

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 **Monday 10th September** at 7:30pm.

Members Present: Brad Williams (Chair), Crispin Salimbeni, Maria Fielding, Jon Gilley, James Steadman, Dhana Mahendran, Andrew Keiller.

Also present: Liz Bennett (Clerk).

1. Apologies for absence.

Apologies were accepted from Bob Birthwright and 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.

James Steadman declared that he is a Parish Council nominated member of Ansty Village Hall Trust.

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

3. Minutes of the meeting held on 23rd July and 13th August 2018.

The minutes were AGREED and signed by the Chairman.

4. Planning decisions.

The following decisions were noted:

- a. DM/17/3792 PROPOSAL: This application shows the recent stationing of 3 residential caravans on this site is lawful under the terms of CD/001/94 and 12/01558/CND and that the issue of a certificate of lawful existing use in this respect is fully justified. The application does not concern itself with the occupation of the caravans that is controlled by condition location: Highfields, Brighton Road, Warninglid. Lawful development certificate refused.
- b. DM/17/3673 and DM/17/3667. Description: proposed demolition, extensions, external and internal alterations to existing farmhouse. Proposed renovation of existing Sussex barn into recreational facilities and habitable floor space. Proposed renovation of existing garden stables into pool house and plant room. Proposed demolition of existing garage. (amendment to listed building consent ref: DM/16/4685). Location: Little Ashfold Farm, Cuckfield Road, Staplefield. Granted full and listed building consent.
- c. Appeal Ref: APP/D3830/W/18/3195326 (DM/17/3817) Land adjacent to the Village Hall, Cuckfield Road, Staplefield. Proposed development of three detached dwellings. Appeal dismissed.
- d. DM/18/2809 Description: two storey side extension and single storey rear extension. Modifications to rear elevation including replacement sash windows. Demolition of existing garage, rear single storey extension and storage buildings. Internal remodelling. Modification of existing landscaping and driveway. New

- swimming pool. Location: Midwyn House, Cherry Lane, Cuckfield. Granted.
- e. DM/18/1974 Description: demolition of existing single-storey timber Outbuilding/annex and the construction of a replacement outbuilding for use as an office/studio; the erection of an additional (re-sited) outbuilding for use as a games room; the construction of a car port, and associated alterations and surfacing of the existing driveway and parking area. Amended plans received 25.07.2018. Location: The Old Vicarage, Brantridge Lane, Staplefield. Granted.

5. Planning applications.

- a. DM/18/3289 Application Type: Full Application Proposal: Construction of a padel tennis court within the paddock field (with associated partial change of use), screening and landscaping works, and installation of a temporary construction access road. Site Address: The Old Vicarage Brantridge Lane Staplefield. The Parish Council do not object but request that construction deliveries do not interfere with St Mark's school drop off and pick up times.
- b. DM/18/2768 Application Type: Full Application Proposal: Temporary site compound to facilitate essential maintenance and upgrade work to the Brighton Mainline. Site Address: Land to The North of Rocky Lane and West Of Brighton Mainline, Haywards Heath. No objection.
- c. DM/18/3391 Application Type: Prior Not. - Agricultural to Office/Shop Proposal: Change of Use of an Agricultural Building to a Flexible Commercial Use. Site Address: Brooklands Farm, Brooklands Farm, Rocky Lane, Haywards Heath. No objection.
- d. DM/18/3388 Application Type: Agricultural Prior Not. - Building Proposal: New Agricultural Barn. Site Address: Ansty Farm, Deaks Lane, Ansty. No objection.
- e. DM/18/3568 Application Type: Trees in a Conservation Area. Proposal: T1 – Dawn Redwood - Fell to Ground Level. Site Address: 7 Rose Cottage Lane, Staplefield. No objection.
- f. DM/18/3472 Application Type: Reserved Matters Application. Proposal: Reserved Matters Application for the approval of the appearance, relating to Outline Planning Application DM/16/1312. Site Address: Crest Nicholson Development Site South off Rocky Lane. No objection.
- g. DM/18/2003 Proposal: Proposed four-bedroom dwelling, bin and bike store with alterations to private driveway. Valebridge, Valebridge Road, Burgess Hill. The Parish Council object to this application which is not in the Neighbourhood Plan area and are concerned at the comments made by Highways concerning access to and from the site.
- h. DM/18/3438 Application Type: Householder Application and DM/18/3445 Listed Building Consent. Proposal: Erection of a single storey extension to the rear (east) elevation. Site Address: Moorfields Farmhouse, Broxmead Lane, Cuckfield. No objection.
- i. DM/18/3595 Application Type: Householder Application Proposal: Detached oak framed garage for 2 cars and secure store for garden machinery with associated parking/turning area. Site Address: Taylors Farm, Brook Street. No objection.
- j. DM/18/3311 Application Type: Advertisement Application. Proposal: Display of 1 non-illuminated advertisement panel on 76 mm posts for new strategic mixed-use development. Site Address: Land to The North of Holly Tree House on The

East Side of Cuckfield Road Burgess Hill. No objection provided WSCC Highways are happy with the proposal.

- k. DM/18/3309 Application Type: Advertisement Application Proposal: Display of 1 non-illuminated advertisement panel on 76 mm posts for new strategic mixed-use development. Site Address: Land to The South of Little Abbotsford On The East Side Of Isaacs Lane Burgess Hill. No objection provided that WSCC Highways are happy with the proposal.
- l. DM/18/3306 Proposed first floor side extension and changes to front windows. 2 North Cottages, Cuckfield Road, Ansty. No objection.

6. Advice regarding travellers.

The Clerk obtained advice from MSDC legal department regarding action required if travellers arrived in the parish. The first step is to call the police particularly if there are more than 6 vans. If travellers arrive on land owned by the Parish Council, then they can consult WSCC who provide an advice service to local authorities. Unauthorised encampments on private land are the responsibility of the landowners. The clerk was asked to put an advice note on the website.

7. Purchase of new notice boards.

It was agreed that all three notice boards in the parish need replacing and that the best option is for manmade timber with self-healing rubber boards, because these require no maintenance. The 3 bay boards would be suitable for Ansty and Staplefield and the 2-bay board would be suitable for Brook Street. The Clerk was asked to see if a discount is available for the purchase of 3 boards and to get prices for installation. She was also asked to see if funding might be available for these.

8. Burgess Hill Northern Arc update.

MSDC held a briefing on the Burgess Hill Northern Arc. The proposed arterial road through the development includes a stretch which runs on the B2036 for c200m. There is concern that this will encourage traffic to go north up through Ansty and other villages. MSDC explained that the road is forced to take this route because the road cannot go through the nearby area of ancient woodland or the college. A meeting with other parishes is being held on 24th September to consider traffic issues from Burgess Hill developments. The Parish Council AGREED to spend up to £500 with similar contributions from other parishes to engage a Highways consultant to look at the options.

9. Finances.

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

10. New Standing Orders.

The new standing orders as amended by the Clerk were AGREED and adopted.

11. Update on Ansty Village Centre.

Jon Gilley and Crispin Salimbeni declared a personal interest in this item because they are parish council appointed representatives on the Ansty Village Centre CIO. They took

part in the discussion in an advisory capacity but did not vote.

The Clerk and Jon Gilley attended a workshop at MSDC regarding their community buildings strategy. It was an opportunity to gain further support for the project. The letter to HMRC regarding VAT for the build has been sent and a response should be received by end of October. Once the VAT position is confirmed an application will be submitted to MSDC for a grant.

In 2012 the Parish Council agreed in principle to take out a loan of £100k to give to the project, subject to consultation. The Parish Council was asked to consider increasing the donation. During the discussion the following points were made:

- The Ansty Village Centre is a worthwhile project, but it is not a parish owned asset and the Parish Council must ensure that it has enough funds to maintain its own assets.
- The parish has subsidised cricket in Staplefield for many years and supporting a facility in Ansty will help to redress the balance.
- The Parish Council will need to take account of the views of residents from across the parish including the new developments along Rocky Lane. Some of the s106 money is coming from these developments.
- Since the original agreement in principle in 2012 the build costs have increased substantially, the interest rates have fallen, and the tax base has increased. Further changes are likely before the loan is needed, making it difficult to understand now the financial implications for the Parish Council.
- The Parish Council will have a degree of protection for its investment because there will be three parish councillors on the Ansty Village Centre CIO (Charitable Incorporated Organisation).
- An increased donation would help to secure more grants.

It was AGREED in principle to increase the potential donation to a maximum of £150k, possibly using some reserves and a loan. The final decision will be subject to public consultation and a full review of the financial implications for the Parish Council at the time.

12. Maintenance work at Staplefield Pavilion.

The quotes have not yet been received. The Clerk was asked to send the list of requirements to James and Crispin, who may know contractors who can quote for the work.

13. Road safety issues in parish.

There are no updates and so this item will be carried forward to the next meeting.

14. MSDC survey re community facilities.

MSDC has issued a survey to help develop their community buildings strategy. Additional information was provided to the Clerk and it was suggested that St Mark's school and the two churches are added as community spaces.

15. Update on possible twinning proposal.

There are no updates and so this item will be carried forward to the next meeting.

16. Update on fingerpost repairs.

There are no updates and so this item will be carried forward to the next meeting.

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

None received.

18. Reports from County and District Councils.

The County and District Councillor sent his apologies to the meeting.

19. Chairman's Correspondence.

The following correspondence was noted:

Invitation to A2300 corridor improvements scheme drop in session 13th September 11-3
Burgess Hill Town Hall.

Invitation to meet with Homes England. The Clerk was asked to invite a representative to the next parish council meeting.

20. Minor matters and items for the next agenda

- a. **October meeting date.** It was agreed that the October meeting will be moved to the 15th.
- b. **Date and venue for Christmas dinner.** This will be held on 11th December at the Oak Barn.

MEETING CLOSED.

DRAFT MINUTES SUBJECT TO CONFIRMATION.

Ansty and Staplefield Parish Council. Finances 10th September 2018

Payments for approval

	Ref	Description	Amount
Business Stream	46	Waste water	55.68
TalkTalk	47	Phone	27.65
EDF Energy	48	Pavilion electricity	13.00
Castle Water	49	Pavilion water	12.10
Seed Services	50	Replacement of two posts at Ansty Green	99.60
Miriam Upton	51	Pavilion supplies	25.00
Ansty Village Hall Trust	52	Room bookings – PC meetings	108.00
Ansty Village Hall Trust	53	Room bookings – northern arc traffic	18.00
Chubb	54	Fire extinguisher service	37.44
St Mark's Church	55	Refund of cancelled picnic booking	77.40
Elizabeth Bennett	56	Expenses	9.00
Elizabeth Bennett	57	Reimbursement of Windows 10 pro purchase	154.99
Elizabeth Bennett	58	Reimbursement of laptop purchase	294.00
WSCC	59	Salaries	1999.02
Lock Assist	60	Pavilion toilets toilet change	162.00

Receipts in August.

	Ref	Description	Amount
G Crosta (Jolly Tanners)	T	cricket	154.80
Copthorne Cricket club	U	Cricket	116.10
Copthorne Cricket Club	V	Cricket	116.10

Ansty and Staplefield Parish Council: Bank Reconciliation

31st August 2018

Bank		Cashbook	
Current Account	11318.27	Balance forward	73516.51
Deposit Account	64761.60	Receipts	39571.18
0		less payments	-37007.82
Less unpaid transactions			
0	76079.87		76079.87

Signed Chairman of PC meeting 10th September 2018