

# BARCOMBE PARISH COUNCIL

## Minutes of the meeting of Barcombe Parish Council Planning Meeting held on Monday 19<sup>th</sup> July 2021.

**Attendees:** Cllrs Arbenz, Cornwell, Holman, Pack, Skan, Stewart, Parsons

### MINUTES

1. **Apologies:** Cllr Smith, Cllr Stroude, Mills

2. **Declarations of Interest: None**

**Case No: LW/21/0389**

**Case Officer: Julie Cattell**

**Location: Spithurst Hub Spithurst Road Barcombe**

**Proposal:** Planning Application - Proposed use of land and use of existing kitchen facilities within the Spithurst Hub as a cafe to serve visiting members of the public in addition to existing business users for Spithurst Hub Limited.

The Parish Council reiterated its comments from the previous application.

The Parish Council is **positive** to this generally popular resource, with the following provisos:

- Maintain existing hours without extension.
- People encouraged to leave site promptly at the end of the day.
- No advertising outside immediate vicinity

**Case No: LW/21/0530**

**Case Officer: Mr James Smith**

**Location: Land North Of High Street Barcombe**

**Proposal:** Outline Planning Application - Erection of up to 26 dwellings together with associated development and site access whilst all other matters are reserved for future consideration for Rydon Homes Ltd.

The Parish Council is positive towards housing development on this site in principle - as long as it is appropriate for the site, provides the types of housing identified in the Village Housing Survey, and takes fully into account the environmental concerns raised. An infill development of this type has the potential to provide housing whilst preventing straggling developments around the outskirts of the village. With regard to this site in particular, the last Barcombe Village Housing survey was conducted in 2015 and the results of this survey are on the Parish Council's website. The survey at that time concluded that of the sites put forward by LDC, 55% were in favour of this location on Hillside.

However, the Parish Council remains **neutral** to application LW/21/0530 until the following points are fully addressed. Some concerns remain from the Parish Council's previous comments.

1. ESCC Highways to confirm that access as safe as possible and consider/recommend further improvement. The Parish Council are not convinced that the latest information fully addresses concerns. It would be useful to have terms like 'not busy road' and 'safety impact of traffic not severe' quantified.
2. Greater clarity on flood mitigation and sewage treatment both initially and in the long term. An assurance is required and must be documented that the maintenance of flood mitigation and sewage treatment is formalised and permanently funding is in place to future-proof the site and protect neighbours.
3. The Parish Council rejects the inclusion of a five-bedroom house on site. Nothing larger than 3 bedrooms should be included. The availability of rental, part-ownership and affordable accommodation should be retained.
4. The access visibility splay is compromised by the existing hedge. Further clarity required as in point 1. Will draw LDC's attention to the access whether it's safe or not – can the site ever be safely accessed? Could prevent the development.
5. The Parish Council request that ESCC and LDC consider additional alternative access points on the High Street and via Bridgelands.
6. The Parish Council would like more work to be undertaken to explore the compromise and conflict created by the following:
  - a. Road safety for pedestrians, as a wide road access splay is required.
  - b. The visibility of new buildings as a traffic speed control element, and the local requirement to minimise the visual impact of the large (in relation to the surrounding houses) number of new properties.
7. The Parish Council would expect the village's dark skies to be protected. This should be recorded as a required reserved matter.
8. The Parish Council would like to see as much of the hedge protected as possible as it meets the criteria for 'priority status'.
9. That any biodiversity improvement net gain must be applied within the parish.

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10. Planned parking allowance is inadequate considering the parking difficulties which already exist within the village.

The Parish Council would like it noted formally that Lewes District Council has not met requirements in terms of posting notice; and also that the timing of the applications closing dates and the date of the Planning Committee meeting (4th August) are in conflict.

**The Parish Council and local community would like support from both Lewes District Council and our other representatives to:**

- Apply pressure to influence the type of houses and site access to ensure an appropriate solution for our village and its residents.
- Make sure that all matters agreed at the outline planning permission stage are implemented in full as homes are built.
- Ensure the managed growth of the village.
- Ensure priority if/when properties are released, so that a proportion of homes are made available to local residents and/or workers.

**4. Any other Business:** None.