

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the meeting of Ansty and Staplefield Parish Council held in the Committee Room above Staplefield Village Hall on 13th January 2020 at 7:30pm.

Present: Brad Williams (Chairman), Bob Birthwright, Crispin Salimbeni, Maria Fielding, Jon Gilley, Dhana Mahendran.

Also present: Liz Bennett (Clerk), Pete Bradbury MSDC and WSCC Councillor, 8 members of the public.

Public Session.

A member of the public spoke regarding application DM/19/3608 which is for a new family home in the garden of Firlands on the Cuckfield Road, Ansty. The plot is on the southern boundary of the Northern Arc. The new house matches the appearance of the existing period houses, using the same materials and will be sheltered from the road by existing trees. It will be a self-build which will free up the large family house on the plot.

The owner of Cuckfield Golf Course spoke regarding application DM/19/4897. The new store will be hidden under an earthy bank and will be used to store golf machinery for green maintenance and golf buggies.

A member of the public who lives to the west of Cuckfield Golf Centre spoke to oppose application DM/19/4897. The expansion of the club house and the store will have a detrimental impact on the AONB. More intensive use of the club house will lead to noise disturbance and there is no planning justification for B8 storage.

Tony Steer the Chairman of Bolney Parish Council and the Mid Sussex Association of Local Councils spoke regarding an opportunity for the parish council to become self-reliant. A local company has land on which they wish to build 45-50 houses. They propose gifting 8 houses to the Parish Council as affordable houses for use by parish residents. The scheme could generate around £96k per annum in rental income. Tony is experienced in construction management and could oversee the project. It would improve the sustainability of the parish. The landowners were also present who confirmed their desire to help the parish through affordable housing.

1. Apologies for absence.

Apologies were accepted from James Steadman, Simon Stokes and Peter Bushell.

2. Declarations of interest in items on the agenda.

Jon Gilley and Crispin Salimbeni declared that they are Parish Council nominated members of Ansty Village Centre Trust.

Bob Birthwright declared that he is a family friend of the landowners for the scheme outlined by Tony Steer during the public session.

All other member interests are shown in their Register of Interests.

3. Minutes of the meeting held on 9th December 2019.

The minutes were AGREED and signed by the Chairman.

4. Planning decisions.

The following decisions were noted:

- a. DM/19/4361 Description: construction of 2 storey side/rear extension. (amended roof plan received 09.12.2019). Location: West View, Brook Street, Cuckfield. Granted.
- b. DM/19/3608 Description: first floor rear extension and internal alterations to ground and first floor. Amended location and block plan received 05.11.2019. Location: 55 Diamond Cottages, Brook Street. Granted.
- c. DM/19/4602 Description: pitched roof over existing dormer and new first floor side dormer. Granted.
- d. DM/19/3847 description: proposed erection of new building to form 2 business units falling within flexible b1/b8 use, in lieu of scheme permitted under application DM/18/0063. Location: Land To The East Of, 1 And 2 Tyes Cottages, Brantridge Lane, Staplefield. Granted.
- e. DM/19/4423 Description: retrospective application for the construction of garage following planning approval ref. DM/15/3163 Location: Beaumont House, Orchard Way, Warninglid, Haywards Heath. Refused.
- f. DM/19/4435 Description: demolition of all existing buildings. Construction of a new detached 4no. Bedroom dwelling utilising the existing highway access, along with associated hard and soft landscaping. Construction of a detached garage building. Location: Oakfield House, Deaks Lane, Cuckfield. Granted.
- g. DM/19/4693 Description: proposed new open sided store/barn. Location: Beacon Fencing Ltd, The Old Sawmill, Pickwell Lane, Ansty. Granted
- h. DM/19/4799 Description: group of trees (g1) cut back overhang from buildings up to 2.5m to remove ash and laurels trees from wire and remove small ash from church side. Location: St Marks Primary School Brantridge Lane Staplefield. Granted.
- i. DM/19/4619 Description: outline application for the erection of 1 no. Dwelling house with all matters reserved except for access. Location: Land South Of Challoners, Cuckfield Road, Ansty. Refused.

5. Planning applications.

- a. DM/19/4971 Application Type: Householder Application Proposal: Erection of a two-bay oak framed car port. Site Address: Bridge Farmhouse, Cuckfield Road, Burgess Hill. No objection.
- b. DM/19/5038 Application Type: Full Application Proposal: Proposed erection of a dwelling. Site Address: Firlands, Cuckfield Road, Burgess Hill. The Parish Council object to this application because it is not allocated in the Neighbourhood Plan or associated with the Northern Arc strategic development and is outside the built-up area boundary.
- c. DM/19/4897 Application Type: Full Application Proposal: Alterations and additions to club house; lower ground floor side and rear extension into grass

bank with paved patio above, removal of conservatory with replacement single storey side and rear extension and 3 storey west side extension with further attic conversion including new dormer windows. Site Address: Cuckfield Golf Course, Staplefield Road, Cuckfield. The Chairman allowed members of the public to speak during the discussion to clarify various points. The applicant stated that the application description is incorrect and that they are only seeking permission for the store not for the extension. The Clerk checked the Mid Sussex District Council website and confirmed that the application description on their website is the same as that shown on the Parish Council meeting agenda and these minutes. The Parish Council agreed that it must consider the application as described. The Parish Council object to the application because it will be detrimental to the AONB. It is particularly concerned about the classification of use B8, storage and distribution, and cannot understand why this classification is necessary.

- d. DM/19/5144 Application Type: Householder Application Proposal: Proposed loft conversion including raising the roof to create second storey with rear facing balcony. First floor south side extension over new car port below. Demolition of existing north side larder/W.C. and replacement single storey gabled extension. Site Address: Dunroamin, Valebridge Road, Burgess Hill. No objection.
- e. DM/19/5205 Application Type: Householder Application Proposal: Erection of car port over existing parking bay with timber gates for security. Site Address: Otters, 8 The Holt, Haywards Heath. No objection.
- f. DM/19/5216 Application Type: Householder Application Proposal: Re-build an existing shed in rear garden, on same footprint with same materials. Site Address: Chiffley Grange, Rose Cottage Lane, Staplefield. No objection.

6. Proposal from Chairman of Bolney Parish Council.

The Parish Council agreed to set up a working group to investigate the proposal in more detail.

7. District and County Councillor Report.

This item was brought forward on the agenda because Pete Bradbury had to leave the meeting early.

Paul Marshall is the new Leader of WSCC. The current Chief Executive of ESCC will become the Chief Executive of both ESCC and WSCC. Following a poor report on Children's Services the Children's Commissioner has now agreed that WSCC are moving in the right direction.

Mid Sussex District Council are continuing work on the Development Plan DPD which will demonstrate a 5-year land supply. The draft consultation document includes one site in the parish at Ansty Garage. It is expected that the DPD will be adopted in the spring of 2021. MSDC are planning a trial food waste collection in some areas.

8. Ansty Village Centre project.

Jon Gilley provided an update from the Ansty Village Centre Trust. Work has now started on site. Whilst the project is now fully funded, he outlined some issues with cashflow in

the first couple of months and asked if the first donation payment from the Parish could be brought forward. It was AGREED that the first two payments of £25k each will be paid in the next week.

The Clerk was asked to write to Pete Bradbury regarding some project issues with MSDC.

The Parish Council agreed that the Ansty Village Centre Trust should write to all their contractors to request that the site is only accessed via the A272 and not from Deaks Lane.

9. Finances.

- a. **Financial report.** The financial report showing the payments for approval, receipts in December and the bank reconciliation was AGREED and signed by the Chairman.
- b. **Budget and precept for the next financial year (2020-2021).**
All Councillors have received the Budget and Precept paper for 2020-2021. The finance working party met last week to go through the budget and precept options in detail and recommended increasing the precept to £78595. The tax base has increased again this year so the new cost per average Band D household would be £70.32 per annum. It was AGREED that the precept will be increased to £78595.

10. Staplefield Play Park Inspection Report.

The recent Staplefield Play Park Inspection reported that the surfaces throughout the site are in poor condition. The Clerk spoke to the inspection company and was advised that the drainage should be addressed before replacing any of the safety surfaces.

The Clerk was asked to contact some local groundwork contractors.

11. Mobile Sped Indicator Device.

The mobile SID has now been moved to Rocky Lane where it will stay for 2 months. It will then move to Brook Street for 2 months and then go back to Staplefield.

The Clerk was asked to report that the 30mph sign north of Staplefield Village Hall is obstructed by an overgrown tree.

12. Burgess Hill Northern Arc traffic and agree any action required.

There are no updates to report. The Clerk was asked to invite the WSCC Highways Manager to a future meeting to discuss the possible traffic implications.

13. Fingerpost repairs.

There are no updates to report.

14. Reports from meetings attended, not covered elsewhere on the agenda.

None were received.

15. Correspondence.

The following correspondence was noted:

Email asking for the fingerposts on Ansty Village Green and the village sign to be cleaned. The Clerk will try to find someone to do this.

Email from English Rural re affordable housing at the Bolney Road site, Ansty. Notices have been placed on the notice boards.

West Sussex Pension Fund – Funding Strategy Statement Consultation

16. Minor matters and items for the next agenda

Staplefield meeting

- a. The contractors for the Ansty pedestrian safety scheme were praised for their work by some residents.
- b. The Working Party group for the proposal from Tony Steer will be Brad, Jon, Crispin and Dhana.
- c. The Clerk was asked to rearrange the Staplefield Pavilion meeting from 20th January to 27th January, because Brad now has an unavoidable work commitment next week.

MEETING CLOSED

APPROVED MINUTES SIGNED BY CHAIRMAN

Ansty and Staplefield Parish Council Finances 13th January 2020

Payment Schedule

	Ref	Description	Amount
Business Stream	77	Pavilion waste water (paid in December)	55.83
Unity Trust	78	Bank charges (paid in December)	18.00
EDF Energy	79	Pavilion electricity	12.00
Staplefield Village Hall	80	Room bookings	17.50
WSCC	81	Salaries	1996.68
Chubb	82	Pavilion- work to fire extinguishers	167.35
Vodafone	84	Phone	21.00
Elizabeth Bennett	85	Expenses	18.00
Ansty Village Centre Trust	86	Donation – first two instalments.	50 000.00

Receipts in December

Unity Trust	AE	Bank interest	80.95
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Ansty and Staplefield Parish Council: Bank Reconciliation

31st December 2020

Bank		Cashbook	
Current Account	18960.44	Balance forward	71067
Deposit Account	95149.57	Receipts	84648.8
		less payments	-41605.79
	114110.01		114110.01

Signed Chairman of PC meeting 13th January 2020