

## **BARCOMBE PARISH COUNCIL**

**Minutes of the Barcombe Parish Council full meeting held via Zoom on Wednesday 10<sup>th</sup> March 2021 immediately following the Planning meeting.**

**Attendees:** Cllrs Arbenz, Cornwell, Loughlin, Marler, Mills, Pack, Skan, Smith, Stewart, Stroude

### **MINUTES**

1. **Apologies:** Cllr Holman
2. **Signature of the Minutes of the last meeting, Wednesday 3<sup>rd</sup> February 2021:** The minutes were recorded as a true and accurate record.
3. **Action Matrix (circulated pre-meeting).**
4. **Chairman's Report:**  
**An Update on Building in Barcombe**

Lewes District Council (LDC) is at the first stage of producing a revised Lewes District Local Plan. The first part of this process invited landowners to put forward their suggestions for where the Council should consider new development in the district.

Locations put forward in this 'call for sites' will need to be assessed to see if they are suitable for consideration in the Local Plan. Individual landowners put forward their suggestions; sites suggested do not automatically make it into the formal plan. Each suggested site goes through a full, rigorous and objective assessment to determine whether, in principle, it could be capable of delivering development. Full consultation on the Local Plan and the sites being included will take place as part of the process.

Nine sites around in and around Barcombe have been put forward by landowners, and LDC have allocated indicative housing numbers against each site. The map of these sites is on the Parish Council's website – [www.barcombepc.net](http://www.barcombepc.net). For clarity the proposed sites are.

  - 02BA – The land behind the Fire Station and Weald View down to the edge of the woods/railway at Sidehills, (20 houses).
  - 03BA – The old Hillside Nurseries site adjacent to the back of the Recreation Ground still appears although the existing planning application was withdrawn due to access issues (10 houses).
  - 05BA and 07BA – The Hillside site (sloping field on the left of the High Street) currently presented by Rydon Homes for 26 houses. The LDC document has 35 houses allocated to the two sites.
  - 06BA – The land behind Grantham Bank stretching as far as, and including, the field below the village hall (120 houses).
  - 09BA – The small stretch of land between East Lodge and the Village Hall (6 houses).
  - 10BA – Part of the field opposite the Village Hall (Blackcurrant Field) (50 houses).
  - 11BA – Land behind the houses on the Spithurst Road from a corner of Knowlands Wood to the gates of Oak Tree Farm (20 houses).
  - 12BA – The site of the farm buildings at Camoys Court Farm, (10 houses).

Sites 02BA, 06BA, 09BA and 10BA have been put forward under a previous 'call for sites' were assessed by LDC but were not added to the Local Plan.

The current Lewes District Council Local Plan is being revised because it cannot accommodate the most recent housing targets and is thus, in regulatory language "out of date" from May 2021.

LDC are in discussions with the government inspectors to find a way to revive the Plan, however this may take two years. In the interim, planning applications will be considered under a process termed "presumption in favour of sustainable development" which tilts the balance in favour of granting permission. LDC is providing policy documentation to developers to encourage planning applications to meet appropriate criteria.

A letter received by the Parish Council from Maria Caulfield MP (11/3/2021) explained:

"...government officials have said if Lewes District Council are able to provide the evidence, as they did previously with the original local plan that they cannot increase their numbers, this could be accepted by the inspectors. This would mean no increase in housing numbers across the district and would ensure Neighbourhood Plans would be protected."

Explanatory documents will be uploaded to the Parish Council website, as and when available, and the Parish Council will provide a regular update on developments.
5. **Questions from Councillors:** Cllr Arbenz highlighted a request from member of electorate asking for Parish Council to instigate a Housing Survey. The individual felt that the housing needs of the village should be gathered to reflect

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requirements for downsizing and first homes. The Councillors felt that this need was identified in the Barcombe Housing Survey and Design Statement produced in 2015. Cllr Arbenz agreed to ask the individual what they thought a new survey would achieve and what they envisaged the impact of the results would be.

**Action:** Cllr Arbenz to invite to the individual to attend the next meeting if required.

Cllr Skan reported on the WI and Friends litter pick. A great effort by the community resulted in much improved environment for everyone. There seems to be a TetraPack re-cycling bin in the car park that is no longer emptied.

**Action:** Clerk to write and thank the WI Members.

**Action:** Cllr Linington to ask LDC to clear-up the car park and to remove the TetraPack re-cycling bin.

### 6. Questions from Electors:

1. **School Hill.** Highways indicated some time ago that they would consider installing 30mph roundels on School Hill. Can Highways be asked for a progress report?

**Action:** Clerk has chased the action (10<sup>th</sup> March 2021) and asked for an expected date for the work.

2. **Proposed Community Farm.** Even from the scant information available surely this proposal requires planning permission. What would be the implications for traffic generation and parking in adjacent streets? **Covered under correspondence.**

3. **Lewes Local Plan - Housing Numbers.** I refer to a statement on this subject from the Lewes MP's Office last week which was circulated locally and a version of same published under the MP's name in this weekend's "Sussex Express" (copy attached). These reports appear to refute the claims made by Lewes DC regarding increased housing numbers and the setting aside of their present Local Plan. Are both these parties dealing with the same planning processes and/or using the same language to make their points? Who is correct? At a time when Barcombe is struggling with the possibility of highly increased housing numbers surely clarification of these issues is urgently required? Can the PC pursue these queries? **Covered in Chairman's Report.**

### 7. Subject Reports:

**Recreation.** Mole outbreak - being addressed. Rats reported around pavilion, contractor will be arranged.

There are a number of minor repairs required to the pavilion; broken slab, broken guttering. These will be undertaken.

The benches around the Recreation Ground need checking for stability.

Toilet requires cistern repair. **Agreed.**

Additional defibrillator for Pavilion. The Parish Council agreed up £500 contribution, with the machine placed in the Bowls Club area.

**Playground.** The Playground Working Group is looking at both sites, collecting information, getting outline quotes and arranging draft designs. They are also reviewing which funding bodies can be approached later in the year. Cllr Loughlin has been in contact with Sports England to discuss whether the Protected Playing Fields grant needs to be repaid. Unfortunately staff changes at Sports England have delayed a decision but it is hoped the information will be available for the April 2021 meeting.

**Pavilion.** Drawings and initial costings are available. This project will be on hold until the playground re-design project is underway.

### Finance.

1. Discuss and agree overall reserves for 2021/22. **Agreed** as part of playground funding.
2. Agree allocation of reserves for playground - £50,000, leaving £30,000 in accounts for pavilion which can be increased over the next two to three years. **Agreed.**

### 8. Sign Documents:

Bank mandate form allowing online banking to be carried out. **Agreed.**

### 9. Proposals:

- That the Clerk and two additional bank signatories can make electronic payments from the Parish Council account. **Agreed.**
- That the Parish Council request the trees opposite the Village Hall are made subject to a Tree Protection Order. The Parish Council supports this in principle and would support a TPO being raised by the individual who suggested it.  
**Action: Clerk to write to resident.**
- Request that Parish Council take over responsibility for cutting hedge adjacent to the Bowls Club. The hedge was planted by the Bowls Club so it could be considered their responsibility. **Refused.** **Action:** Cllr Stewart to discuss with the Bowls Club.
- Request for grant from Bowls Club for £750.00. **Refused.**

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### 10. Authorise payments:

- Julia Shelley, Clerk's Salary, February 2021: £530.40
- Julia Shelley, household expenses, February: £45.31
- Tim Austin, ceaning/caretaking February 2021: £269.45
- Andrew Pearce, Domain registration fee: £12.40
- Business Stream, waste water, £15.99
- Julia Shelley, expenditure on PC's behalf: £277.67
- Bowls Club, 2020 Mat Grant: £250.00

**Proposed** by Cllr Arbenz, seconded by Cllr Loughlin.

### 11. Correspondence:

- Damage to tennis club pavers. **Action:** Cllr Pack will discuss with the Tennis Club.
- Email (Circulated pre-meeting) ref development of Barcombe Community Farm.  
The Chairman reported that several members of the Council, and Councillor Isabelle Linington, have been working on this issue for several days having been inundated with phone calls and e-mails from residents in Deans Meadow and further up the hill. The Parish Council understand the concerns of the site's neighbours.  
Conversations between Parish Councillors, the Clerk and the District Councillor have been held with the landowner, the applicant, the Permitted Development officer, Neighbourhood First and the Senior Specialist Advisor Planner - Development Management. Councillors cannot do any more until the application is received and examined. Currently Lewes District Council are two weeks behind in processing applications. Lewes District Council have assured the Parish Council that there will be an appropriate examination and a ruling in line with planning laws. Specific issues, eg highways, parking, noise, pollution, flooding, electricity, and toilets will be discussed when the Parish Council sees the details of an application and the District Council's ruling.
- Donation of bench in memory of Gordon and Eunice Parke. **Agreed. Action:** Councillor Stewart to contact the donor.
- Anchor Lane passing spaces. Email circulated pre-meeting. **Action:** Clerk to report to PCSO and request additional signage from East Sussex County Council Highways.

**Meeting ended: 22.08**