

## ANSTY AND STAPLEFIELD PARISH COUNCIL

### **The minutes of the Meeting of Ansty and Staplefield Parish Council held in Ansty Village Hall on 11<sup>th</sup> April 2022 at 7:30pm.**

**Members present:** Brad Williams (Chair), Maria Fielding, Nuala Hampshire, Dhana Mahendran, Jon Gilley, James Steadman, Simon Stokes.

**Also present:** Liz Bennett (Clerk). Pete Bradbury (District and County Councillor), 22 members of the public.

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

**Staplefield speeding traffic.** A member of the public spoke regarding speeding traffic on the Cuckfield Road near the corner of Rose Cottage Lane. There have been several accidents in that area and a car recently drove into some power cables near his house. The Police are aware of the issue and have been out with speed guns in Staplefield. He made several suggestions including moving the village sign, creating a 40mph buffer zone between the 60mph and 30mph zones and greater use of speed cameras. The Clerk reported that Highways have given permission to place the mobile speed indicator device on a pole in that area and have asked the Parish Council to apply for a Traffic Regulation Order so that Highways engineers can look at the options.

**DM/22/0678 Cuckfield Golf Centre.** A member of the public spoke regarding the unlawful development at this site which MSDC have failed to adequately address. The proposed development in the latest application does not appear to be necessary for this site and will have a significant adverse impact on the High Weald AONB. It would be contrary to the National Planning Policy Framework, the MSDC District Plan, the Ansty, Staplefield and Brook Street Neighbourhood Plan and the High Weald AONB management plan.

**DM/22/1054 High Weald Wine Estate.** Several members of the public spoke regarding this application. The main concerns are that Deaks Lane is a D class road that is single track for long stretches with no passing places. It is used by walkers, cyclists and horse riders. The traffic that will arise from a visitor centre as well as associated lorry movements will cause congestion and be dangerous for other road users. The Chairman and Clerk explained that this application is for a Lawful Development Certificate which will determine whether planning permission is required. It is a legal decision that the Parish Council cannot influence. However, they understand the concerns of residents and will share these concerns with Mid Sussex District Council and WSCC Highways.

**DM/22/0813 Ansty Village Centre car park.** John Thorpe from Ansty Village Centre Trust outlined the background and rationale for this application. The barriers were proposed to help manage the car parking during peak periods. MSDC has confirmed that barriers are not permitted at the car park and clarification is being sought as to whether just one half of the car park could be closed off. This would help to secure parking spaces for facility users including disabled users during busy periods. It would also improve the security of the facility.

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

Apologies were accepted from Crispin Salimbeni.

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

The Clerk has issued dispensations to all members for matters relating to the Mid Sussex District Council Draft District Plan.

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

Maria Fielding declared a personal interest in agenda item 6h DM/22/0499

Jon Gilley and James Steadman declared prejudicial interests in agenda item 6b DM/22/0813.

## **4. Minutes of the Parish Council meeting held on 7<sup>th</sup> March 2022.**

The minutes were AGREED and signed by the Chairman.

## **5. Planning decisions.**

The following decisions were noted:

- a. DM/21/3395. Description: rebuilding of failing section of ha-ha wall and lowering of existing raised track level. Arboricultural impact assessment and tree report received 13.01.2022. Location: Borde Hill House, Borde Hill Garden, Borde Hill. Granted.
- b. DM/22/0039. Description: demolition of existing detached garage and erection of detached ancillary non-self-contained annexe with associated landscaping. Location: Springfields, Deaks Lane, Cuckfield, Granted
- c. DM/17/3351. Description: proposal to have a twin unit caravan sited on a concrete base with fencing around the plot. Location: Land Parcel At Highfields, Brighton Road, Warninglid. Refused.
- d. DM/22/0627. Description: two car garage with roof space storage, pv panels to south side roof and roll up steel doors with vehicle access via existing crossover. Location: Sunbury, Sparks Lane, Cuckfield. Granted.
- e. DM/21/4161. Description: construction of an earth banked slurry storage lagoon. Location: Holmbush Farm, Isaacs Lane, Haywards Heath. Granted.
- f. DM/22/0201. Description: siting of ten bell tents, one stretch tent together with associated car parking Location: Holmsted Farm, Staplefield Road, Cuckfield. Granted.
- g. DM/22/0820. Description: Scots pine ref: 0a4g - remove down to a 5m habitat pole to retain for wildlife. Scots pines ref: 07z4, 07z3 - section fell down as close to ground level as possible. Location: Land Adjacent To 1 Tanners Mead Staplefield. MSDC do not object.
- h. DM/22/0406 Description: extension of suspended ground floor bay serving dining area to rear of the house. Location: Merrybrook, Broxmead Lane, Bolney. Granted.
- i. DM/22/0586. Description: single storey rear extension and conversion of garage to habitable space with associated alterations. Location: 41 Cedar Avenue,

Haywards Heath. Granted.

- j. DM/21/2166. Description: formation of a section of shared surface pedestrian and cycleway forming part of the Burgess Hill northern arc green super highway, including a bridge crossing over the river Adur. Location: Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Burgess Hill. Granted.

## **6. Planning applications.**

- a. DM/22/0678 Application Type: Full Application Proposal: Change of use of land to storage in association with golf club and proposed erection of a storage barn for equipment and vehicles incorporating staff welfare facilities. Site Address: Cuckfield Golf Course, Staplefield Road, Cuckfield. The Parish Council strongly object to this application which breaches policies in the NPPF, MSDC District Plan, the Neighbourhood Plan and the High Weald AONB Management Plan. There is no evidence that the extensive facilities proposed are necessary. It was AGREED that the Chairman will request a meeting with the Leader of MSDC, Planning Officers, Pete Bradbury and Robert Salisbury to discuss the enforcement situation at Cuckfield Golf Course.
- b. DM/22/0813 Application Type: Removal/Variation of Condition Proposal: Variation of condition 1 relating to planning reference DM/16/4609 to allow for revised plans for amended car parking provision. Site Address: Ansty Village Centre, Deaks Lane, Ansty. The Parish Council understand that MSDC Estates Department have declared that car park barriers are not permitted. The applicant is clarifying the details of this and the Parish Council will wait for the outcome of this discussion.
- c. DM/22/1054. Lawful Development Certificate. Use of land and buildings at the High Weald Wine Estate, Deaks Lane, Cuckfield for vineyard and winery tours by, and the associated sale of wine to, visiting members of the public. associated sale of wine to, visiting members of the public. 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. High Weald Wine Estate, Deaks Lane, Cuckfield, Haywards Heath. The Parish Council note that this is a legal decision but will ask MSDC to consider this in the wider context of the potential safety issues arising from increased traffic on a single track, rural road that is used by walkers, cyclists and horse riders. Highways should be consulted on the suitability of this road which is already eroding at the edges to take increased traffic and lorries associated with this business.
- d. DM/22/0785 Application Type: Householder Application Proposal: Amendment to approved scheme under application DM/21/4045. Single storey extension to detached dwelling with first floor dormer to bathroom and associated landscape works. Site Address: Meadow Cottage, Rose Cottage Lane, Staplefield. No objection.
- e. DM/21/3870 Application Type: Reserved Matters Application Proposal: Reserved Matters Application pursuant to outline application DM/18/5114, to consider access, appearance, landscaping, layout and scale for the erection of 247 dwellings, alterations to Lowlands Farm and its conversion to form 2 dwellings, associated car parking, open space and infrastructure, including an extension to Bedelands Nature Reserve and provision of the Green Circle .

- (pedestrian/cycle/equestrian route) and pedestrian/cycle route for Sub-Phases P1.3, P1.5, P1.6, OS1.5, OS1.6 and part of OS1.1a, OS1.1b and OS1.1N to the east of Isaacs Lane and Lowlands Farm at the Northern Arc development on land north and north-west of Burgess Hill (Amended description following the receipt of amendments) 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 Waste Water Treatment Works In The West. Noted.
- f. DM/21/4136 Application Type: Householder Application Proposal: Single storey side extension and 2 No. dormers for en-suites. AMENDED PLANS received 17th March 2002 removing one dormer to the rear roof slope and amending the design and scale of the remaining dormer. Site Address: Tanyard Cottage, Brook Street, Cuckfield. No objection.
  - ~~g.~~ The following application was withdrawn prior to the meeting and so was not considered. DM/21/3566 Application Type: Full Application Proposal: Proposed engineering works and extensive native planting scheme to facilitate the creation of a grass training and exercise arena, together with facilities for an elite show jumping horse breeding program requiring a new barn construction and additional paddocks. The grading works will be completed using 37833m3 of clean inert soils/materials to the farm. Construction access is proposed via an existing access from the southbound carriageway of the A23. Additional supporting documents received 03.12.2021 and 03.03.2021 to include updated ecological reports and arboricultural report, updated flood risk assessment, highways technical note and additional certificate B. Site Address: Broxmead Farm, Broxmead Lane, Cuckfield.–Application withdrawn.
  - h. DM/22/0499 Application Type: Full Application Proposal: Proposed vineyard ancillary building providing office, sampling/tasting, packing storage and machinery workshop/store, and the Installation of a Klargestep septic tank. Site Address: Dillions, Tanyard Lane, Staplefield. The Parish Council object to this application which is not credible because it lacks accurate details. Lindfield is referred to throughout the application which is not relevant to this site in Staplefield. The road is not in the ownership of the applicant.
  - i. DM/22/0721 Application Type: Removal/Variation of Condition Proposal: Variation of Condition 2 relating to DM/21/1744 to replace floor plans and elevations. Site Address: Sunnyside, Bolney Road, Ansty. No objection.
  - j. DM/22/1024 Application Type: Householder Application Proposal: Two storey side extension and internal alterations. Site Address: The Lodge, Staplefield Road, Cuckfield. The Parish Council could not comment on this because the MSDC website contained no details of the application.
  - k. DM/22/1003. Application Type: Listed Building Consent. Proposal: Replacement of existing Horsham stone roof tiles. Site Address: Bridge Farm, Cuckfield Road, Burgess Hill. Noted
  - l. DM/22/1020 Application Type: Householder Application Proposal: Side and roof extension with balcony to first floor rear elevation and roof lights to rear side and front elevations. Site Address: North Ridge, Brook Street, Cuckfield. No objection.
  - m. DM/22/0310 Application Type: Householder Application Proposal: First floor extension over existing garage. (amended plans received 07.04.2022) Site Address: 4 The Coppice Haywards Heath. No objection.

- n. DM/22/1136 Application Type: Lawful Development Certificate -Existing Proposal: Retention of dwellinghouse. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account. Site Address: Highfields Brighton Road Warninglid The Parish Council understand that whilst this property was bought in 2017, it was not occupied until 2018 and so there has not been 5 years of occupation.

#### **7. District Plan Review.**

Brad Williams outlined the proposals with Cuckfield Parish Council to form a campaign group called SCAG (Stop Cuckstye Action Group). This will be a group of around 10 volunteers who will sit between Cuckfield Parish Council and Ansty and Staplefield Parish Council. It was suggested that advice could be sought from the Sussex Wildlife Trust, Sussex University, Campaign for the Protection of Rural England and the Environment Agency.

Mims Davies MP has agreed to do a community question time session on 10<sup>th</sup> June in the Queens Hall, Cuckfield.

It was AGREED that £5k of the £10k allocated by the Council can be spent on further publicity and filming of the question time style meeting. This amount includes the £1600 already spent. Specific sums to be agreed by Brad, Jon, Simon and the Clerk.

It was also AGREED that the Brad Williams will request a meeting with the Leader of MSDC, Pete Bradbury and Robert Salisbury.

#### **8. Financial statement.**

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

#### **9. Community Governance Reviews.**

The Parish Council is unhappy at the proposed distribution of 9 Parish Councillors across 7 wards from May 2023. Staplefield ward has the majority of Parish Council assets but will be represented by just 1 Councillor. Ansty has seen a significant rise in population but is to have the Councillors reduced from 4 to 2. Two new wards at the Burgess Hill Northern Arc will have one Councillor each but no parish council assets and few residents as the houses are currently being built. Pete Bradbury agreed to investigate this issue.

*Pete Bradbury left the meeting.*

#### **10. Staplefield Play Park.**

The latest inspection report was noted.

#### **11. Fingerposts.**

The Clerk was asked to set a deadline of the 6<sup>th</sup> May 2022 and to request the return of all the PC property if the work is not carried out.

**12. Jubilee Grant.**

It was AGREED that £100 will be granted for the decoration of Staplefield Church as part of the Jubilee celebrations.

**13. Environment Issues Joint Working Group.**

The Parish Council agreed to be part of this initiative and Maria Fielding will be the parish representative.

**14. Speed restrictions in Staplefield.**

The Clerk was asked to apply for a Traffic Regulation Order to create a 40mph buffer zone between the national speed limit area and the 30mph zone in Staplefield.

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

There is no update on this matter.

**16. Update from County and District Councillors.**

There were no updates from the Councillors.

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

- a. **Rocky Lane Bus shelters.** The Clerk will chase the contractor again.
- b. **Electric Vehicle Charging.** The application for a charging point at the entrance to Tanyards Lane was rejected because there is no lighting, but this is not true, there is a streetlight there. The Clerk will investigate.

MEETING CLOSED

DRAFT MINUTES SUBJECT TO CONFIRMATION

## Ansty and Staplefield Parish Council Finances 11<sup>th</sup> April 2022

### Payments for approval

	Ref	Description	Amount
Castle Water	118	Pavilion water (March)	5.00
Unity Trust	119	Service Charge (March)	22.80
EDF Energy	01	Pavilion electricity	8.00
Vodafone	02	phone	29.41
WSCC	03	Payroll admin	159.12
GB Sports and Leisure	04	Play Park Inspection	114.00
WSALC	05	WSALC and NALC subscription	831.37
Elizabeth Bennett	06	Expenses (includes printing of flyers)	294.30
Ansty Village Hall	07	Public meeting refreshments	100.00
Brad Williams	08	Clipboards, pens etc for meeting	26.13
Staplefield Village Hall	09	Room Bookings	20.00
Vision ICT	10	This invoice was paid in February but the payment was rejected by ICT in error. I'm therefore representing this for approval.	108.00
CPRE	11	Subscription	37.00
MSDC	12	Dog Bin emptying	323.44

**NB: the Vodafone charge for last month (March) was incorrectly stated as £27. The correct figure should be £28.97. The EDF figure was incorrectly stated as £16, but the correct figure should be £8. The direct debits changed in both cases.**

### Receipts in March

Unity Trust	AJ	Bank Interest	25.52
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### Bank Reconciliation

31st March

2022

Bank		Cashbook	
Current Account	21373.26	Balance forward	40140.1
Deposit Account	55257.95	Receipts	105831.08
		less payments	-69339.97
	<b>76631.21</b>		<b>76631.21</b>

Signed by Chair of Parish Council Meeting 11<sup>th</sup> April 2022