

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the meeting of Ansty and Staplefield Parish Council held by Zoom on 14th December 2020 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), Pete Bradbury, WSCC and MSDC Councillor and two members of the public.

1. Chairman's introduction and guidance for online meetings.

Brad opened the meeting and reminded everyone of the guidelines for online meetings.

2. Public Session.

A member of the public spoke regarding the application at Cuckfield Golf Centre DM/20/4123. He believes that the application should be invalidated due to inconsistencies within the application. He outlined his objections to the application which he believes will have a material adverse impact on the AONB. Part of the application includes a space for storage and distribution for which there appears to be no justification. This is the third application on the site and the overall plan is still unclear.

A second member of the public wished to observe the discussion regarding his application for a modest extension DM/20/4161.

3. Apologies for absence.

All members were present.

4. Declarations of interest in items on the agenda.

Bob declared a personal interest in item 7g because he knows the people involved.

It was agreed to change the order of the agenda because Pete Bradbury was unable to stay for the whole meeting.

5. County and District Council update.

Pete Bradbury sympathised with the views expressed in the public session regarding the applications at Cuckfield Golf Course. He reported that MSDC Councillor, Robert Salisbury, has asked Cllr McNaughton, the Cabinet member for planning, what more the District Council can do. Her suggested that the Parish Council should request a meeting with Cllr McNaughton.

WSCC Children Services has been reviewed and has been taken out of special measures and will be back under the control of WSCC.

An external inspection team has recently scrutinised the operation of the Fire Service and concluded that it is operating well.

MSDC has agreed to freeze all Councillor allowances for a year. WSCC have either reduced or frozen their allowances.

6. Minutes of the Parish Council meeting held on 9th November 2020.

The minutes of the last meeting were AGREED.

7. Planning decisions.

The following decisions were noted:

- a. DM/20/3543 Description: T1 yew tree - 2m crown reduction T4 yew tree - 2m crown reduction. Location: Willow House, Handcross Road, Staplefield. Consent given.
- b. DM/20/4222 Description: nonmaterial amendment to planning reference dm/19/3123 to amend condition 18 to read: no dwellings shall be occupied until a detailed scheme for protecting the residential units from noise generated by traffic has been submitted to, and approved in writing by, the local planning authority. All works that form part of the scheme shall be completed before any part of the noise sensitive development is occupied. Details of post installation acoustic testing shall be submitted to and approved in writing by the local planning authority upon request. Location: Bridge Hall, Cuckfield Road, Burgess Hill. Non-material amendment approved.
- c. DM/20/3119 Description: nonmaterial amendment to removal of a small number of low value trees to the north east boundary and minor pruning works to a sweet chestnut tree on the north east boundary for application DM/18/3472. Location: Crest Nicholson Development Site South Of, Rocky Lane, Haywards Heath. Non-material amendment approved.
- d. DM/20/2634 Description: change of use to retain section of disused road form the old Hanlye Lane for vehicle parking for the occupants of the adjacent south lodge property. Installation of vehicle gates. Location: Land South Of South Lodge, Borde Hill Lane. Granted.
- e. DM/20/3872. Description: works to 49 trees, see tree schedule. Location: Land At Upper Staplefield Common And Brantridge Lane, Staplefield West Sussex. Granted.
- f. DM/20/2681 and DM/20/2699 (Listed Building Consent). Description: conversion of barn to residential. Location: Great Thorndean Barn, Slough Green Lane, Warninglid. Refused.
- g. DM/20/3331. Construction of 6 dwellings. Location: Sunnyside, Bolney Road, Ansty. Application withdrawn.
- h. DM/20/3823 Description: erection of a two-storey side extension and roof alterations. Location: The Old Lodge, Ditton Place, Brantridge Lane, Balcombe. Granted.
- i. DM/20/3900. Description: change of use of part of an agricultural building to a flexible commercial use (cross fit gym). Location: Holmsted Farm, Staplefield Road, Cuckfield. Granted.

8. Planning applications.

- a. DM/20/4107 Application Type: Removal/Variation of Condition Proposal: Variation of condition 12 of Reserved Matters application DM/17/4190 - alter the

- currently approved planning drawings following a redistribution of car parking bays for Plot 244. Site Address: Rookery Farm Development Site Rocky Lane. No objection.
- b. DM/20/4178 Application Type: Mod. / Discharge of Planning Obligation Proposal: Modifications of Section 106 Agreement relating to DM/18/5114 Site Address: Burgess Hill Northern Arc Land North And North West Of Burgess Hill Between Bedelands Nature Reserve In The East And Goddard's Green Wastewater Treatment Works In The West. The Parish Council object to this application and are disappointed to see the developer seeking to change the terms of the s106 legal agreement. The infrastructure should be provided at the agreed time or demand will exceed supply for several years. For example, delaying the provision of a school will create logistical problems for the residents of the new development and many will need to drive their children to school which will increase road traffic and adversely affect the environment.
 - c. DM/20/3847 Application Type: Full Application Proposal: Outdoor Pool and retention/conversion of part of original dwelling to leisure building with Gym, equipment storage and home office (ancillary to main house). Site Address: Winscot, Deaks Lane, Cuckfield. No objection provided it is ancillary to the main house.
 - d. DM/20/4141 Application Type: Householder Application Proposal: Converting the existing integral single car garage into a habitable room and storage room. Site Address: 11 Old House Lane, Haywards Heath. No objection.
 - e. DM/20/3542 Application Type: Lawful Development Certificate -Proposed Proposal: Single storey rear extension This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account. Site Address: Poplar Cottage, Cuckfield Lane, Warninglid. Noted.
 - f. DM/20/4123 Application Type: Full Application Proposal: Revisions to extension to clubhouse approved under DM/20/0487 including relocation of access door, amended structural support system for rear patio and associated engineering operations. Site Address: Cuckfield Golf Course, Staplefield Road, Cuckfield. The Parish Council object to this application and believe that it should be invalidated because it contains unclear, contradictory information. For example, there are two drawings showing different things but with the same drawing number, it shows unauthorised elements of the application as being previously authorised and it misquotes the number of parking spaces. The application increases the size of the building threefold and it is difficult to see from the application where the storage lies. The Parish Council believe that this application would have an adverse impact on the AONB. One Councillor felt that the Golf Centre should be supported because it is a popular local facility which has been impacted by Covid-19 and golf helps people to stay healthy. It was agreed that this may be the case but that the Parish Council needs to consider the planning application rather than the merits of the facility. It was agreed that a meeting should be sought with Cllr McNaughton, Cabinet member for planning at MSDC because there appears to be a lot of unauthorised development at the centre which MSDC are not enforcing against and the applicant appears to be attempting to circumnavigate the planning system.

- g. DM/20/4033 Application Type: Full Application. Proposal: Extension of existing driveway creating a new access to the highway, erection of associated gates and creation of footpath linking to public highway. Site Address: Five Acres, Cuckfield Lane, Warninglid. The Parish Council understand that Highways have concerns about the proposed access which should be addressed before permission is granted.
- h. DM/20/4161. Application Type: Householder Application. Proposal: Single storey and first floor rear extensions with associated internal alterations. New timber decked terrace. Site Address: 2 Gable Cottages, Cuckfield Road, Staplefield. No objection.
- i. DM/20/4445 Application Type: Householder Application Proposal: Proposed first floor extension and ground floor patio doors to the north (side) elevation and balconette to west (rear) elevation. Site Address: Leigh Manor Farmhouse, Cuckfield Road, Ansty. No objection.

9. Monthly finances.

The financial report showing the payments for approval, receipts and bank reconciliation was AGREED.

10. Inspection report for Staplefield Play Park.

The inspection report was noted.

11. Replacement of Staplefield bus shelter.

This item will be carried forward to the January meeting as there is insufficient information to decide on the funding of the new shelter.

12. Maintenance of the proposed Vehicular Activated Sign on Bolney Road, Ansty.

It was AGREED that the Parish Council will accept the maintenance responsibility for the new VAS sign on the Bolney Road, which is to be provided by the developer.

13. Purchase of a waterproof clipboard for the Ansty Speedwatch group.

The Parish Council AGREED the purchase of a waterproof clip board for both the Ansty and the Brook Street speed watch groups.

14. Update on the Local Community Infrastructure s106 fund.

The Clerk reported that the new SIDs have been delayed but should be here in the new year. The license from WSCC for the new bus shelters and noticeboard should be issued in the middle of January. Once that is received the application can be made for the s106 money and the items ordered. They should be in place sometime in the Spring.

15. Purchase of a replacement battery for the mobile SID.

The Parish Council AGREED to purchase a replacement battery for the mobile SID.

16. Update on the building of Ansty Village Centre.

The building is now weatherproof and the build is on schedule for opening in February. A visit to the site by Mims Davies MP and the Leader of the District Council is scheduled for January. John Thorpe has produced a financial report which is being reviewed and

will be provided to the PC in January.

17. Updates from MSDC and WSCC Councillor.

This item was brought forward to item 5. In the meeting.

18. Minor matters and items for the next agenda.

- a. The Clerk was asked to report that Open Reach have left a mess of the lane between Ancient Farm and Old Cottages. have left the road greasy.

MEETING CLOSED

DRAFT MINUTES SUBJECT TO CONFIRMATION.

Ansty and Staplefield Parish Council Finances 14th December 2020

Payments for approval

	Ref	Description	Amount
Castle Water	64	Pavilion water	8.44
EDF Energy	65	Pavilion electricity	16.00
Vodafone	66	Phone	21.55
Moore	67	Audit	360.00
WSCC	68	Salaries	2073.69
Elizabeth Bennett	69	Clerk's Expenses	98.16
SLCC	70	Subscription	185.00

Receipts in November

	Ref	Description	Amount
El group	T	Use of common at Victory Inn	1250.00

Bank Reconciliation

30th November 2020

Bank		Cashbook	
Current Account	44988.63	Balance forward	56862.78
Deposit Account	15231.49	Receipts	113077.77
			-
		less payments	109720.43
	60220.12		60220.12

Approved at Parish Council meeting 14th December 2020.