

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 11th June 2018** at 7:30pm.

Members present: Brad Williams (Chairman), Jon Gilley, Bob Birthwright, James Steadman, Crispin Salimbeni, Maria Fielding, Dhana Mahendran.

Also present: Liz Bennett (Clerk), Pete Bradbury (County and District Councillor), 2 members of the public.

PUBLIC SESSION

A member of the public outlined the revised proposals at Barnsnake Farm Barn, submitted under application WD/18/2158.

A representative from Cuckfield Golf Centre outlined new proposals for improvements at centre. These include:

- Reconstruction of the 2nd green to prevent flooding. Enhancement of the 3rd hole to make it longer.
- Extending the club house into the area where the marquee currently is. This will be within the overall current footprint.
- Creating an Adventure Golf park to widen participation at the club. This would not intrude on the views down the valley.

Councillors asked some questions:

- What provision will be made for parking? The golf course is used mainly in the morning, whereas Adventure Golf will be most used after school and in the evening. There will be an online booking system to prevent overcrowding. Additional parking might be possible at Whitemans Green.
- Will infill materials be imported for the improvements? No, this will all be cut and fill from within the Golf Course grounds.

The Council will consider the proposal once an application is submitted.

1. Apologies for absence.

Apologies were accepted from Andrew Keiller 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 the Ansty Village Centre CIO.

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

Crispin Salimbeni declared a prejudicial interest in planning application DM/18/1974. The Old Vicarage, Brantridge Lane because the land adjoins his property. He also declared an interest in in planning application DM/18/2174 St Marks School.

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

3. Minutes of the meeting held on 21st May 2018.

The minutes were AGREED and signed by the Chairman.

It was agreed that the order of the agenda would be rearranged to accommodate Pete Bradbury who had to leave early for another engagement

4. Update re traffic from Burgess Hill Northern Arc.

The proposed 3500 houses at Burgess Hill Northern Arc are likely to generate around 20000 traffic movements a day. Heavy lorries will also be needed during the construction period.

Pete Bradbury met with interested parties including Bob Lanzer, Cabinet member for Highways and Infrastructure at WSCC, to discuss the east-west road through the Northern Arc development. If this road were to be a slow local type road then traffic wanting to go north is more likely to travel up through the villages to the A23. A faster road around the top of the Northern Arc would encourage traffic out to the west to the A23 and then north. This option will be considered, although a decision can't be made until planning applications are submitted. WSCC are a statutory consultee on Highways matters for planning applications.

The letter from Highways regarding the A23 junction improvements was noted.

It was agreed that a meeting should be held with other parishes to create a lobbying group for traffic issues arising from the Burgess Hill Northern Arc.

5. Speed limit on the Cuckfield Road.

The Parish Council agreed at the last meeting to ask for a 30mph speed limit on the Cuckfield Road from Ansty to Goddards Green. This requires the support of the County Councillor. Pete Bradbury advised that it would be difficult to build a case that would get WSCC approval at the moment and that speed limit reductions have little impact on actual traffic speeds. He advised that a speed limit reduction in conjunction with engineering works would be more successful and it would be best to consider this as part of a package of traffic management improvements under the Northern Arc umbrella.

6. Planning application (agenda item 5c) DM/18/2168 Application Type: Listed Building Consent Proposal and DM/18/2159 Full application. Proposed conversion, alterations and extension to redundant agricultural buildings to create a single residential dwelling (incorporating demolition of detached modern domestic outbuilding) and associated works (amendments to planning ref: DM/17/4045) Site Address: Barnsnape Farm Barn Broxmead Lane Cuckfield. No objection.

7. Planning decisions.

The following decisions were noted:

- a) DM/18/1280 DESCRIPTION: New dwelling with associated hard and soft landscaping. LOCATION: Land At Weald Chase, Staplefield Road, Cuckfield. Granted.

- b) DM/17/4190 DESCRIPTION: Reserved matters approval pursuant to condition 1 of outline approval DM/16/4496 for the scale, layout, appearance and landscaping of 320 new dwellings (including 30% affordable housing), including the provision of public open space, drainage swales and detention ponds. Amended plans received 6th march showing layout and design alterations, along with an ecology response. Location: Rookery Farm, Rocky Lane, Haywards Heath. Granted.
- c) Appeal Ref: APP/D3830/W/17/3192105 Graftons, Brighton Road, Warninglid RH17 5SU. Erection of detached dwelling. Appeal dismissed.
- d) DM/18/1653 The retention and continued use of current aluminum and plastic sign with laminate finish and the replacement with a new 1900mm x2570mm main sign and a 1900mm x225mm grey medium streamer of the same materials. Location: Wychwood Park, Rookery Farm, Rocky Lane. Granted.

8. Planning applications.

- a) DM/18/1974 Application Type: Householder Application Proposal: 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 outbuilding for use as a games room; the construction of a padel tennis court; the construction of a car port, and associated alterations and surfacing of the existing driveway and parking area. Site Address: The Old Vicarage Brantridge Lane Staplefield. Crispin Salimbeni declared his interest and left the room for the duration of the discussion. No objection.
- b) DM/18/2174 Application Type: Listed Building Consent Proposal: Installation of new steel framed canopy and single access door. Site Address: St Marks Church Of England Primary School Brantridge Lane Staplefield. Crispin Salimbeni remained out of the room for the duration of the discussion. No objection.
- c) DM/18/2135 Application Type: Full Application Proposal: Erection of 9no dwellings (30% affordable housing) and associated access. Site Address: Land To The Rear Of North Cottages Cuckfield Road Ansty. The Parish Council object to this application for the following reasons:
 - There is a large tree at the entrance which makes the access dangerous.
 - The lack of footway around the entrance means that there is no safe pedestrian access.
 - There are several developments in the immediate area and no connectivity between them, either for cars or pedestrians.
 - This proposal will create overdevelopment in that part of Ansty. One adjacent site has recently been developed and another has permission.
 - Whilst there are some smaller houses in the proposals, there are also several larger houses. The Neighbourhood Plan calls for an emphasis on smaller houses in the early part of the plan period.

If permission is granted the Parish Council would like s106 money to go towards the Ansty Village Centre.

- d) DM/18/2146 Application Type: Removal/Variation of Condition Proposal: Variation of condition 2 of DM/18/0158 to submit drawings amending the garage design. Site Address: Cleavers Cottage South Cleavers Lane Cuckfield. No objection.

9. Parish Council arrangements for processing planning applications.

It was agreed that a Councillor will be nominated in each ward to study the planning applications in their area. The nominated Councillors are:

Ansty ward – Simon Stokes

Rocky Lane ward – Dhana Mahendran

Staplefield ward – Bob Birthwright

Brook Street ward – Andrew Keiller.

It was also agreed that the Parish Council will revise its policy of not meeting with developers prior to submission of planning applications. MSDC encourage developers to consult with the parishes and it provides an opportunity for the Parish Council to make constructive suggestions at a stage in the process when changes can be made more easily. The Clerk will draw up some ground rules for these meetings to ensure that all developers are treated the same and to avoid predetermination.

10. Implications of District Plan on the Neighbourhood Plan (NP).

The Clerk met with representatives from MSDC to discuss the NP policy (AS1) that conflicts with the District Plan policy DP6. The NP policy was put in by the examiner and allows for developments of up to 10 units to be considered anywhere in the parish, whereas the District Plan policy only supports developments of up to 10 units on sites that are contiguous with the settlement built up area boundary. As long as MSDC can demonstrate a 5 year housing land supply then the District Plan policies take precedence because it is the most recent plan. If the Parish Council wanted to revise the Neighbourhood Plan then it would require a repeat of the full process including all the consultation stages and referendum.

It was agreed to take no action in the immediate future but to monitor the 5 year housing land supply annual statements from MSDC. Changes to the National Planning Policy Framework might also affect when the NP should be reviewed.

11. General Data Protection Regulations.

The Clerk reported that Parish Councillors should have Parish Council email addresses. It was agreed that rather than use the .gov.uk addresses Councillors will create their own.

Councillors were reminded that the Clerk stores any information that needs to be held by the Parish Council. Councillors should regularly delete information that is no longer required.

The Clerk also reported that the laptop should be a PC owned laptop and not one owned by the Clerk, as at present. It was agreed that having a PC owned laptop would not prevent the Clerk from copying data if she wished. The current arrangement will remain.

12. Painting of phone box at Tanyards Lane, Staplefield.

The Parish Council agreed to contribute £250 towards the painting of the phone box that will house the defibrillator. The remaining funds will come from the leftover money in the defibrillator fund and the Staplefield Association.

The Clerk was also asked to add the defibrillator to the asset register and ensure that it is covered by Parish Council insurance.

13. Finance Matters.

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

14. Ansty Village Centre.

Grant applications are being made to help close the funding gap. The letter to HMRC seeking clarification on the VAT position is almost ready to send. A meeting is planned with the contractors to try to reduce costs further.

15. Road safety issues in parish.

This item will be carried forward to the next meeting.

16. Fingerpost repairs.

This item will be carried forward to the next meeting.

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

The Clerk and Crispin met with members of the Cricket Club to review the condition of the pavilion. A note from the meeting has been circulated and the Clerk will obtain quotes for the work that is needed.

The Cricket Club again queried whether legionella testing is required and Maria Fielding, who has expertise in this area, assured that it is not.

The Clerk will arrange for a fixed wire electrical test to be carried. The Clerk will also arrange for the pavilion lock to be changed.

18. County and District Councils.

Pete Bradbury reported earlier under items 4 and 5.

19. Chairman's Correspondence.

None received.

20. Minor matters and items for the next agenda

None received.

MEETING CLOSED

APPROVED MINUTES

Ansty and Staplefield Parish Council Finances 11th June 2018

Payments for approval

	Ref	Description	Amount
EDF Energy	19	Pavilion electricity	16.00
South East Water	20	Pavilion water	5.00
WSCC	21	Salaries, pension, NICS	1959.47
SA Hancock	22	Pavilion plumbing repairs	166.51
Cuckfield Carpentry	23	Materials for Brook St phone box refurb	501.30
Elizabeth Bennett	24	Expenses	16.20
Peter J Consultants	25	Internal Audit	104.43

Receipts in May.

	Ref	Description	Amount
Staplefield Cricket Club	E	Cricket bookings – 50% instalment	1006.20
Copthorne Cricket Club	F	Cricket	116.10
Copthorne Cricket club	G	Cricket	116.10

Ansty and Staplefield Parish Council: Bank Reconciliation

31st May 2018

Bank		Cashbook	
Current Account	42322.19	Balance forward	73516.51
Deposit Account	64729.32	Receipts	36346.22
	107051.5	less payments	-4789.13
Less unpaid transactions			
Gritbins.net	-146.26		
Pied piper	-220		
Staplefield vh	-32.5		
Satswana	-180		
WSCC	-1959.47		
Elizabeth Bennett	-58.88		
Brad Williams	-387		
plus unbanked chq	1006.2		
	105073.60		105073.60

Signed Chairman of PC meeting 11th June 2018