

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 **11th February 2019** at 7:30pm.

Members present: Brad Williams (Chair), Bob Birthwright, Crispin Salimbeni, Maria Fielding, Jon Gilley, Dhana Mahendran, Andrew Keiller, Simon Stokes.

Also present: Liz Bennett (Clerk), Pete Bradbury (County and District Councillor), one member of the public.

PUBLIC SESSION

A member of the public spoke regarding the difficulties he has had in obtaining planning permission for a replacement dwelling at Great Thorndean Farm in Warninglid. The Parish Council did not object to the original application which has now gone to appeal. He is finding it difficult to produce a revised plan that would be acceptable to the Conservation Officer. It was suggested that he talk to District Councillor, Pete Bradbury.

1. **Apologies for absence.**

Apologies were accepted from Simon Stokes.

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 CIO.

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

3. **Minutes of the meeting held on 14th January 2019.**

The minutes were AGREED and signed by the Chairman.

4. **Planning decisions.**

The following planning decisions were noted:

- a. DM/18/4808 Description: demolition of an existing static field shelter and erection of a new shelter to sit on the existing concrete base. Location: Mizbrooks House, Cleavers Lane, Cuckfield. Granted.
- b. DM/18/3815 Description: erection of 4 x four bed houses (c3) and creation of new access drive from Cuckfield Lane. Location: Five Acres, Cuckfield Lane, Warninglid. Refused.
- c. DM/18/5032 Description: Single storey ground floor side extension, new front porch, first floor rear extension and internal and external alterations. Location: The Grange Stud, Tanyard Lane, Staplefield. Granted.

5. **Planning applications.**

- a. DM/18/5114 Location: Burgess Hill Northern Arc Land North and North West of Burgess Hill between Bedelands Nature Reserve in The East and Goddard's Green Waste Water Treatment Works In The West. Description: Outline application for a comprehensive, phased, mixed-use development comprising approximately 3,040 dwellings including 60 units of extra care accommodation (Use Class C3) and six permanent gypsy and traveller pitches, including a Centre for Community Sport with ancillary facilities (Use Class D2), three local centres (comprising Use Classes A1-A5 and A1-A5 and B1, and stand-alone community facilities within Use Class D1), healthcare facilities (Use Class D1), and

employment development comprising a 4 hectare dedicated business park (Use Classes B1 and B2), two primary school campuses and a secondary school campus (Use Class D1), public open space, recreation areas, play areas, associated infrastructure including pedestrian and cycle routes, roads, car parking, bridges, landscaping, surface water attenuation, recycling centre and waste collection infrastructure with associated demolition of existing buildings and structures, earthworks, temporary and permanent utility infrastructure and associated works. All matters reserved except for access. Full planning permission is sought at this time for the following highway access works: new roundabout on the A2300. The following response was AGREED:

The Parish Council do not object in principle to the Northern Arc strategic development, but have the following concerns:

- The Parish Council would like to ensure that the heavy vehicles used during the construction phase have a minimal impact on the surrounding villages and are directed along main routes.
- Wheel washing facilities should be in place during construction to prevent dangerous conditions on local roads.
- Whilst the Northern Arc Avenue is not part of the full planning permission the Parish Council is concerned that the Avenue will not provide an efficient route through and out of the development. The Avenue is being designed to create a “sense of place” which means that parking will be available along stretches of it and the Neighbourhood Centres are adjacent to it. Cars will stop to park or turn off to the shops and buses will also be stopping along the Avenue, with no separate bus lane. This will cause the traffic to stop and start creating congestion at busy times. An inefficient flow of traffic along this road will cause drivers to seek alternative routes through the surrounding villages. The Parish Council believe that the flow of traffic must be a priority for this road.
- The s106 agreement should include contributions to Ansty and Staplefield Parish Council for items in our Infrastructure Delivery Plan.
- It is not clear when the Secondary school will be delivered.

- b. DM/19/0101 Application Type: Full Application. Proposal: Erection of 2no. detached dwellings with ancillary detached garages following demolition of 2no. residential structures. (Resubmission of planning consent granted under ref. DM/16/3162). Site Address: 1 Highfields, Brighton Road, Warninglid. The Parish Council object because the site is not in the Neighbourhood Plan and is not in a sustainable location.
- c. DM/19/0187 Application Type: Mod. / Discharge of Planning Obligation. Proposal: Modification of planning obligation. To modify the Mortgagee Exclusion Clause in a Section 106 Agreement. Site Address: Development Site (Phase 2) Land South of Rocky Lane, Haywards Heath. Noted.
- d. DM/19/0164 Application Type: Reserved Matters Application. Proposal: Reserved matters application in relation to outline planning DM/15/4667 for 30 dwellings for the matters of the Appearance, Landscaping, Layout and Scale. Site Address: Bridge Hall Cuckfield Road Burgess Hill. The Parish Council request a contribution under S106 towards Ansty Village Centre and ask that mitigation measures are put in place for the protected species.
- e. DM/19/0041 Application Type: Full Application Proposal: Demolition of existing dwelling and erection of replacement 2 storey house. Site Address: Brew House, Cuckfield Road Ansty. No objection.
- f. DM/18/5130 Application Type: Outline Application. Proposal: Outline application for the demolition of the existing dwelling and barn and replacement with three new dwellings. All matters reserved except for Access, Appearance, Layout and Scale. Site Address:

Oaktree Farm, Burgess Hill Road, Ansty. No objection.

- g. DM/19/0242 Application Type: Householder Application Proposal: Demolition of existing conservatory. Erection of a 2-storey extension to rear and a single storey side extension. Site Address: Oakfield Cottage, Brantridge Lane, Balcombe. No objection.
- h. DM/19/0229 Application Type: Full Application Proposal: Proposed stable block with three stables and a tack room. Site Address: Midwyn House, Cherry Lane, Cuckfield. No objection.
- i. DM/19/0234 Application Type: Householder Application Proposal: Rear single storey extension. Site Address: Byewood, Bolney Road, Ansty. No objection.
- j. DM/19/0164 Application Type: Full Application Proposal: 30 dwellings on Land at Bridge Hall. Site Address: Bridge Hall, Cuckfield Road, Burgess Hill. The Parish Council object because the site was not allocated in the Neighbourhood Plan and it is not in a sustainable location. Should the application receive permission the Parish Council request s106 contribution towards the Ansty Village Centre.
- k. DM/19/0040 Application Type: Full Application Proposal: Demolition of all existing buildings. Construction of a new, detached dwelling with new vehicular highway access, along with associated hard and soft landscaping works. Site Address: Oakfield House, Deaks Lane, Cuckfield. The Parish Council object because this site was not allocated in the Neighbourhood Plan.
- l. DM/19/0428 Application Type: Listed Building Consent Proposal: Removal of internal finishes from all the internal stone windows to conserve the stone and replace inappropriate repairs for consistent, breathable stone surfaces throughout. Retention of 100mm record samples from the 1589 west wing windows where C19 graining has been found. Site Address: Borde Hill Estate Borde Hill Lane Haywards Heath. No objection.

6. Date of the Annual Meeting of the Parish Council.

It was AGREED to move the date of the meeting from Monday 13th May to Tuesday 7th May 2019.

7. Review of internal audit and appointment of internal auditor.

The process and scope of the internal audit was AGREED, and Peter J Consulting will be appointed as the internal auditor.

8. Crowdfunding project for the purchase of the mobile speed indicator device (SID).

There have been some objections to the use of crowdfunding for the SID, but the Parish Council is complying with the WSCC policy for obtaining grants. Other residents are positive about the project which has now received a total of £1105 from 12 backers, including the Parish Council. Some residents would like to see a permanent SID in their area, but they tend to be more effective if they are moved around to keep the message fresh. The Clerk has also applied to Sussex Police for a grant.

9. Traffic from Burgess Hill Northern Arc and appointment of a traffic consultant.

AECOM have produced traffic projections to show the impact of the Northern Arc on the surrounding roads and various mitigation measures. It was AGREED that a greater understanding of this is needed before the appointment of a traffic consultant.

10. Parish Council monthly finances.

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

11. Update on Ansty Village Centre.

The Clerk met with officers from MSDC who have agreed to produce the Heads of Terms for the leases and to talk to the developers to get an up to date schedule for the payments of the s106 money. Consideration will be given to a donation from the New Homes Fund. Pete Bradbury suggested writing to Nicholas Soames MP and Mims Davies MP to gain their support for the project, which could help with the Leader Fund application.

12. Recommendations re Staplefield pavilion electricity.

Bob Birthwright, who is a qualified electrician, agreed to look at the electrics at the pavilion and report back.

13. Review of Parish Council policies

The following documents were reviewed and AGREED by the Parish Council:

- a. Parish Council Risk Assessment. The Clerk was asked to include the trees on the Staplefield Common.
- b. Disciplinary policy
- c. Media policy
- d. Complaints procedure
- e. Grievance policy

14. Fingerpost repairs.

The contractor will be fitting the remaining signs in February.

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

The Staplefield Review Group had a positive meeting with the cricket clubs. Cophorne Cricket Club will be playing at Staplefield again this year and the Staplefield Cricket Club and Jolly Tanners cricket club will be playing a similar number of matches to last year.

16. Reports from County and District Councils.

Pete Bradbury reported that the creation of the new roundabout at far end of Hanlye Lane, has been delayed until the summer of 2020. The drier conditions will help to ensure that the work is completed as quickly as possible and the school holidays will mean there is less traffic disruption.

Chichester College has been selected as preferred supplier for the new sixth form on the site of the old Haywards Heath Sixth Form College.

The next County Local Committee meeting is on 12th March at 7pm Downlands School, Hassocks.

17. Chairman's Correspondence.

The following correspondence was noted:

Invitation to the MSALC conference on 22nd February 10am- 3pm

Guidance from Tom Clark, MSDC re code of conduct in relation to planning policies.

18. Minor matters and items for the next agenda

The Clerk was asked to report the following items:

- a. Advertising board next to bus shelter advertising new homes in Slaugham.
- b. Mud on Brantridge Lane construction traffic from the vicarage.

MEETING CLOSED. DRAFT MINUTES SUBJECT TO APPROVAL

Ansty and Staplefield Parish Council Finances 11/2/2019

Payments for approval

	Ref	Description	Amount
Castle Water	110	Pavilion water	12.10
TalkTalk	111	Phone	29.76
Screwed and Glued	112	Notice Board installation	625.00
GoCardless	113	Bank account verification for crowdfund	0.01
EDF Energy	114	Pavilion electricity	19.00
Screwed and Glued	116	Minor maintenance at Play Park	202.00
WSCC	117	January salaries	1999.02
Elizabeth Bennett	118	Clerk's expenses	39.49

Receipts in January

Wivelsfield Parish Council	AD	Share of street lighting.	243.99
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Ansty and Staplefield Parish Council: Bank Reconciliation

31st January 2018

Bank		Cashbook	
Current Account	5420.76	Balance forward	73516.51
Deposit Account	69894.66	Receipts	71533.93
	75315.42	less payments	-70289.02
Less unpaid transactions			
Uncashed ch	-257		
uncashed ch	-257		
uncollected dd	-40		
	74761.42		74761.42

Signed by Chairman of Parish Council meeting 11/2/2019