Pyecombe Parish Council

67 Oak Tree Drive, Hassocks, West Sussex. BN6 8YA
Tel: 07909 332605.

Email: parishcouncil@pyecombe.org.uk www.pyecombe.org.uk

Minutes of the Extraordinary Parish Council Meeting held on Tuesday 22nd September 2015 at Pyecombe Church at 7.00pm

Present – Cllr D. Wilson – Chairman, Cllr M. Saich, Cllr C. Bere, Cllr T. Cullen and Cllr M Saich
Mid Sussex District Councillor J Wilkinson
Clerk and RFO – Mrs D. Langston
Seven members of the public

76.15 Apologies were received from Cllr G. Bishop. **77.15 Declaration of interest by Councillors on any item on the agenda;** None advised. Mid Sussex District Councillor J. Wilkinson advised that there was a possibility he may have a seat on the planning committee who would review this application he would not be voicing a formal opinion but was happy to advise in a non prejudicial manner. **78.15 To consider planning application:** SDNP/15/04137/FUL Land parcel to the East of Church Lane, Pyecombe. Erection of 7 residential dwellings with garages, access, associated landscaping and acoustic fencing. Cllr Wilson confirmed Parish Council members had met with Claire Tester, Head of Economic Promotion and Planning and Cllr A. Watts-Williams both from MSDC on Wednesday 16th September to discuss the application. It would appear from this meeting that both SDNP and MSDC consider the number and density of dwellings to be appropriate, and it is not expected the application will be called in by SDNP. Council raised concerns with Claire Tester regarding the area of land being used to justify this decision. SDNP and MSDC are both looking at the two parcels of land shown as one section in both Draft Plans, whereas in reality the land in question is only part of this previously recognised parcel with the land to the North remaining unallocated. Cllr Wilkinson suggested the Clerk should contact SDNP to request the application be called in. Mr S. Caplin, member of the public, highlighted to Council that local residents are unhappy about the planned number of dwellings with the view that seven properties would be overdevelopment of the site and not in keeping with the rural nature of the area. Concerns were also raised by residents with regards to the highways implications the site access from Church Lane is very narrow and may cause issues to pedestrians due to the lack of any pavement. As the site is in the SDNP and an area of outstanding natural beauty the area receives a large number of walkers, cyclists and horse riders at all times of the year. The additional traffic management risk occurs at the bottom of Church Lane where access onto the London Road is already difficult due to the dangerous bend and speeding vehicles. Residents would like any increase in traffic to be considered very carefully by the planning committee.	**Clerk**

Cllr Bere raised the issue of the existing problems with the sewerage in/around this site with the local water authority carrying out a monthly visit to properties to rectify drainage issues caused by the need to pump this waste uphill to the outlet. Parish Council upon discussion with local residents and in view of the preplanning application recommendation for five properties object to the application on the basis it would be overbearing in the current site, impacts on the views and users of the South Downs National Park and does not reflect the local vernacular. As previously agreed Parish Council will use the services of both the Planning and Highways Consultant. Clerk will liaise with Mr S. Caplin, Parish Councillors and local residents. **79.15 Dates for future meetings;** **13th October 2015 Extraordinary Meeting, Wayfield Park Farm at 7:00 pm** **10th November 2015 Pyecombe Church at 7:00 pm**	**Clerk**