

BARCOMBE PARISH COUNCIL

Minutes of the Planning Applications Sub-Committee meeting held at the Sports Pavilion, Barcombe on Tuesday 23rd February 2010 at 7.00 p.m.

1552. Present: Cllrs C M Arbenz, A J MacGillivray, N C Lear, R Williams and J O Cornwell; and Cllr A Pearce as an observer

1553. Apologies for absence: Received from Cllrs D Lloyd and D Skan

1554. Declarations of Interest: None were declared

1555. Urgent Business pursuant to Standing Order No. 16: There was none.

1556. Planning applications received:

LW/10/0041 – Chubbs Nursery, Town Littleworth Road – change of use and conversion of former shop to B1 office use (amendment to planning approval LW/09/0546) for Mr T Bullen – no objections.

LW/10/0016 – Overs Farm, Deadmantree Hill – change of use from auction gallery to research and development with additional office and light industrial support for Conyboro Properties

Public comments were made by Dr Duncan and Mrs Susannah Johanson of Woodbine Cottage, Sue Skelton of Lower Morley Cottage and Mr Clive Stillman (agent for Mr Christopher Dodson, the applicant).

Concerns included:

- i) Lack of information concerning the intended occupant (CT cited confidentiality)
- ii) Intended use of building at all hours and on all days
- iii) Disposal of effluent (CS said sewage treatment system to stream approved by Environment Agency)
- iv) Whether the use would be specific to that company
- v) Traffic generation, especially morning and evening rush.
- vi) Light pollution, especially the car park

Dr Johanson felt the proposed industrial site would not be compatible with the countryside. Specifically he said it would not comply with LDC's policies CT1 (general rule against development outside "Planning Boundary") and E9 of the Local Plan. It was noted that Policy E9, concerning re-use of rural buildings in the countryside, allowed such re-use for certain commercial uses provided "the building is of a form, bulk and general design that is in keeping with its surroundings..." Councillors noted the scale of the proposal (60 employees). NL was on balance in favour, taking into account that permission had already been granted for the physical works and the principle of using the site for job creation. It was a close thing but on balance he felt the advantages outweighed the disadvantages. AM was on balance against the proposal and would object. JC was on balance in favour, for similar reasons to those cited by NL.

It was resolved by a majority that there be no objection in principle but Lewes District Council should have regard to the following matters and be urged to impose safeguarding conditions where appropriate:

- **Full information was not available. Material changes should not be allowed without further consultation.**
- **BPC was unhappy about the information concerning projected vehicle movements, especially goods traffic**
- **There are concerns about the appearance of the development from the road.**
- **And concerning arrangements for disposal of effluent.**
- **And concerning the (low level) lighting of the car park**

LW/10/0152 – Barcombe Cross Station, Bridgelands, Barcombe Cross – conversion of store room to habitable accommodation with pitched roof above and erection of conservatory at side for Mr and Mrs R St Clair-Jones – no objections

1557. Tree work notified:

3852:333/01/02/10 – Keepers Cottage, Barcombe Mills Road – cut back/raise crowns as considered appropriate all trees (G3 T1 – T7 of the Order) - noted

1558. Close of meeting: There being no further business to discuss the Chairman closed the meeting at 8.23 p.m.