

BARCOMBE PARISH COUNCIL

Minutes of Barcombe Parish Council's Planning Meeting held on Wednesday 10th December 2025 at 7.15pm in the Sports Pavilion.

Attendees: Cllrs Alexander, Arnold, Gwynne, Holman, Parson, Smith and Sokoloff
Julia Shelley (Clerk).

1. Apologies. Cllr Skan

2. Declarations of Interest. None

3. Planning Applications.

Reference: LW/25/0617

Case Officer: Mr James Emery

Address: Mill Farm, Hayes Lane, Barcombe, BN8 5BT

Planning Application: Change of use of redundant farm buildings to mixed E - Commercial, business and service, and Class B - Storage and distribution

The main concern we raise with this application relates to access.

- The immediate access (as noted by East Sussex Highways in its consultee response) is inadequate.
- The development would add to increased volume and size of vehicles travelling on the Barcombe Mills Road, whose capacity already raises concerns. Any increase in traffic through the village centre must be avoided.

Other points raised by Councillors and neighbours:

- Impact on Barcombe Cross' Dark Sky
- Over-intensification of rural site
- Increased noise
- Lack of detail re: proposed use of the unit(s),
- Lack of detail re: operating hours
- Negative impact on established walking route (BAR/26/1)
- Negative impact on established cycling route
- Negative impact on residents' amenity
- Safety & disruption concerns from residents with established rights of access.

Barcombe Parish Council **objects to this application.**

Reference: LW/25/0664/CD

Case Officer: Mr James Emery

Address: The Old Post Office, Deadmantree Hill, Barcombe

Proposal: Discharge of Condition 2 Archaeology – WS1 re: LW/25/0240

Barcombe Parish Council has **no comment** on this application.

Reference: LW/25/0650

Address: 1 Lower Clayhill Cottages, Barcombe Mills Road, Barcombe

Proposal: Conversion of existing detached double garage into single-storey annexe, including addition of front porch canopy and alterations to fenestration

Barcombe Parish Council has **no comment** on this application.

Reference: LW/25/0623

Address: 25 Grantham Bank, Barcombe, BN8 5DJ

Proposal: Existing certificate for continued land use for residential purposes

Barcombe Parish Council has **no comment** on this application.

Reference:LW/25/0636

Address: Woodbine Cottage, Deadmantree Hill, Barcombe

Proposal: Replace post and rail fence and Leylandii hedge with new picket fence and yew.

Barcombe Parish Council has **no comment** on this application.

Decision Notices (noted)

LW/25/0657

The Old Mill Bungalow, Installation 1 LV Pole and Wire Stay

No objection.

LW/25/0597/CD

Land at Bridgelands Barcombe Cross, Discharge of Conditions 5, 8 & 12

Condition 5 part discharged with compliance requirements

Conditions 8 & 12 not discharged.

LW/25/0566

Church Cottage, Spithurst Road, Barcombe

Replacement roof, paving and alterations to fenestrations.

Approved.

TW/25/0094

Magnolia Cottage, School Hill, Barcombe

Pruning of four trees.

No objection.

LW/25/0570

Barcombe Church of England School, Barcombe

Installation of fence by ESCC.

No objection.

LW/25/0514

Barcombe Old Rectory, Barcombe

Erection of garden machinery store.

Approved.

Date of Next Meeting: 14th January 2026

ALL MEETINGS OF THE PARISH COUNCIL ARE OPEN TO THE PUBLIC