

## ANSTY AND STAPLEFIELD PARISH COUNCIL

### **The minutes of the meeting of Ansty and Staplefield Parish Council held by Zoom on 12<sup>th</sup> April 2021 at 7:30pm.**

**Members present:** Brad Williams (Chairman), Bob Birthwright, Maria Fielding, Jon Gilley, Simon Stokes, Nuala Hampshire.

**Also present:** Liz Bennett (Clerk), 6 members of the public.

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

The Chairman opened the meeting and outlined the rules for the public session.

#### **2. Public Session.**

The new owner of Fairways at Staplefield was present to observe the conversation regarding his application, DM21/1021. Another member of the public was also in attendance to support the application.

The owner of Meadow Wood spoke regarding planning application DM/21/0005. He outlined the history of the site which for many years, under previous ownership, was occupied by 2 caravans. After purchasing the site, he applied for permission to build 3 houses, but this was rejected by MSDC in 2016 and dismissed at appeal. They believe they have now addressed the issues raised by MSDC and the planning inspectorate and have now applied to build one house. The house is positioned on the edge of the plot leaving most of the 14-acre site undisturbed.

Two members of the public were present to hear an update regarding the footpath through the two new developments at Ansty.

#### **3. Apologies for absence.**

Apologies were accepted from Crispin Salimbeni, Dhana Mahendran and James Steadman.

#### **4. Declarations of interest in items on the agenda.**

Nuala Hampshire declared a prejudicial interest in planning application DM/21/0005 and will be excluded from this agenda item.

#### **5. Minutes of the Parish Council meeting held on 8<sup>th</sup> March 2021.**

The minutes of the last meeting were AGREED.

#### **6. Planning decisions.**

The following decisions were noted.

- a. DM/21/0525. Description: T1, T2 and T3 shrubs - fell. T4 ash – fell. Location: Fairways, Cuckfield Road, Staplefield. Granted.
- b. DM/20/4033. Description: (amended plans received 18/12/2020 and 10/02/2021) extension of existing driveway creating a new access to the highway, erection of associated gates and creation of footpath linking to public highway. Location: Five Acres, Cuckfield Lane, Warninglid. Refused.

## 7. Planning applications.

- a. DM/21/1021 Application Type: Householder Application Proposal: Conversion of roof space with increase in roof height to create first floor in western section with 2 new dormers and veranda at ground floor. Single storey extension of eastern side. Addition of integrated solar panels and air source heat pump. Site Address: Fairways, Cuckfield Road, Staplefield. No objection.
- b. DM/21/0005 Application Type: Full Application Proposal: Demolition of existing stables. Construction of a 4no. bedroom detached dwelling. Site Address: Land Adj. To Meadow Woods, Brook Street, Cuckfield. Nuala Hampshire was admitted to the waiting room for the whole of the discussion on this item. The Parish Council sympathise with this application, which is supported by several local residents, but it does nonetheless contradict policies in the Neighbourhood Plan and so they object to the application.
- c. DM/21/0791 Application Type: Householder Application Proposal: Retrospective householder planning application for a pool kitchen and carport. Site Address: High Point, Brook Street, Cuckfield. No objection.
- d. DM/21/1014 Application Type: Full Application Proposal: Replace existing storage building. Site Address: Southdown Store, Bridge Farm, Cuckfield Road, Burgess Hill. No objection.
- e. DM/21/1009 Application Type: Householder Application Proposal: Single storey and first floor rear extensions with associated internal alterations. New timber decked terrace. Revised application to increase the head height of the new first floor bedroom by raising the eaves by 275mm. Site Address: 2 Gable Cottages, Cuckfield Road, Staplefield. There are insufficient details on the MSDC website for the Parish Council to comment on this application.
- f. DM/21/0027 Application Type: Householder Application Proposal: (Amended plans and description 18.03.2021) Proposed single storey side extension with low pitch crown-top roof, forming improved kitchen facilities with the formation of a rear covered porch area as an extension of the proposed crown top roof. Site Address: 54 Diamond Cottages, Brook Street, Cuckfield. No objection.
- g. DM/21/0946 Application Type: Householder Application Proposal: Proposal to extend the existing 3 bay oak framed garage to a 4 bay oak framed garage and replacement of existing doors. Site Address: Stanbridge Lea, Staplefield Lane, Staplefield. No objection.
- h. DM/21/0421 Application Type: Full Application Proposal: Replacement barn incorporating grain store and modifications to building track. Site Address: Home Farm, Slaugham Road, Staplefield. No objection.
- i. DM/21/1186 Application Type: Agricultural Prior Not. – Building Proposal: Proposed new building to form Winery. Site Address: Pookchurch Vineyard, Deaks Lane, Cuckfield. No objection.
- j. DM/21/1209 Application Type: Removal/Variation of Condition Proposal: Variation of condition 2 of planning permission DM/20/4591 replacing approved plans to allow alterations in design for increasing size of two storey front porch extension and adding a rooflight to rear extension. Site Address: Green Acres, Deaks Lane, Ansty. No objection.
- k. DM/21/1261 Application Type: Householder Application Proposal: Replace a 3

bay wooden garage with oak frame 3 bay garage with upstairs home office. Site Address: West Cottage, Whitemans Green, Cuckfield. No objection.

**8. Monthly finances.**

The financial statement including the payments for approval, the receipts and bank reconciliation was AGREED and is attached to these minutes.

**9. Request from The Victory Inn, Staplefield for additional outdoor seating.**

The Parish Council agreed that The Victory Inn can continue to use part of the car park for outside seating until October 2021.

**10. Licensing agreement with Unique Pub Properties for use of common land by The Victory Inn, Staplefield.**

The licensing agreement includes a formula for calculating the revised annual fee from June 2021. RPI has increased by 13% over the last 5 years but any increase is capped at 10%. It was agreed that the fee will rise by 10%.

**11. Planting of wild flower patches on Staplefield Common.**

The Clerk understood that some residents were interested in creating patches of wild flowers on Staplefield Common. This could have implications for the grass cutting contract and so the Clerk asked for a proposal in time for the meeting, but this has not been received.

**12. Lost footpaths initiative.**

In response to the Ramblers initiative, it was agreed that Councillors in each ward will consider whether there are any potentially lost footpaths in their area and further action will be discussed at the next meeting.

**13. Staplefield trees and quote for tree felling.**

The tree contractor has completed the work at Upper Common but has identified one more tree that should be felled. The Parish Council approved the quote for felling the tree.

**14. Local Community Infrastructure s106 fund.**

The Clerk reported that this project has been delayed whilst she finds a contractor with the necessary license for working on the public highway.

**15. Community fund.**

Brad will do a note by the end of this week to confirm the arrangements for the grant fund. Applications can be made by community groups for grants of up to £500. Applications must be received by the end of May and will be decided upon at the Parish Council meeting on 14<sup>th</sup> June 2021.

**16. Ansty Village Centre.**

The Ansty Village Centre build is now largely complete with just final snagging issues being addressed by the contractors.

#### **17. Replacement of Ansty Village Sign.**

Simon Stokes outlined the two option for the sign with quotes. It was agreed that a traditional wooden sign would be preferable. A third quote is due soon. A budget was agreed so that the contractor can be appointed as soon as the third quote is available. Bob Birthwright is producing a digital version of the sign as a permanent record of the design.

#### **18. Update on the path connecting the two new developments at Ansty.**

The Clerk reported that the developer for the Bolney Road development continued the fence across the path because they understand that the path on the other side, in Crouch Fields, is now under private ownership. The Clerk has written to the Planning Officer for clarification on this matter and will chase them for a response. The Parish Council would support the path being reinstated because it would be far safer for people who want to access the shop. WSCC Highways, as part of their footpath improvement scheme around Ansty, also included a dropped kerb on the understanding that this path would be there for the benefit of the village.

#### **19. Updates from MSDC and WSCC Councillor.**

Cllr Pete Bradbury was not present at the meeting.

#### **20. Minor matters and items for the next agenda.**

- a. **Old Ansty Village Sign.** The original sign was painted by James Forsythe but had become badly faded. A local resident has offered to repaint it so that it can be displayed in the new Village Centre.
- b. **Broken bridge barrier.** Maria reported that she has spoken to WSCC Highways again about the broken barrier on the bridge on the road leaving Staplefield towards Cuckfield. They have revisited the site and intend to repair it but they have not committed to a timescale.
- c. **Date of next meeting.** The May meeting has been moved from 10<sup>th</sup> of May to Tuesday 4<sup>th</sup> May, so that it can be held by zoom before the meeting rules change.

**Meeting closed.**

**DRAFT MINUTES SUBJECT TO CONFIRMATION.**

## Ansty and Staplefield Parish Council Finances 12<sup>th</sup> April 2021

### Payments for approval

	Ref	Description	Amount
Castle Water	96	Pavilion Water (March)	<b>8.44</b>
Unity Trust	97	Bank Service Charge (March)	<b>18.00</b>
EDF Energy	1	Pavilion Electricity	<b>16.00</b>
Vodafone	2	Phone	<b>22.90</b>
WSCC	3	Payroll Admin	<b>149.80</b>
WSCC	4	Salaries	<b>2073.69</b>
Symes Tree Surgery	5	Trees at Upper Common	<b>3800.00</b>
Westcotec	6	Replacement batteries	<b>201.00</b>
Elizabeth Bennett	95	Expenses	<b>61.03</b>

### Receipts in March

Wivelsfield PC	W	Share of Street lighting	<b>258.89</b>
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### 31st March 2021

<b>Bank</b>		<b>Cashbook</b>	
Current Account	24908.61	Balance forward	56862.78
Deposit Account	15231.49	Receipts	123386.66
			-
		less payments	140109.34
	<b>40140.10</b>		<b>40140.10</b>

Approved at PC meeting on 12<sup>th</sup> April 2021