to the side of the recreation ground which was numbered 01BA. This site was protected as a **site-specific policy** for additional recreation space and shown as such in the LDC Local Plan part 2, Inset map 5a Barcombe Cross.

The Local Plan Part 2 dated 9/3/20 Barcombe Cross, Policy BA01 states clearly

b) development incorporates approx. 1600 sqm of public amenity space...to allow for the provision of equipped and informal play space. We want that re-instated.

2) The current application shows 9 houses and includes development on this field – we challenge that.

3) Houses that are built should be 2- or 3-bedroom houses as requested in the Barcombe Village Housing survey 2015 – 4 bedroomed houses are too big for the site.

4) The access route through the track from the High Street to the proposed development site is wholly inadequate and the exit is dangerous.

We believe and request that Lewes District Planners take a broader view of the road design because the adjoining site BA02 will soon come forward for, we believe a minimum of 24 houses. We have not seen the proposed access route to that site,

DRAFT

however we request that the Planning Department insist the two development plans combine to create one safe, wide entrance and we request that the twinned exit point incorporates some form of road widening/kink and or mini roundabout to slow traffic and reduce the prospect of dangerous crashes.

We request that the Planning Department does not permit the development to commence until a safe solution is found.

5) We understand that any development with a combined floor space in excess of 1000 sqm is obliged to contribute or build affordable housing. By our calculation, the floor space of the 9 houses is 1279 sqm - will the planners ensure that at least one of the houses is affordable.

5) We further request that the following comments from the Parish Council are incorporated in the design.

Roof lines, bulk and windows should not compromise the existing buildings in the Grange.

Permeable/porous drives, hedges not fence panels, adequate turning circles, no street lights.

Case No: LW/20/0225

Case Officer: Mr William De-haviland-Reid

Location: Barcombe Community Fire Station Weald View Barcombe East Sussex

Proposal Erection of a portacabin to form a gymnasium for the period of three years

No objection. Neighbours requested that music volume in gym kept to a reasonable level.

Case No: LW/20/0169

Case Officer: Ms Anna Clare

Location: Hogge House High Street Barcombe East Sussex BN8 5BA

Proposal: Demolition of existing single storey rear extension and construction of new single storey rear extension (amendment to materials approved under Listed

No objection.

Case No: LW/20/0150

Case Officer: Sarah Scannell

Location: Handlye Farmhouse Handlye Farm Cooksbridge Road Barcombe East, Sussex BN8 5TJ

Proposal: Erection of a timber framed garage with lean-to log store in the curtilage of a Listed Building

No objection.

DRAFT

Case No: LW/20/0076

Case Officer: Jenny Martin

Location: Pump Cottage Church Road Barcombe East Sussex BN8 5TP

Proposal: Various alterations and works to host dwelling

No objection.

Case No: LW/20/0243/ LW/20/0242

Case Officer: Ms Anna Clare

Location: Knowlands Farm Spithurst Road Barcombe East Sussex BN8 5EF

Proposal: Conversion and extension of existing stable building to form annexe, and new glazing to adjacent open-sided barn

No objection.

Case No: LW/20/0245

Case Officer: Julie Cattell

Location: Land to The East Of Bridgelands Barcombe Cross

Proposal: Approval of Reserved Matters Application - Reserved matters application to provide details of the layout, appearance and landscaping for the development of six houses

Barcombe Parish Council objects to the above application as follows;

1)The proposed exit/entrance is dangerous, the site lines are poor and the visual splays are inadequate.

With the proposed development of the neighbouring sites BA01 and BA02 the traffic volumes will rise and potentially there will be two additional entrances within 100 metres, increasing the risks.

We have already declared our concern in our comments to application LW/20/0288 and suggested that the developers of the two sites concerned, combine to create a wider exit point with preferably a kink in the road and a mini roundabout. If this is not done we fear for the safety of any drivers exiting from BA03 because of the vehicle speed and volumes in both directions. We would like to point out that using historic crash statistics is meaningless as these exits will inevitably increase them.

2)There are flooding issues associated with this development. Run-off water already causes flood risks to the existing houses. We request that the Planning Department insist that the flood mitigation proposals must be capable of handling the run off water from the proposed development on site BA02 and not just concentrate on their site BA03.

In addition

The existing plans don't give enough information to determine the exact materials to be

DRAFT

used or the house heights in relation to any others. Plans are notoriously difficult to interpret in regard to style, density and overall appearance. We have some comments already which are: -

- a) The construction of 5 bedroomed houses were specifically rejected in the 2015 Village Housing survey – they should be a maximum of 4 bedrooms.
- b) There are too many parking spaces.
- c) The floor levels and roof heights are not to exceed existing houses
- d) There are privacy issues with overlooking
- e) There needs to be a new impartial environmental/ecological report and impact survey on what is a valuable wildlife corridor and habitat. Nightingales and dormice are amongst the important residents The existing report appear to have been completed by a relative/family member of the developer and is not considered impartial.
- f) Who will have the responsibility/ownership and maintenance/repair of the road
- g) No trees should cut or pruned, - hedgerows and bushes are to remain intact
- h) The ponds must be not be disturbed
- i) To reduce the flooding problem, we request that all have permeable/porous drives
- j) There must be adequate turning circles
- k) We insist on hedges not garden panels
- l) There is a pollution risk to local houses from waiting traffic
- m) There should be no street lights.

Case No LW/20/0289

Case Officer: Mr William De-haviland-Reid

Location: Church Cottage Bungalow Church Road Barcombe East
Sussex BN8 5TW

Proposal: First floor extension to existing single storey dwelling

Neighbours and councillors were concerned due to overdevelopment of site, inappropriate and too large an extension. There are also

DRAFT

access concerns. The Parish Council is negative towards this application but a smaller extension would be considered acceptable.

4.Any other Business: None