

## ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the meeting of Ansty and Staplefield Parish Council held in **Ansty Village Hall on 8<sup>th</sup> April 2019** at 7:30pm.

**Members Present:** Brad Williams (Chairman), Bob Birthwright, Crispin Salimbeni, Jon Gilley, James Steadman, Andrew Keiller, Simon Stokes

**Also present:** Liz Bennett (Clerk), Pete Bradbury (MSDC and WSCC Councillor), one member of the public.

Public Session.

A member of the public spoke regarding the planning application at Cuckfield Golf Course. Concerns include:

- The enlarged clubhouse will have an adverse visual impact on the AONB. Increased use of it as a social venue will lead to noise disturbance for the neighbours and increased traffic movements.
- The application proposes a large new 6m high building for B8 use (storage and distribution) i.e. non-leisure use. It is unclear why this use would be necessary at this site. The structure will have an adverse impact on the AONB.
- The application includes residential use of the clubhouse. This element of the application does not appear to meet the criteria for occupational dwellings set out in the National Planning Policy Framework.

The development is in a prominent AONB location and the Parish Council are urged to object to it.

**1. Apologies for absence.**

Apologies were accepted from Dhana Mahendran and Maria Fielding.

**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 and Simon Stokes declared that they are Parish Council nominated members of Ansty Village Hall Trust.

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

**3. Minutes of the meeting held on 11<sup>th</sup> March 2019.**

The minutes were AGREED and were signed by the Chairman.

**4. Planning decisions.**

The following planning decisions were noted:

- a. DM/18/4767 Description: proposed erection of ground mounted solar PV system. Location: Stonecourt Manor, Cuckfield Road, Staplefield. Refused.
- b. DM/18/4530 Location: Little Ashfold Farm Cuckfield Road Staplefield. Application withdrawn.
- c. DM/19/0428 Description: removal of internal finishes from all the internal stone windows to conserve the stone and replace inappropriate repairs for consistent, breathable stone surfaces throughout. Retention of 100mm record samples from the

- 1589 west wing windows where c19 graining has been found. Location: Borde Hill Estate, Borde Hill Lane. Approved.
- d. DM/19/0568 Proposal: remove roof and frames of existing conservatory and replace with new roof and frames with brickwork altered to accommodate new sliding doors. Location: 17 Cedar Avenue, Haywards Heath. A lawful development certificate has been granted.
  - e. DM/18/4132 Description: proposed development of 25 residential dwellings on land east of Valebridge road with the demolition of pump house and Nuggets. Location: Pump House, Valebridge Road, Burgess Hill. Granted.
  - f. DM/19/0489 Description: new single storey detached ancillary building to provide two car park spaces in open bay carport and storage for a tractor including workshop. Location: Apple Tree Cottage, Deaks Lane, Ansty. Granted.

## 5. Planning applications.

- a. Amendment of planning comment re application DM/19/0040 Application Type: Full Application Proposal: Demolition of all existing buildings. Construction of a new, detached dwelling with new vehicular highway access, along with associated hard and soft landscaping works. Site Address: Oakfield House, Deaks Lane, Cuckfield. The comment from the Parish Council was amended to “no objection”. It had been confused with another application at the previous meeting.
- b. Variation of planning condition number 13 of planning permission DM/18/1280 to replace drawing number '1561-P-103 B' with drawing '1902-P-103 C'. Land At Weald Chase, Staplefield Road, Cuckfield, Haywards Heath. The Parish Council object to this application which was not allocated in the Neighbourhood Plan and in the view of the Parish Council does not meet the criteria for architectural merit. The new drawings represent an over development of the site.
- c. DM/19/0981 Application Type: Householder Application Proposal: Proposed 2 storey side extension and single storey rear extension, revised application DM/18/3738 to include vertical tile hanging to match existing. Site Address: 1 Paynes Place Cottages, Cuckfield Road, Burgess Hill. No objection.
- d. DM/19/0988 Application Type: Householder Application Proposal: New dormer window roofs. Site Address: Marigold Cottage, Orchard Way, Warninglid. No objection.
- e. DM/19/0964 Application Type: Full Application Proposal: Alterations and additions to club house including removal of conservatory and proposed extensions to the side and rear elevations, and provision of a 2-bed-sit staff flat in the extended roof space. Extension to driving range enclosure and erection of groundkeeper’s barn. Cuckfield Golf Course, Staplefield Road, Cuckfield. The Parish Council object to this application which will have a severe adverse impact on the AONB and disturb iconic views. The proposed new building appears to be disproportionately large for a golf club and its use is unclear. The residential element of the application is contrary to the Neighbourhood Plan. The enlarged clubhouse and new storage facility will increase traffic movements and create noise disturbance for the nearby properties. Building work appears to have started.
- f. DM/19/0234 Application Type: Householder Application Proposal: Link extension to create new family room in extended outbuilding, addition of balcony and rear single storey extension. Byewood, Bolney Road, Ansty. No objection.
- g. DM/19/1147 Application Type: Lawful Development Certificate -Existing Proposal: Existing Lawful Development Certificate to use building attached to stables as an independent dwelling house. 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: Broxmead Farm, Broxmead Lane, Cuckfield. Noted.

- h. DM/19/1154 Application Type: Lawful Development Certificate -Existing Proposal: Existing Lawful Development Certificate to use building known as The Stable Cottage as an independent dwelling house. 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: Broxmead Farm, Broxmead Lane, Cuckfield. Noted.
- i. DM/19/0952 Application Type: Householder Application Proposal: Insertion of roof lights to front and rear and window to side, to form habitable accommodation in existing loft space. Replace windows. Replace cladding. Roof addition to single storey element with addition of new roof light. Extensions to driveway. Site Address: 3 Mount Noddy, Cuckfield Road, Ansty. No objection.

**6. Mobile Speed Indicator Device (SID) update.**

The Clerk reported that WSCC have not contributed the amount that was expected to the campaign. Whilst the target has been reached there is not enough to purchase the upgraded SID. The Clerk was asked to write to Pete Bradbury, WSCC Councillor. It was AGREED that if WSCC contribute the additional amount then the campaign can be ended, and the SID purchased.

The Clerk has written to resident groups asking for volunteers to help manage the SID.

**7. Traffic from Burgess Hill Northern Arc and appointment of a traffic consultant.**

As agreed at the last meeting the Chairman has written to WSCC and MSDC to ask for the base data and assumptions that will lead to suggested reduction in traffic on the B2036. Pete Bradbury is still waiting for a meeting with AECOM regarding this issue. This item will be carried forward to the next meeting.

**8. Speeding traffic and dangerous road conditions on the Cuckfield Road, Ansty.**

Pete Bradbury reported that this has not been discussed fully due to purdah. He suggested that Cllr Joy Dennis is invited to attend the meeting in May because she is pursuing this issue.

**9. Financial report.**

The financial report showing the schedule of payments, receipts and bank reconciliation was AGREED and signed by the Chairman and is attached to these minutes.

**10. Ansty Village Centre.**

MSDC decided not to give the £150k grant that the project was led to believe was likely. This meant that the project was not able to apply for the Leader fund grant of £75k. MSDC have agreed to do the legal work on the leases.

Pete Bradbury suggested a meeting with the new leader of MSDC after the elections.

**11. Staplefield Pavilion**

Bob Birthwright has obtained a quote from a local Electrician to sign off the electricity at the pavilion. The quote was approved.

The Staplefield Magazine, Common Interests, have asked for the Parish Council to contribute

a page of news each month. Bob suggested providing a list of fixtures, inviting people to come and watch. This was agreed.

The Jolly Tanners cricket team have repaired all the cricket nets, which are now available for public use.

**12. Staplefield Play park inspection report.**

The inspection report was noted. The Clerk was asked to arrange for the moles to be cleared and to obtain quotes for improved safety surfacing.

**13. Phone contract.**

The Clerk was asked to explore the option of a mobile phone in place of the landline number, which will be more economical.

**14. Request to place advertising sign on bus shelter in Staplefield.**

A request has been received to place an advertising sign on the side of the bus shelter in return for a contribution. It was AGREED that this will not be allowed.

**15. Fingerpost repairs.**

The progress report from the contractor was noted.

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

None were reported.

**17. Reports from County and District Councils.**

Pete Bradbury commented that there is little to report due to purdah.

The owner of Cuckfield Golf Course says that the work currently underway at the site is just for drainage for which they don't need planning permission. Pete Bradbury has reported the planning application to the High Weald AONB management board.

**18. Chairman's Correspondence.**

The following correspondence was noted:

Invitation to Discover Gatwick 21st May and 18th June 9am to 2pm.

WSCC invitation to IPEH briefing 29th April 10-11:30am.

SALC phone box conversion award presentation at Billingshurst 10am 18th April.

MSDC notification of ecological surveys being conducted for the A2300 development work.

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

- a. The Clerk was asked to report concerns received from an Ansty resident that work at a property may be contrary to planning permission.
- b. The Chairman gave thanks to Andrew Keiller for his hard work on the Council, representing Brook Street, for the last 6 years.

MEETING CLOSED

DRAFT MINUTES SUBJECT TO CONFIRMATION.

## Ansty and Staplefield Parish Council Finances 8<sup>th</sup> April 2019

### Payments for authorisation

	Ref	Description	Amount
TalkTalk	129	Phone	<b>39.00</b>
Unity Trust	130	Band charges	<b>18.00</b>
EDF Energy	1	Pavilion electricity	<b>19.00</b>
WSALC	2	Subscription	<b>592.34</b>
MSDC	3	Dog Bin waste management	<b>165.32</b>
Staplefield Village Hall	4	Room hire	<b>17.50</b>
MSDC	5	Pavilion waste collection	<b>40.00</b>
GB Sports and Leisure	6	Play park inspection	<b>79.20</b>
WSSC	7	Salaries	<b>1999.02</b>
Elizabeth Bennett	8	Clerk's expenses	<b>22.23</b>
Castle Water	9	Pavilion water	<b>8.76</b>
E.on	10	Phone box electricity	<b>34.35</b>

### Receipts in March

Unity Trust	AF	Bank interest	<b>63.24</b>
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### Ansty and Staplefield Parish Council: Bank Reconciliation

31st March 2019

<b>Bank</b>		<b>Cashbook</b>	
Current Account	11366.1	Balance forward	73516.51
Deposit Account	59957.9	Receipts	72982.17
	<b>71324</b>	less payments	-75431.68
Less unpaid transactions uncashed ch	-257		
	<b>71067.00</b>		<b>71067.00</b>

Signed Chairman of Parish Council meeting 8<sup>th</sup> April 2019