

## ANSTY AND STAPLEFIELD PARISH COUNCIL

### **The minutes of the meeting of Ansty and Staplefield Parish Council held in Staplefield Village Hall on 12<sup>th</sup> September 2022 at 7:30pm.**

**Members present:** Brad Williams (Chairman), Bob Birthwright, Crispin Salimbeni, Maria Fielding, Dhana Mahendran, Nuala Hampshire, Simon Stokes, James Steadman, Jon Gilley  
**Also present:** Liz Bennett (Clerk), one member of the public.

A two-minute silence was held in remembrance of Her Majesty The Queen.

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

DM/22/0278 Sparks Farm. A member of the public outlined his objections to this application. There appears to be no planning justification for the work, and it has an adverse impact on the High Weald AONB. The application is contrary to planning policies in the NPPF, the District Plan and the Ansty and Staplefield Neighbourhood Plan.

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

All members were present.

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

Bob declared a prejudicial interest in agenda item 6b because he owns the land. Crispin and Maria declared a personal interest in agenda item 6b because they are trustees of Staplefield Village Hall which is next to the plot.

#### **4. Minutes of the Parish Council meeting held on 8<sup>h</sup> August 2022.**

The minutes were AGREED and signed by the Chairman.

#### **5. Planning decisions.**

The following planning decisions were noted:

- a. DM/22/2300. Description: nonmaterial amendment to planning application dm/21/2849 - to install additional ground floor window and velux sun tunnel to side elevation. Location: Three Acres, 2 Mount Noddy, Cuckfield Road, Ansty. Granted.
- b. DM/21/3405. Description: (amended plans received 14/06/2022 and 25/05/2022) refurbishment of groundsman's store, new cricket practice net enclosure. Location: Ansty Village Centre, Deaks Lane, Ansty. Granted.
- c. DM/19/3234. Description: proposed erection of nine dwellings with associated parking, turning areas and new access onto Isaacs lane. All matters reserved apart from access details revised drawings received on 29th October 2021, 14th January 2022 and 10th February 2022. Location: Little Abbotsford, Isaacs Lane, Burgess Hill. Granted.
- d. DM/22/1952. Description: erection of single storey, oak framed lodge building to be used as holiday let with new access track and parking. Location: Holmsted Farm, Staplefield Road, Cuckfield. Granted.
- e. DM/22/1175. Description: single storey side extension and first floor extension with internal alterations. Garage door to be replaced with a double pedestrian

- doorway. Amended plans received 21.07.2022 showing removal of first floor balcony, changes to roof eaves and reduction in size of proposed dormer windows. Location: Old Mill Cottage, Cuckfield Road, Ansty. Granted.
- f. DM/22/1999. Description: damp proofing works to classroom and office space. Location: St Marks Primary School, Brantridge Lane, Staplefield. Granted Listed Building Consent.
  - g. DM/22/2315. Description: application for technical detail consent in relation to the permission in principle ref: dm/21/1375 dated 12th May 2021. Demolition of a steel frame building(s) and erection of a single dwelling and associated development. Location: Birch Trees Farm, Cuckfield Road, Ansty. Granted.
  - h. DM/22/2418 Description: the proposed development seeks to address environment agency (EA) and DEFRA SAFFO regulation compliance issues with the storage of manure waiting to be spread over the 20.8 hectare holding. As a result of this engagement and collaboration and in an effort to address the manure storage facilities on the farm to ensure future compliance and the mitigation of any environmental implications, a new, bespoke manure storage solution has been designed. Location: Broxmead Farm, Broxmead Lane, Cuckfield. Prior approval is refused.
  - i. DM/22/2089. Description: the construction of a single storey extension to the nave on the rear north side for the provision of new WC facilities, servery and storage space. Location: St Marks Church, Brantridge Lane, Staplefield. Granted.
  - j. DM/22/1790. Description: internal works including the installation of limecrete floor slab, changes to layout and door arrangements as well as previously approved extension, internal alterations and other works approved under application dm/21/3228. (revised description agreed 23.06.2022) (revised description agreed 29.07.2022) Location: 62 And 63 Naldred Farmhouse, Borde Hill Lane, Haywards Heath. Granted.
  - k. DM/22/2134. Description: replacement of the existing conservatory. LOCATION: Beacon Hall, Slough Green Lane, Warninglid. Granted.
  - l. DM/22/2204. Description: outline application for the proposed erection of 1no. Self-build dwelling, retention of existing vehicular access. All matters to be reserved apart from access. Location: Graftons, Brighton Road, Warninglid. Refused.
  - m. DM/22/2230. Proposal: retention of dwellinghouse. Location: Highfields, Brighton Road, Warninglid. Lawful development certificate refused.
  - n. DM/22/2362. Description: variation of conditions 2 and 3 of application dm/21/1714 - to allow for amendments to the list of approved materials attached in this application. Change style of front door. Location: The Old Dairy, Great Thorndean Barn, Slough Green Lane, Warninglid. Granted.
  - o. DM/22/2243. Description: variation to conditions 3 and 4 of planning application dm/21/2919 (relating to planning application dm/17/1837) for alterations to materials. Location: The Old Dairy, Great Thorndean Farm, Slough Green Lane, Warninglid. Granted.

## **6. Planning applications.**

- a. DM/22/2018 Application Type: Removal/Variation of Condition Proposal: Variation of conditions 3 and 5 of planning application DM/21/2919 - to allow a

- different finish to the courtyard. Site Address: Great Thorndean Barn, Slough Green Lane, Warninglid. No objection.
- b. DM/22/2369 Application Type: Full Application Proposal: Demolition of redundant loose box and erection of a 6x12m barn for agricultural and storage of machinery. Site Address: Land Adj. To Village Hall, Cuckfield Road, Staplefield. Bob Birthwright declared his interest and left the room for the duration of this discussion. No objection.
  - c. DM/22/2553 Application Type: Reserved Matters Application Proposal: Application for reserved matters, pursuant to outline application DM/18/5114 for the erection of a Secondary School, including specialist support centre, car parking (including Electric Vehicle charging), cycle parking, drop off area, access, multi-use games area, all weather pitch, substation, bin storage, means of enclosure and lighting, with associated landscaping and infrastructure 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.
  - d. DM/22/0678 Application Type: Full Application Proposal: Revised address and description and additional information submitted: Change of use of land from agriculture to use as storage in association with Cuckfield Golf Centre, including improvements to the access track, retention of hardstanding and oil tank and proposed erection of a storage barn for equipment and vehicles incorporating staff welfare facilities. Site Address: Land At Upper Sparks Farm, Staplefield Road, Cuckfield. The Parish Council object to this planning application which contradicts policies in the NPPF, District Plan and policy AS3 of the Neighbourhood Plan. The industrial nature of the building will have an adverse impact on the AONB and will generate both noise and light disturbance. There appears to be no planning justification for this development. The Parish Council also agreed to submit a formal complaint to MSDC due to the lack of planning enforcement at this site.
  - e. DM/22/2667 Application Type: Householder Application Proposal: Single storey rear infill extensions to provide improved kitchen accommodation, with a first-floor extension to 54 Diamond Cottages, forming relocated bedroom accommodation to allow new first floor bathroom, together with a timber framed covered porch across rear of property. Site Address: 53 And 54 Diamond Cottages, Brook Street. No objection.

#### **7. Report from Stop Cuck-stye Action Group (SCAG).**

Cuckfield Parish Council have agreed to fund a new website for SCAG which will include the ability to send out newsletters and collect donations. The Parish Council AGREED that SCAG can spend up to £2000 of the allotted £10000 to produce content for the new website.

SCAG are holding a stakeholder briefing next Wednesday evening and a public meeting is planned for October. A community walk is also planned around the proposed site with a tea afterwards at Ansty Village Hall.

SCAG have twice asked MSDC for an update since their public commitment to drop the

Cuck-stye site from the draft District Plan Review. MSDC have not responded to their letters.

**8. Monthly finances.**

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

**9. Request to use Staplefield Common during the Veteran Car Rally.**

The Parish Council are generally in favour of this event but asked the Clerk to obtain more information so that they can agree the charge that will be made. It was agreed that the decision regarding permission and the fee will be delegated to the Staplefield Councillors, Chairman and Clerk.

**10. Fingerposts in the parish.**

Simon and the Clerk drove around all the fingerposts in the parish and produced a report showing the condition of each one. It was agreed that the Clerk will obtain quotes for the repairs.

John Gilley also requested that the cast iron post at the top of Broxmead Lane be removed and put in Cuckfield Museum. It is an original old post with a gold top and includes the Cuckfield Rural wording which is the old name for the parish.

**11. Update on Deaks Lane traffic issues.**

The Clerk is waiting for Highways to produce the schedule of works so that she can obtain quotes for the work before applying for the Operation Watershed grant. The Clerk will chase for this.

**12. Quote for the installation of the Rocky Lane bus shelters.**

The quote from the new contractor was accepted for the installation of the bus shelters at Rocky Lane. This replaces the original agreement with the old contractor who has let the Parish Council down.

**13. Widening the entrance to Cedar Avenue.**

WSCC Councillor Sujan Wickremaratchi has asked for this scheme to be given prioritised within Highways, but a commencement date has not been given. Sujan has been invited to the October Parish Council meeting.

**14. Operation London Bridge.**

Operation London Bridge is currently being implemented. A flag is flying according to protocol at Staplefield Pavilion. It is unclear who looks after the flagpole and flags but as it is on land owned by the Parish Council, the Clerk will add it to the asset register.

**15. Civility and Respect Pledge.**

The Parish Council feel it is not necessary to sign this pledge. The issues are already included in the Code of Conduct.

**16. Updates from MSDC and WSCC Councillor.**

Councillor Pete Bradbury sent his apologies to the meeting.

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

- a. **Request to keep pavilion loos open for the car rally and bonfire night.**  
It was agreed that the pavilion toilets can be opened for bonfire night and the veteran car run on 6<sup>th</sup> November.
- b. **Mid Sussex Awards nomination.**  
Nuala wishes to nominate a Brook Street resident for an award and will send the details to the Clerk.
- c. **Lorry on Ansty Green.**  
James has a video of a lorry driving over Ansty Green. The Clerk was asked to report this.

**MEETING CLOSED**

**DRAFT MINUTES SUBJECT TO CONFIRMATION**

**Ansty and Staplefield Parish Council Finances 12<sup>th</sup> September 2022**

**Payments for approval**

Voucher	Date	Supplier / customer	Description	Net	VAT	Total
93	12/09/2022	Kingfisher Direct	Salt bins (paid on 10/8/22)	282.75	56.55	339.30
97	08/08/2022	EDF Energy	Electricity	7.62	0.38	8.00
98	08/08/2022	Castle Water	Water	5.00	0.00	5.00
99	12/09/2022	Vodafone	Phone	24.51	4.90	29.41
100	12/09/2022	WSCC	Salaries	2,130.32	0.00	2,130.32
101	12/09/2022	IdVerde	IdVerde	9,742.16	1,948.43	11,690.59
102	12/09/2022	Ansty Sports and Social Club	Room booking	20.00	0.00	20.00
103	12/09/2022	Mijan Limited	Account software	40.00	0.00	40.00
104	12/09/2022	Elizabeth Bennett	expenses	21.80	0.00	21.80
107	12/09/2022	Vision ICT	Hosted email accounts	180.00	36.00	216.00

**Receipts in August**

Voucher	Date	Supplier / customer	Account	Total
94	03/08/2022	Sunday Seconds Cricket Club	Cricket	116.10
95	22/08/2022	Copthorne Cricket Club	Cricket	116.10
96	26/08/2022	Copthorne Cricket Club	Cricket	116.10

**Bank reconciliation**

31st August 2022		Cashbook	
Bank Accounts		Cashbook	
Current	7984.71	Opening	76,631.21
Deposit	105322.42	Total receipts	57790.45
less uncashed payments	0	Total payments	-21114.53
<b>Totals</b>	<b>113,307.13</b>		<b>113,307.13</b>

**Signed by Chairman of PC meeting 12<sup>th</sup> September 2022**