

ALBOURNE PARISH COUNCIL

Minutes of the Extraordinary Parish Council Meeting held on
Saturday, 16th February 2013, in Albourne Village Hall at 10.00 a.m.

In attendance:

Cllr Margaret Price (Chairman)
Cllr Graham Stafford Cllr John Gooch
Cllr Michael Gratton Cllr Elaine Makey
Cllr Nikki Ernest

Present: No members of the public were present

1. **(2013/39)** The Chairman opened the meeting and welcomed the newly co-opted councillor Nikki Ernest. No apologies had been received.
2. **(2013/40)Declarations of interest**
None.

3. Planning matters

(i) The Council considered its response to the following planning application:.

APPLICATION and LOCATION	PROPOSAL	Decision
AE/13/00365/FUL The Yard, London Road, Albourne	The proposal is for the Erection of a single dwelling and garage, and carrying out of associated landscaping works	Strongly object for the reasons set out below.

Cllr Gratton gave some background information on the site explaining that a previous application to bring 'the yard' into the domestic curtilage had been refused and an application two years ago for four dwellings had also been refused.

The Council decided to object strongly for the following reasons:

- The site lies in open countryside within the local gap between Hurstpierpoint and Albourne, behind a "street" of linear development.
- The Council does not accept the agent's assertion that two recent approved applications for sites in Church Lane are relevant to the application. Those sites directly adjoin the village built up-area boundary and are totally contained by existing approved development. It does consider however, that the recently refused application for a new dwelling at The Nursery in Church Lane to be relevant.
- The Council does not accept that this is a brown field site; there is no authorised commercial use for this site, nor has there been for very many years. A request for a lawful development certificate which included a request to regularise storage on the site was refused in early 2011.

- The Council does not consider the applicant's claims for sustainability are such that they should override the terms of NPPF Paragraph 55 stating that LPA'S should "avoid isolated new homes in the countryside unless there are special circumstances etc. There are no special circumstances
- The application is contrary to policies C1 and C3 of the Mid Sussex Local Plan.
- Approval of the application may set a precedent for wider development in a rural location.

(ii) Neighbourhood Plan

- a) It was noted that the Sustainability Objectives had been adopted at the last meeting.
- b) The Swot Analysis tabled at the last meeting was approved subject to the deletion of the words "market town".

4. (2013/41) Any other Business –

i) Cllr Makey raised her concerns about the amount of Brown's lorries using Truslers Hill Lane on route, she believes, to the site on Reeds Lane recently taken over by AV Trade. Cllr Gratton agreed to follow this up.

ii) APC website – the Chairman reminded the Council that it was important that the website was kept up to date. She requested that Cllrs let the Clerk know of anything that needs adding or deleting. Cllr Makey agreed to update the Village Hall page other than for bookings, as this is carried out by the booking clerk. Cllr Gratton agreed to update the information about the Village Show. Cllr Stafford agreed to update with Farmwatch information but it was noted that this service had somewhat diminished.

5. (2013/42) There being no further business the meeting closed at 10.35am.

SIGNED:.....(Chairman)

DATED:.....2013