

## BARCOMBE PARISH COUNCIL

### **Minutes of a meeting of the Planning Applications Sub-Committee held at the Sports Pavilion, Barcombe on Tuesday 5<sup>th</sup> August 2008 at 7.00 p.m.**

**781. Present:** Councillors C M Arbenz, N C Lear, A J MacGillivray, R Williams and J O Cornwell.

**782. Apologies for absence:** Received from Cllrs D Lloyd and D Skan

**783. Declarations of interest:** Cllr J O Cornwell declared a prejudicial interest in item LW/08/0851 and left the meeting during the discussion of that item.

**784. Urgent business pursuant to Standing Order No. 16:** There was no urgent business

#### **785. Planning applications received:**

LW/08/0851 – Camoys Farm, Barcombe Mills Road, Barcombe – construction of new access and closure of existing access for F J Cornwell and Sons

John Cornwell clarified some points and explained some of the background to the application but then left the meeting. Hedley Cornwell, occupier of the neighbouring property, in attendance as a member of the public, also offered some comment. It was felt that the application was flawed and left important questions unanswered. It was agreed that CA and NL would prepare a detailed response to Lewes DC.(attached as appendix 1)

LW/08/0741 – Springlands, Town Littleworth Road, Barcombe – create first floor to existing bungalow and replacement of single storey extension and addition of porch for Mr & Mrs M Cooper

No objection. It was noted that the proposal would increase the size of the existing dwelling very considerably – probably beyond the LDC guidelines.

LW/08/0795 – Springles Farm, Town Littleworth Road, Barcombe (Hamsey Parish) – erection of four poultry sheds, closure of existing farm access and creation of access and additional landscaping for Grassington Rangers.

No objection.

**786. Close of meeting:** There being no further business to discuss the Chairman closed the meeting at 8.00 p.m.

#### **Appendix 1 to Planning Applications Sub-Committee 5<sup>th</sup> August 2008.**

LW/08/0851 – Camoys Farm, Barcombe Mills Road, Barcombe – construction of new access and closure of existing access for F J Cornwell and Sons

The Parish Council does not feel it has enough information to approve or object to this application.

1. The application form contains errors:
  - a. In box 5, the application refers to pre-application advice but does not give the remaining details.
  - b. In box 6, it states that no new or altered pedestrian access is proposed. In fact the proposal includes blocking off an access and opening

another and there is a public footpath off the road at the point where the application shows the eastern access being blocked.

- c. In box 16 it states that there are no trees and hedges on the proposed site – this is manifestly wrong. It also states that there are no trees or hedges adjacent to the site that could influence matters – there are.
  - d. It states in box 25 that the site cannot be seen from a public road etc. It can.
  - e. The application states in box 26 that the site is not part of an agricultural holding. It is.
2. The Design and Access Statement contains errors:
- a. Under “Scale”, the length is left blank.
  - b. Under “Appearance”, there is a sentence that appears to relate to something else
  - c. Under “Access”, ditto.
3. The parish council had the benefit of some explanations from the applicant. Even so, there are many unanswered questions:
- a. The proposed access would join the highway to the west of an existing farm building. There is a screen of trees immediately to the west of this building. This affects the scene as viewed from the west. The Parish Council understands from the applicant that the distance from the side of the building to the boundary of the applicant’s ownership is ten metres. The plan (stated to be on scale 1:200) shows the eastern boundary of the proposed new road 3cm (6 metres) from the building. The width of the road is stated to be 5 metres. [It is actually 17.5mm wide on the plan, equivalent to 3.5 metres, another discrepancy.] So the road – as shown on the plan – intrudes onto the neighbouring property.
  - b. At the point of access into the highway there is a drop of about one metre in height. The parish council is told that the new road will be graded. It will be necessary to make banks on either side of the road. If these are at an angle of 45<sup>0</sup> it will need a metre either side of the road, more if the angle is shallower. This makes at least seven metres in all. It is hard to see how this could be achieved without destroying the screen of trees alongside the barn, yet no mention of this is made in the application.
  - c. There is a chestnut tree immediately to the west of the point where the proposed road enters the highway. This would have to be heavily pruned back. No mention is made of this in the application.
  - d. A new agricultural dwelling is being built to the north-east of the farm buildings. It is not made clear whether this would have access to the new road. Or farm traffic.
  - e. The application does not deal with the alternative ways of achieving the stated aim or offer reasons why this route is preferred to others.

In the light of the above, the parish council considers that more information is needed before it can comment.