Pyecombe Parish Council

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Minutes of the Extraordinary Parish Council Meeting held on Tuesday 13th October 2015 at Wayfield Park Farm Shop at 7.00pm

Present – Cllr D. Wilson – Chairman, Cllr M. Saich, Cllr C. Bere, Cllr G. Bishop, Cllr T. Cullen and Cllr M Saich
Clerk and RFO – Mrs D. Langston
Eight members of the public

80.15 Apologies were received from Cllr A Watts Williams, Mid Sussex District Council. **81.15 Declaration of interest by Councillors on any item on the agenda;** None advised. **82.15 Public Forum** Items raised for action prior to next meeting were street lighting which remains an issue. Bulbs have still not been changed and lighting needs to be amended to switch off at midnight. Cast iron post box has been removed by Royal Mail. Clerk has been liaising with local resident and Royal Mail on this matter and is awaiting a response. Requests were also made for Council to look into hedge/grass cutting and road sweeping in the Parish as some areas look unkempt. Clerk will contact WSCC Highways. **83.15 To consider planning application:** SDNP/15/04556/FUL The Cart Shed, Pyecombe Street, BN45 7EE. Proposed demolition of the existing dilapidated Cart Shed and the erection of a pair of semi-detached cottage style dwellings. Council were addressed by the applicant who explained the reason behind the current application and the plans in question. Local residents voiced concerns over the difficulties of accessing the allocated parking and the proposed development in relation to relative building lines. Attention was drawn to Para 35.12 of the Mid Sussex Local Plan which reads: "Particular attention will be given to the fact that these are low density residential areas and the Local Planning Authority will endeavour to maintain them as such." Residents highlighted the issue for wildlife in the proximity of the proposed development which it is believed encompasses bats. Clerk will contact MSDC Environmental Officer to request confirmation. Parish Council upon discussion with local residents object to the application and will submit comments as shown below: Pyecombe Parish Council strongly object to the proposed application on the basis it conflicts with both Mid Sussex Local Plan and National Planning Framework policies. The proposed development which is situated in a conservation area is not respectful of the site or the surrounding area and will not reflect the rural character of the village location which is in direct contradiction to SDNP Planning policy. The applicant has not taken into account either the local building lines or the proximity of the development on neighbouring properties boundaries. The current road system leading to the proposed site is completely inadequate and any proposed building work will be inconvenient to both pedestrians and neighbouring properties.	**Clerk**

Whilst parking provision has been included in the application Council does not believe the application meets the criteria required for access and on-site turn-in standards due to the existing road layout and restricted visibility caused by 3rd party items to the North. Changes to the application in order to alleviate the turning circle by removing further sections of the flint wall due to the historic nature of this item would not be supported. We would also consider that investigations should be applicable with regards to the impact on wildlife as it is believed this could be a European habitat site for bats due to the age and location of the site. Further council believe this application is in direct conflict with the pattern of development, will result in the loss of a historic street pattern and impacts on both the outlook and setting of a Listed Building. **84.15 Dates for future meetings;** **10th November 2015 Pyecombe Church at 7:00 pm**	**Clerk**