

Pyecombe Parish Council

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Minutes of the Extraordinary Meeting of the Council held on Tuesday 30th June 2015 at Pyecombe Church at 7.00pm

Present – Cllr David Wilson – Chairman, Cllr T Cullen, and Cllr M Saich.
Clerk and RFO – Mrs Dawn Langston
Mr Peter Ranier and Mr Paul Kitson

9 Parishioners

43.15 Apologies for Absence; None declared

44.15 Declaration of interest by Councillors on any item on the agenda; None received

45.15 Presentation by developer in relation to proposed development on land at PY1, Church Lane.

Mr Peter Ranier introduced himself and gave a brief outline of the proposed plan. The scheme has been developed following consultation with both MSDC and SDNP and is a proposal of seven units. Following an informal meeting with the Parish Council this meeting was arranged with a view to allowing the developer to liaise with the residents. Mr Ranier confirmed that once residents have viewed the plans properly he is happy to take queries via email, phone call or one to one meetings.

Current issues surrounding the site are the requirements of affordable housing. As the site falls within the National Park boundary the requirement is 0-5 units then no provision, 6-10 units some provision either on site or as a financial contribution. Advice given is that it is not viable to have affordable housing on this site. SDNP confirmation as to whether a financial contribution or a percentage of affordable housing is required has not yet been received. Draft plans were handed out with the proviso that this is not yet a planning application. 7 units are shown all annotated as 4 bedrooms this may change following a MSDC request for more of a mix to reflect a mixture of 3,4 and 5 bedrooms. Access road is shown on the Western side with units positioned down the slope to minimise the visual impact on existing properties. All houses have been designed in the Sussex style to reflect local character.

46.15 Public Forum Concerns were raised regarding the proposed access road which appears to leave open the possibility of more development in the area to the North of the site. It was confirmed although there are no current plans this may be considered in the future. Questions regarding access and fencing were responded to by Mr Ranier. Residents discussed affordable housing on the site; it was felt that there were no current requirements. In line with MSDC preplanning advice residents agreed that 5 units or less would be acceptable any more than this would meet serious opposition.

47.15 Dates for future Meetings - Tuesday 14th July 2015.