

## BARCOMBE PARISH COUNCIL

### Minutes of a Meeting of Barcombe Parish Council held at the Sports Pavilion, Barcombe on Tuesday 24<sup>th</sup> July 2007 at 7.35 p.m.

---

**190. Present:** Councillors A J MacGillivray, C M Arbenz, J O Cornwell, R Hepple, N C Lear, D J Lloyd, J C Cornwell, N Gant and R A Williams.

Also present were County Councillor R St.Pierre and District Councillor D Mitchell and PCSO Dennis Dowle

**191. Apologies for Absence:** Apologies were received from Cllrs M Austen and D Skan

**192. Confirmation and signature of the Minutes of the Meetings held on 29<sup>th</sup> May 2007:** The Minutes of the Meeting of the Council held on Tuesday 29<sup>th</sup> May 2007 as recorded by minutes 85 to 101 having previously been circulated were confirmed as a true record and signed by the Chairman

**193. Declarations of Interest:** Cllr Lear declared in interest in minute 198(iii)(b) and took no part in the discussion

**194. Urgent Business pursuant to Standing Order No. 16:** Cllr MacGillivray reported on discussions with Cllr Lloyd over the recent extreme weather conditions and whether ESCC and LDC were sufficiently equipped to protect people, property and communications in the event of a serious flood. Cllr Lloyd highlighted the lack of electronic flood warning signs on the Barcombe Mills Road and the lack of a convenient local sandbag store.

County Cllr R StPierre said she had that day asked ESCC if drains were being cleared once a year as required. The answer was in the affirmative but it was also pointed out the responsibility of householders to maintain culverts running under their properties; of riparian owners to maintain sluices; and for farmers to maintain their ditches.

District Cllr D Mitchell agreed to ascertain if LDC still held sandbags in a garage between Mongers Farm and Mongers Mead and will also consider allocating sandbags at Mill Farm to protect Barcombe Mills.

The overall view from ESCC is that flooding results from overwhelmed drains and it was agreed Cllr MacGillivray will detail local “hot-spots” and CC RStP will chase the relevant officers.

Cllr J O Cornwell suggested the next Barcombe News published the appropriate Environment Agency telephone number.

The above actions were approved by the Council.

**195. Public Question Time:** District Cllr Mitchell had nothing to report. Cty Cllr StPierre had attended a meeting of Isfield Parish Council (Wealden DC) where there had been a rumour that 8,000 houses were to be built in the village as a consequence of the Lewes/Uckfiel rail link re-opening – clearly not true.

PCSO clarified the position on dogs on a leads on the Recreation Ground (advisory, not an imperative) and recent minor crime – 1 car vandalised, 1 burglary, some fly tipping and 8 instances of anti-social behaviour. He has nominated some local youths for a new police/youth awareness scheme, although few concrete details were available. The police have no real data on solving/conviction rates but work to targets which suggest that 1 in 4 crimes are solved. The Chailey PCSO will cover during holidays.

**196. Questions from Councillors:** Cllr Lloyd asked the Clerk if ESCC Highways had responded to the Council’s concerns – the clerk will chase.

**197. The Chairman's Report:** The Chairman reported on an agreement between the two chairmen of RVRC to meet with LDALC to determine respective roles and aims. It would seem sensible for RVRC to focus on local community issues whilst LDALC concentrated on local government matters.

Cllr Lear reported on the latest meeting of RVRC (23/7/07). Key points were:

- Teresa Gittins talked about the 21<sup>st</sup> century village and its sustainability. The latest AirS newsletter covers this in detail and the AirS annual meeting on 9<sup>th</sup> November 2007 will focus on this issue.
- The Wivelsfield postmaster talked about rural post offices and had a personal view that only one was under threat of closure, North Chailey.
- Bluebird Community Transport operate in Haywards Heath and Burgess Hill and as a charity provide transport for those who have difficulty with public transport. They could expand further and parish council's can become "members". **It was agreed to ask Transport and Highways Committee to investigate if there was any merit in Barcombe being involved.**
- Inspector Johnson talked about crime reduction and the rural LATS teams have some funds for youth projects

### **198. Reports of Committees:**

**(i) Transport and Highways Committee:** After being proposed by Cllr J C Cornwell and seconded by Cllr R Williams the Minutes of the Meetings held on 12<sup>th</sup> June and 10<sup>th</sup> July 2007 as recorded by Minutes numbered 108 to 113 and 121 to 129 respectively were adopted.

#### **Matters arising:**

**(a)** next SID training was 25<sup>th</sup> July at Plumpton

**(b)** the recent road cycle race appears to have been well marshalled, but concern was expressed over the safety car using a siren to attempt to clear a path past a tractor and trailer using the road for normal lawful business – who has priority, for example, if a herd of cows was being moved? The clerk was asked to investigate the legal position.

**(ii) Recreation Ground Committee:** After being proposed by Cllr D Lloyd, seconded by Cllr N Gant, the Minutes of the Meeting held on 10<sup>th</sup> July 2007 as recorded by Minutes 130 to 143 were adopted.

#### **Matters arising:**

**a) caretaker(134):** Cllr Lloyd advised the meeting the position was being re-advertised but negotiations were underway with a potential candidate.

**b) sports pavilion(138):** Cllr Lloyd will continue as the focal point for the pavilion

**c) recreation ground parking(140):** Cllr Lloyd reported the position to the Council. The letter from the Clerk should be sent in September when school re-opens.

**d) Parkour:** Cllr Lloyd reported on a request from local youngsters to have exclusive use of the children's playground for 30 minutes so they could display their skills to villagers. After a discussion it was agreed the Clerk would seek guidance from the Council's insurers. (subsequently, the clerk has received guidance the Council should not support such an event as its insurance would not cover activities on equipment not designed for those activities)

**e) youth bus:** some concern has been expressed by local residents about the desirability of the youth bus parking in the Weald view/bus stop area. A number of other locations were discussed and it was agreed that Cllr J C Cornwell would discuss these with the organiser. The best site was thought to be the school, particularly as cctv is being installed.

**g) Awards For All:** the clerk reported the Council has been awarded a grant of £10,000 for playground improvements

**(iii) Planning and Community Services Committee and Planning Applications Sub-Committee:** After being proposed by Cllr C Arbenz, seconded by Cllr N Lear, the Minutes of the Planning Applications Sub-committee Meetings held on 12<sup>th</sup> June, 26<sup>th</sup> June and 12<sup>th</sup> July 2007 as recorded by Minutes 102 to 107, 114 to 120 and 144 to 151 respectively were approved.

After being proposed by Cllr N Lear, seconded by **Cllr N Gant**, the Minutes of the Planning and Community Services Committee held on 12<sup>th</sup> July 2007 as recorded by Minutes 152 to 168 were approved.

#### **Matters arising:**

**a) web site (157):** Cllr Gant summarised the position for councillors and showed the design of a potential site. It was agreed to proceed with development and the council approved the expenditure of approx £150 to build the site and £150 annual fee for updating the site

**b) affordable housing (158):** A report on the village consultation day was given by Cllr MacGillivray. A report is attached as appendix 1. The 3 best sites identified by Chase are now in the public domain. It was agreed that the final report from the Airs Rural Housing Enabler (Tom Warder) should be made public when available. It was also agreed by the Council to accept PCS minute 158 without demur.

**c) emergency planning (161):** Cllr R Hepple agreed to take lead responsibility for this issue.

**d) Planning White Paper:** Draft responses prepared by Cllrs MacGillivray and Lear will be circulated for comment

**e) Lewes Climate Concern:** after a discussion it was agreed the offer of a free showing of the Al Gore film “An Inconvenient Truth” should be passed to the village hall committee.

**(iv) Finance and General Purposes Committee:** After being proposed by Cllr Hepple, seconded by Cllr Lloyd, the Minutes of the Meeting held on 12<sup>th</sup> July 2007 as recorded by minutes 169 to 182 were approved.

#### **Matters arising:**

**a) To receive and approve the annual accounts and the Annual Return for the year ending 31<sup>st</sup> March 2007:** The accounts had been circulated to councillors previously and had been subject to internal audit and Finance and General Purposes Committee approval. On the proposal of Cllr Hepple, seconded by Cllr J O Cornwell, it was agreed to approve the accounts, physical risk assessment and Annual Return and authorise the Chairman and the Clerk, as Responsible Financial Officer, to sign the Annual Return on behalf of the Parish Council.

**b) Model Code of Conduct (181) – The Local Authorities (Model Code of Conduct) Order 2007 No 1159 – The Model Code of Conduct for Parish and Town Councils:** It was agreed on the proposal of Cllr MacGillivray, seconded by Cllr Lear, that Barcombe Parish Council will adopt with immediate effect those provisions of the revised Code of Conduct which are mandatory for parish councils, together with paragraph 12(2) (attendance at meeting by member with prejudicial interest for purpose of making

Councillors were recommended to read the Pocket Guide to the Code of Conduct previously given to them by the Clerk as this gives very clear and concise definitions of personal and prejudicial interests.

### **199. Correspondence:**

Mayo Wynne Baxter re land for new village hall – The chairman and the Clerk were authorised to sign a Deed of Rectification covering a tiny strip of land by the road frontage of the site to ensure Land Registry records agreed perfectly with the conveyance

East Sussex NHS Trust – an offer to attend a council meeting was declined as Barcombe's main concerns related to West Sussex and the Princess Royal in Haywards Heath.

Leaflets advertising discount furniture were to be passed to the shop.

The Developing Community Projects newsletter was passed to Cllr Skan.

**200. Accounts for payment:** 2 payments of £25 each, 1 to Barcombe Stores and 1 to V Turners were approved as prizes for people returning questionnaires at the Affordable Housing Consultation Day. Prize tickets 7 and 4 were drawn by the clerk with ticket 49 as a reserve. Cllr MacGillivray will advise AirS so they can give names and addresses to the clerk who will send out the cheques.

**201. Outstanding action points:** Cllr Arbenz was asked to chase the Council's copy of the Sports Hall Management Agreement.

The clerk is still to progress with the Land Registry title to the old scout hall land.

**202. Date, time and place of next meeting:** The next meeting of the Council will be held on Tuesday 18<sup>th</sup> September 2007.

**203. Close of meeting:** There being no further business to discuss the Chairman closed the meeting at 9.45 p.m.

## **Barcombe Parish Council – 24<sup>th</sup> July 2007 – Appendix 1**

### **Affordable Housing in Barcombe - 21<sup>st</sup> July 2007 Consultation Event Summary Report**

This open morning consultation event held in the Village Hall was well attended by the local community with;

- 67 people signing in ( all local residents bar 2 from Lewes and 1 from Ringmer )
- 48 people completing questionnaires

#### **Results of the Questionnaire**

43 respondents live in the Parish of Barcombe, mainly within the village itself. A further

4 have a local connection either through relatives or work and;

1 respondent lives outside of the parish

- 46 (96%) of respondents were in favour of a small development of affordable housing for local people in Barcombe. 1 (2%) person was not in favour of this and the other respondent did not comment.
- 29 (60%) of respondents were in favour of a small development of affordable housing on the site displayed. 8 (16.5%\*) were unsure, 8\* were against and 3 did not comment

#### **Concerns**

Of those who supported the site displayed there were a number of caveats and

building a road along the track which already runs alongside the Willows (north side) and 3 said that these homes should be for local people.

### **In Favour of Affordable Housing**

When asked why they were in favour of a small development of affordable housing for local people in Barcombe the following reasons were expressed; (figures in brackets represent the number of respondents)

- To enable children and young people (particularly) to remain or return to the village (13) The same reasons were given in relation to families (4) the elderly and retired (4) local people (3) and those that work locally (3)
- Other reasons for support were; (all one respondent)

Because a need has been demonstrated  
In order to maintain services  
Because the village was too expensive  
For the viability of the village  
The sustainability of the community  
To increase diversity and  
To re-juvenate the village

The need to downsize was also referred to by 5 respondents

### **Not in Favour of Affordable Housing**

The only comment against affordable housing (under any comments) was “keep Barcombe a village”

### **The Site - Pro's**

When asked why they thought that the site displayed would be a good site the following reasons were given;

Close to school and village centre (7)  
Because it is available and there are no alternatives (7)  
Will only have a limited impact e.g. - only marginally extend the village boundary (6)  
Adjacent to existing housing development (5)  
Easy Access (2)  
Lovely views  
Seems most logical site  
Seems to sit well  
Not on a flood plain  
As good as any  
Not green belt  
Will take advice of the professionals who have done the research

### **The Site - Con's**

When asked why they were not in favour of the site the following reasons were given;

Flooding (7)  
Parking and access (2)  
Traffic and safety (2)  
Privacy and value of Willows property (1 for each)  
Beauty of the river valley (1)  
Other more favourable sites (1)

### **Other Sites**

The full list of other sites suggested by respondents is detailed in appendix A.

### **Summary of Any Other Comments**

The full list of comments is provided in appendix B but in summary here are the main points expressed;

- There are several comments which refer to the lack of affordable housing in Barcombe and how this is negatively affecting local residents and community life.
- As previously described whilst there is considerable support for affordable housing on the site displayed there were a number of concerns expressed about both flooding and access including how expensive these might be to overcome.

- There are also a few respondents who would like to know more about any other sites that have been considered.

## Appendix A

### Question 6 – “Are you aware of any potential sites .....:-

Survey No.	Possible sites	Times Mentioned
4	Next to old sewer works, higher ground, easy access	*
6	Use the site of village hall	*****
10	Greenfield site south of former railway on entry to the village	**
11	Land belonging to Lord Monkbretton. Adjoining village boundary but just off road down to Barcombe Mills (village hall being built in this direction)	*****
13	Site as you come into Barcombe over bridge on left where ponies are kept.	****
16	Camoy Court Field next to Mongers, behind new village hall	*****
19	Land beyond Mongers Mead  or the land near to the old railway in the region of Barcombe Station	***  **
27	The pony field coming into Barcombe on the left (owned by Hamlyn?)	****
30	Field at Church Car Park  Area behind (old) Village Hall	*  *****
34	Near where the garage was/pony field	****
39	Area to right of P???? Field	*
42	Area behind the Bevern View Home	*
49	Area near to where new Village Hall is proposed	*****
56	Allotments and the field next to pony field	****
57	At the end of Weald View	*

## Appendix B

### Question 7 – Any other comments

Survey No.	Comments
3	Understand the need & grateful to having housing in Barcombe. Housing properties need to be three bedrooms +
9	If this is about affordable housing the rental charges should

	<p>have lived in Barcombe all my life and watched it loose a lot of services, i.e. shops, bus services, pubs to name but a few. If more housing and people live in the village then we will keep what we have. The fire station is reliant on people who live and work in the village to man it. Without this we can't crew the fire appliance (no fire cover, future possible closure of the station). I am one of only 20 people I grew up with who still lives in the village due to the fact we can't afford to live in the village. Most of the people in this village who protest against building in this village own their house and moved to this village from another location. If you ask the youth of this what this village needs you would get the view of please build houses so I can stay in this village. You never see young people/couples moving into the village. I would like my children to stay and bring up their own family in the village but if things stay as they are this dream will never happen. To the Parish Council and others, PLEASE START LISTENING TO US, WE WANT THIS VILLAGE TO GROW FOR US AND FUTURE GENERATIONS!</p>
10	Southern Water have 24" fw sewer laid to this site.
13	Being a shared owner at 5 The Willows, I do feel it would be better to have a development of 'all rent' and <u>not</u> shared ownership. Mainly because the orphons of 'moving on' do not develop on the current market and therefore everyone in 'The Willows' do not/have not moved in the last 5 years or so. <u>All rent</u> house schemes would provide affordable rent with maintenance responsibilities that would come down to Hastoe, which would be of support to tenants.
14	Why not make a road (single track) through field on north side of Deans Meadow.
15	There seems to be a field area at the south of the village boundary as the road turns right out of the village where a vast amount of building for a 'small holding' has taken place, why can't that sort of area opposite other houses be used?
18	If the new Village Hall is to be located on the Barcombe Mills Road why can this site not be expanded to include 10/12 new homes as well. Disruption would be kept to minimum and work could be carried out at same time.
19	It is a pity that only one option has been put forward for the consultation – this rather undermines the validity of consultation (the beauty of the river valley that would be disturbed by the current proposal)
20	Whilst I appreciate that local people would benefit first, Be?? View is the biggest employer in Barcombe and quite a few of the staff members are local people.
21	I am concerned about the possibility of flooding to this site – adjacent properties have come very close to being flooded when the river has burst its banks.
22	Any building project needs to be done sensitively with views of local people taken into account and it must stay "affordable"
23	I think it would be a really useful suggestion to have some sheltered housing in Barcombe, preferably a village hall site – near to centre of village and behind it could be built further affordable housing units
24	Keep Barcombe a village.
26	Are these houses <u>really</u> affordable??? The rents payable to the Housing Association should be the same as Lewes District Council
27	If they are rented they must be a fixed rent so the residents can put some money to one side to save for a property of their own in the future. Its not to be on a % of what they earn
29	As Chair of Governors of local primary school I would promote a limited amount of new affordable housing that

35	The rent ?? is far too high. It needs to be under £90 otherwise it is equivalent to a mortgage.
37	I would be more in favour of accommodation for rent than for sale. I can't see how the property would remain affordable after its fir resale.
41	Please make homes for the young. When building these houses think of the disabled people
42	I think they should all be on a low rent option
44	None except good wishes
45	Not at this moment
54	Rent only
55	More sites please
57	Need further public consultation on possible sites and access/transport for chosen site. Also need to see options for type of housing – flats, 1, 2 bedrooms etc.
60	I wait with positive breath for the completion of site and think Barcombe would benefit if all issues are addressed properly.
61	Good luck with – nice to see a positive move towards housing for loca people and involving residents to comment – thank you!