

Case No: LW/21/0627

Planning Inspectorate Ref: APP/P1425/W/22/3304539

Appeal by: CK Hutchison Networks (UK) Ltd

Location: Street Record, Oak Tree, Barcombe Cross

Proposal: Proposed 15.0m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works

Barcombe Parish Council seeks clarity on this appeal procedure. The decision notice, dated 21 September 2021, stated that the appellant needed to begin the appeal process within 12 weeks of the date of the decision. Why was this appeal accepted on the 30th May 2024?

The council is **negative** towards this application and objects on the following grounds:

- The mast would be visually jarring, harm amenity, and have a detrimental impact on the aesthetic and character of the village and Conservation Area.
- The appellant's argument that the site was "selected nearby to numerous elements of street furniture with similar vertical lines that will allow the proposal to visually assimilate with its surroundings" (Appeal Statement, 4.1.2) is false, as there is no street lighting in Barcombe. This discrepancy was highlighted to the appellant during the application stage and indicates that a proper assessment of the suitability of the site location was not undertaken.
- The mast would not be well screened from views in all directions as claimed by the appellant in their appeal statement (3.4) as it would be clearly visible from one direction, and in both directions for half the year as the trees nearby are deciduous and lose their leaves in autumn.
- The appellant has not provided evidence that they have explored all possibilities using the sequential approach as mandated in the NPPF, such as the possibility of "erecting antennas on an existing building, mast or other structure". (NPPF, Section 10, paragraph 121).
- There is concern that the mast will only support a single communication operation, and as such, it could lead to multiple requests from other operators.
- Other sites in Barcombe were discounted by the appellant on the grounds that, in part, they were in close proximity to residential properties (5.0). The current proposed location is also in close proximity to the numerous houses that line Oak Tree, and to other residential properties that line Barcombe Mills Road, including Barcombe Place, a historical property that 'contributes significantly' to the appearance of the Conservation Area (Conservation Area Appraisal, Barcombe Cross, May 2009).
- Local residents are overwhelmingly opposed to this proposal as evidenced by the 117 objections that were submitted during the application stage.

It is considered that the appellant has not adequately demonstrated that other less visually damaging options cannot be achieved.

This proposal will have a tangible and long-lasting detrimental impact on the amenity and character of Barcombe village. It would be starkly incongruous in this siting and should not be permitted.