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## BARCOMBE PARISH COUNCIL

Minutes of the online meeting of the Barcombe Parish Council held via **Zoom** on  
**Wednesday 8<sup>th</sup> July 2020** starting at **7.30pm**

Attendees: Cllrs Arbenz, Holman, Loughlin, Marler, Mills, Pack, Smith, Stewart, Stroud

### MINUTES

- 1821 Apologies: Cllr Cornwell  
1822 Signature of the Minutes of the last meeting, May 27<sup>th</sup> 2020. Agreed.  
1823 Action Matrix Updated.  
Clerk to contact Barcombe Landscapes re: Compost area - Open  
Water boiler pavilion, awaiting spare parts - Open  
Outside toilet repaired – Closed  
1834 Chairman's report

### Development update on BA02

On June 23<sup>rd</sup>2020 Cllrs Stewart, Arbenz and Marler met, on site, with the following representatives of Rydon Homes who have been appointed as developers of site BA02 (Hillside Field).

- Sarah Heron –Strategic Land Manager
- Matthew Dennis –Architect
- Chris Hough –Planning Advisor
- Paul Mepham –Planning and Design Director

Cllr Marler stressed to them all that this is the biggest development in Barcombe for approx. 50 years, in a very prominent setting, that will dominate the approach to the village and have a visual impact for many years and must be well built, screened and sympathetic to the surroundings.

No designs or plans were available to view, however the outline is:-

The proposal is for approximately 25 houses on the site. 40% will be affordable and will be built on site and managed by an affordable housing trust. This term is confusing and imprecise, the conversation seemed to imply that of the 10 affordable, 6 will be social rented housing and the remaining 4 some degree of part ownership.

The houses will be a majority of 2 and 3 bedrooms with some 4 bedrooms. Cllr Marler did say they should expect objections from the Parish Council if 5 bedroom houses were put forward as this is contrary to the Housing Survey.

Points confirmed:

- There will be a separate road entrance with wide splays.
- In accordance with LPP2, there will be a 10m x 10m equipped play-space as part of the development
- There will be a full and professional ecology report of the site.
- There will be a full comprehensive report from Highways.
- The construction time-frame is 18 months to 2 years

The Rydon Homes representatives have proposed holding a presentation of their evolving plans at a public meeting in the Village Hall once this is permitted under social distancing rules. The Parish Councillors explained this must be done as soon as possible as we do not want to be in the situation where the plans have been submitted to LDC before the community have had a time to review and discuss them.

### Development Update on BA01 (Hillside Nurseries)

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No decision has been published yet, however East Sussex County Council Highways Department have objected to/refused the development as the access track is too narrow. The Parish Council have no input/influence in the outcome of the Highways objection, however, if this is upheld it appears, in my opinion, to leave the owner with three possible options :-

- Abandon the project
- Request a route through BA02 (combining the two access points as we suggested to LDC planners after our last meeting)
- Reduce the projected traffic flow by building less houses.

This may well take some time to resolve and the outcome of BA01 therefore remains undecided.

This has a knock-on effect on the playground. As an open question -is the existing equipment capable of lasting for another 2 years. If not, should we explore the option of replacing the equipment with a big multi use structure that could be bolted together in such a way it could easily be dismantled and moved should BA01 become available in years to come. See Subject Report – Recreation for the update from the Playground Working Group.

Cllr Marler recorded his thanks to Cllr Stewart for all the hard work he has put in trying to find a solution to the parking issues at Barcombe Mills.

### 1835 Questions from Electors.

- Has a date been settled on for the agreed work to start on the trees overhanging school path from the car park on the recreation ground?  
No date has been set as of yet, as we currently in nesting season. The work will be from September onwards.
- The playground looks great and the children of the village are really enjoying using it. One of the baby swings and the ground underneath the baby swings is covered in bird poo, would it be possible for this to get cleaned up? Is it the pc that are in charge of this?  
The Caretaker has cleaned this up and will keep an eye on it as its likely to return as the pigeons are nesting in the trees nearby.
- Netting at the top of the cage has come away and as cricket will be starting again can this be fixed before cricket starts again? To try to help prevent balls going into the playground.  
A temporary repair has been done on the worst bit and the Parish Council will look at a re-attaching the netting across the whole area.
- Is there any update on new playground?  
See Subject Report – Recreation for the update from the Playground Working Group.

### 1836 Subject Reports

- Recreation  
Cricket is re-starting following the English Cricket Board Guidance re: COVID.
- Barcombe Mills.  
Parking/Emergency access. Cllr Stewart has tried to address this in several ways and the police have visited giving out tickets where appropriate however the times they can visit are limited. The Fire Brigade demonstrated the impact of parking both sides when they visited with the fire appliance. The Parish Council can apply for changes to the parking on the road but it's a formal/legal process, see section from correspondence;  
"Whilst I appreciate you would like this considered as a matter of urgency, there is a legal process we must follow to introduce parking restrictions. This is a lengthy

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process and we must follow it to ensure we do not compromise the legality of any restrictions. The next review for Lewes district is due to start in February 2021 and can take 12 to 14 months to complete.”

The Parish Council will monitor the situation and hope it eases naturally, if not the council will consider asking Lewes to include in the 2021 review.

The Parish Council will consider using Just Giving to accept donations for parking.

**Action:** Clerk to see if donations have any impact on our insurance.

- Playground Working Group Update

### **Lower field Sports England**

Cllr Loughlin contacted Sports England again, and they were helpful. Their remit is to maintain sports facilities.

They would not in principle support a change in use of the lower field to a play park, which means that if we did decide to go ahead, they **could ask for all or some of the grant to be returned**. The total grant was £60k.

They cannot confirm exactly how much as they are very busy with Covid related enquires.

The terms of the grant issued by them is for the lower field to remain as a grassed play area for 25 years. Grant date 23 October 2013.

### **LDC Planning application Hillside**

Cllr Loughlin spoken to both Christopher Bibb and planning policy at LDC explaining the Sports England grant situation and the lower field conundrum.

The planning team were concerned about the lack of public amenity allocation in the Hillside planning proposal, and indicated that if in the local plan it should be included in the application. Christopher Bibb would discuss options with the planning officer for the application.

The planning policy team advised that the Parish Council complete a pre-application form - at the cost of about £10, which would give an indication if LDC would accept a change of use application with 90% certainty on the lower field.

**Action:** Clerk to complete pre-planning application form

Suggested next steps:

1. Complete the pre-application for change of use for the lower field.
2. If the outcome is that it is likely to be successful, we need to engage the village residents and ask them to decide between the current small playground, and the lower field - with the knowledge that the lower field may cost £60k more.
3. If at some point in the future Hillside progresses we can still look at options for monies in lieu of amenity space, and use them for one of the other projects.

8 Sign Documents as required - None

9 Proposal.

- Apply for matched funding to install red road patches at village entrances to try and influence traffic speed. **Deferred**

10 Authorise payment(s):

- Julia Shelley, Clerks Salary, July 2020, £516.10
- Julia Shelley, Household expenses, July 2020, £45.31
- Tim Austin, Cleaning/caretaking July 2020, £310.78 including materials

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- Dewclass Building Services, Outside toilet, £264.66
- Emmal Loughlin, WAB expenses, £121.93
- Robert Simms, Mowing, £290.00
- EDF, Electricity Supply, £129.28

### 11. Correspondence:

Safe cycle routes (circulated pre-meeting)

There was a very positive discussion about identifying a cycling & walking route to Lewes. The chairman will walk the possible options and then convene a working group to develop this.

**Action:** Clerk to find out how the Ringmer– Lewes route was achieved.