

## ANSTY AND STAPLEFIELD PARISH COUNCIL

### **The minutes of the Meeting of Ansty and Staplefield Parish Council held in Ansty Village Hall on 7<sup>th</sup> February 2022 at 7:30pm.**

**Members present:** Brad Williams (Chairman), Bob Birthwright, Crispin Salimbeni, Maria Fielding, Dhana Mahendran, Nuala Hampshire, Jon Gilley, James Steadman, Simon Stokes.

**Also present:** Liz Bennett (Clerk), Robert Salisbury (MSDC Councillor), 15 members of the public

#### **1. Public Session.**

13 members of the public attended the meeting to object to the inclusion of 1600 houses at Ansty Farms in the Draft Development Plan Review. The site has been unofficially called "Cuck-stye". Key points made were:

- Residents wish to strongly resist this proposal. A petition set up has attracted over 700 signatures.
- The parish has already accepted 3500 houses at the Burgess Hill Northern Arc. This new proposal will result in the coalescence of the Northern Arc with Cuck-stye and Cuckfield. It is cataclysmic for the area and possibly the thin end of the wedge.
- Mackrell's Farm is one of the properties that will be enveloped by the proposal. The landscape is precious to people but will be destroyed by this proposal.
- The proposal for a Country Park is spurious because the area is already open countryside in an Area of Outstanding Natural Beauty and is accessible to the public through a network of footpaths.

Brad explained that the District Plan Review is currently on hold because the Leader of Mid Sussex District Council has written to Michael Gove MP to object to the Government's housing targets.

#### **2. Apologies for absence.**

All members were present.

#### **3. Dispensations and declarations of interest in items on the agenda.**

The Clerk explained that the inclusion of the Ansty Farms site for 1600 houses in the draft District Plan Review means that all Councillors are potentially affected by the site and therefore have a declarable interest under the Code Of Conduct. However, the Clerk has issued dispensations to all the Council so that they may take part in discussions regarding the Mid Sussex District Council Draft District Plan Review. The dispensations have been issued for the following reasons:

1. without the dispensation the number of persons prohibited by the code of conduct from participating in discussions and decisions regarding the District Plan would be so great a proportion of the Council as to impede the transaction of the business,
2. granting the dispensation is in the interests of persons living in the parish because Councillors will be able to represent their views.

All Councillors declared their interest in District Plan Review matters and acknowledged

the dispensations.

**4. Minutes of the Parish Council meeting held on 10<sup>th</sup> January 2022.**

The minutes of the last meeting were AGREED and signed by the Chairman.

**5. Update on the draft District Plan Review and agree actions and budget.**

It was AGREED that the Parish Council will oppose all the developments in the draft District Plan Review that are not in the Neighbourhood Plan. It was noted that the draft plan has not considered water neutrality which is a requirement and potentially an issue in this area.

The Chairman explained that the Parish Council is working on a website, posters and a short film to raise awareness of the potential impact of the Draft District Plan Review in the area. It is working with Cuckfield Parish Council and is hoping to form a residents group of volunteers to assist with the campaign. A public meeting is planned with local Councillors and hopefully our MP.

It was AGREED that the Parish Council will set aside a reserve of £10k which can be drawn down with Council approval to help pay for posters etc. This fund is a starting point as it is anticipated that much larger sums may be required to pay for expert consultants in the longer term. A crowd funding campaign may be used for this.

*Members of the public and District Councillor Robert Salisbury left the meeting.*

**6. Planning decisions.**

The following planning decisions were noted:

- a. DM/21/4045. Description: proposed single storey side/rear extension with first floor dormer to bathroom and associated landscape works. Location: Meadow Cottage, Rose Cottage Lane, Staplefield. Granted.
- b. DM/21/3886. Description: erection of a timber pergola to the front of the property and extension of driveway by 7.2 meters squared. Location: Willow House, Handcross Road, Staplefield. Granted.
- c. DM/22/0119. Description: a pitched roof two bay with roller shutter doors agricultural/forestry storage barn with timber cladding to the front and profile tin cladding to the sides and rear and roof. The barn is 6m x 8m with 3m eaves and ridge height of 3.67m with a 1.5m overhang to the front. A single pedestrian door is proposed in the east elevation. Location: Great Thorndean Woodland, Slough Green Lane, Warninglid. MSDC have determined that prior approval is not required.
- d. DM/21/4229. Description: demolish and replace existing two storey double garage (ancillary accommodation to main dwelling on first floor) Location: Lodge Farmhouse, Copyhold Lane, Cuckfield. Granted.
- e. DM/21/1774 and DM/21/1630. Description: conservatory to the rear of the jolly tanners public house on an existing patio area. (amended plans and supporting information submitted 22/11 and 30/11) Location: The Jolly Tanners, Handcross Road, Staplefield. Granted.

## **7. Planning applications.**

The following application was discussed first because the applicants were present:

- a. DM/22/0201 Application Type: Full Application Proposal: Siting of ten bell tents, one stretch tent together with associated car parking Site Address: Holmsted Farm, Staplefield Road, Cuckfield. The applicant confirmed that the tents will only be up during the camping season. No objection.
- b. DM/22/0039 Application Type: Householder Application Proposal: Demolition of existing detached garage and erection of detached ancillary non-self contained annexe with associated landscaping. Site Address: Springfields, Deaks Lane, Cuckfield. No objection provided it remains tied to the main house and does not become a separate dwelling.
- c. DM/22/0112 Application Type: Householder Application Proposal: Side extension and loft conversion. Site Address: 1 Somerton Cottages, Handcross Road, Staplefield. No objection.
- d. DM/22/0033 Application Type: Householder Application Proposal: Demolition of existing garage structure and erection of two storey side extension and basement, with ancillary carport. Site Address: Woodcot, Brook Street, Cuckfield. No objection.
- e. DM/21/4183 Application Type: Householder Application Proposal: Removal of twentieth century conservatory and entrance porches. Erection of a two storey extension and single storey timber framed extension to the west. Installation of new rooflights. Internal alterations to partition walls and removal of modern fixtures and fittings. Erection of new fencing, gate, hedges and planting. Internal alterations and replacement of the door and window to the outbuilding. Site Address: Great Bentley Farm, Brook Street, Cuckfield. No objection.
- f. DM/22/0310 Application Type: Householder Application Proposal: First floor extension over existing garage. Site Address: 4 The Coppice, Haywards Heath. No objection.
- g. DM/21/4355 Application Type: Removal/Variation of Condition Proposal: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeking alterations to conditions 4 (compliance with Ecology Strategy) and 15 (compliance with submitted plans) of planning permission DM/19/3313 to allow amendments to Ecology Strategy and amendments to the road layout and signage and the addition of a road crossing for equestrian users, cyclists and pedestrians. Site Address: Land East Of Isaacs Lane And Land West Of Freeks Lane, Burgess Hill. The Parish Council object because they would like clarity on the ecological protection measures.
- h. DM/22/0358. Application Type: Full Application. Proposal: Proposed agricultural access and closure of existing access. Site Address: Land North Of Anstye Place/Anstye Farm, Cuckfield Road, Ansty. No objection.

## **8. Monthly Finances.**

The financial statement including the schedule of payments, the receipts and bank reconciliation was AGREED and signed by the Chairman.

## **9. Internal Audit.**

The scope of the internal audit was AGREED, and Peter J Consulting was appointed as

the internal auditor.

**10. To note the findings of the Boundary Commission Review and comment on the terms of reference for both the Community Governance Reviews that will affect parish boundaries.**

The Clerk was asked to write to MSDC because the Parish Council has had insufficient time to scrutinise proposed Community Governance Reviews. The impact on the parish will be significant and the Parish Council has taken out Public Works Loans based on the current tax base. The Parish Council also queried why the Northern Arc boundary change is proposed to take effect by May 2023 when very few of the houses will have been built. This seems premature.

**11. Councillor allowances.**

It was AGREED that Councillor Allowances of £257 and the Chairman's Allowance of £387 will be paid to those who wish to receive it.

**12. Local Government Association Members Code of Conduct.**

The Parish Council AGREED to adopt the model Local Government Association Members Code of Conduct.

**13. Staplefield Play park Inspection Report.**

The Inspection Report was noted, and it was AGREED that the bench should be removed from the play park.

**14. Queen's platinum jubilee.**

- a. **Queen's Green Canopy.** Councillors were asked to provide exact locations the required number of trees to the Clerk asap.
- b. **Jubilee celebrations.** MSDC are offering grants to local communities that wish to hold Jubilee celebrations. Community groups can apply directly, and the deadline is 21<sup>st</sup> February.

**15. Staplefield pavilion.**

An estimate has been received for interior renovations at Staplefield Pavilion which provides a starting point for firming up the design. The design will be worked on with the users of the pavilion and funding sources explored. The Clerk advised that it will be difficult to obtain s106 funding for this project. The pavilion is an asset of the Parish Council and needs to be maintained. This item will be considered further at the next Parish Council meeting.

**16. Request for low noise fireworks on Ansty Rec.**

MSDC have received a request to use low noise fireworks for a 10-minute display on Ansty Rec as part of a Ruby Wedding celebration. MSDC has asked if the Parish Council will support this. The Parish Council were concerned about the potential impact of fireworks on animals and pets but agreed to support the application, as a trial event, provided that the event is insured, and the applicant agrees to clear up the mess afterwards.

**17. Request to change the times for dimming streetlights in Staplefield.**

The timing of the streetlights was considered a few years ago and it was agreed that there would only be a marginal cost/ environmental saving by changing the timing of the lights which would be outweighed by potential safety issues. The Parish Council do not wish to change the timing of the streetlights in Staplefield but agreed that the resident who has complained of light shining in through a bedroom window can apply for a shield to be fitted.

**18. Vehicle Activated Speed sign in Ansty.**

No updates have been received.

**19. Update on license fee from Stonegate (formerly Enterprise Inns).**

Stonegate have agreed to pay the outstanding sum which should be in the Parish Council bank account shortly.

**20. Update County and District Councillors.**

The Councillors were not present at the meeting.

**21. Minor matters and items for the next agenda.**

- a. **Bridge.** The Clerk was asked to report the broken bridge outside Staplefield to Highways again.
- b. **Streetlight.** The street light opposite the bus stop in Ansty (no 48) has disappeared. The Clerk will report it.
- c. **Salt bins for Beeches.** The Clerk was asked to add Salt Bins to the agenda for the next meeting.

**Meeting Closed.**

**Draft minutes subject to confirmation.**

## Ansty and Staplefield Parish Council Finances 7<sup>th</sup> February 2022

### Payments for approval

To	Ref	For	Amount
Castle Water	101	Pavilion Water	5.00
EDF Energy	102	Pavilion Electricity	8.00
Vodafone	103	Phone	27.00
WSCC	104	Staff Costs	2090.90
Ansty Village Centre	105	Room Bookings	75.25
UK Debt Mgt Office	106	Public Works Loan repayment	3261.50
VisionICT	107	Domain name	108.00
Elizabeth Bennett	108	Expenses	71.48
Ansty Sports and Social Club	109	Meetings	30.80

### Receipts in January

Hiscox	AG	Insurance settlement	1450.00
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### Bank Reconciliation

**31st January 2021**

Bank		Cashbook	
Current Account	29338.99	Balance forward	40140.1
Deposit Account	55232.43	Receipts	105435.89
		less payments	-61004.57
	<b>84571.42</b>		<b>84571.42</b>

Signed by Chairman of PC meeting 7<sup>th</sup> February 2022