

## ANSTY AND STAPLEFIELD PARISH COUNCIL

### **The minutes of the Meeting of Ansty and Staplefield Parish Council held in Ansty Village Centre on 14<sup>th</sup> June 2021 at 7:30pm.**

**Members present:** Brad Williams (Chairman), Jon Gilley, James Steadman, Simon Stokes, Dhana Mahendran, Crispin Salimbeni, Bob Birthwright

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

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

A member of the public spoke to oppose two planning applications:

- a. DM/20/4123 Cuckfield Golf Centre. This is overdevelopment which will treble the size of the footprint, cause noise and light pollution and have an adverse impact on the High Weald AONB. There appears to be no planning justification for the change of use to B8, storage or distribution.
- b. DM/21/1878 Land at Sparks Farm. The site is in a highly visible elevated position and will adversely impact the High Weald AONB. There is no justification for the increased football pitch provision. The site will generate a lot of traffic which will exit onto a small rural lane increasing the risk of congestion and collisions.

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

Apologies were accepted from Maria Fielding and Nuala Hampshire.

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

Jon Gilley, Crispin Salimbeni and James Steadman declared personal interests in agenda item 10 because they are trustees of bodies applying for grants.

Crispin Salimbeni also declared a personal interest in planning application DM/21/1878 Land at Sparks Farm and application DM/21/1306 at Holmsted Farm.

Bob Birthwright declared a personal interest in application DM/21/1306 at Holmsted Farm.

Simon Stokes declared a personal interest in application DM/21/1744 at Sunnyside.

#### **4. Minutes of the Parish Council meeting held on 4<sup>th</sup> May 2021.**

The minutes were AGREED and signed by the Chairman.

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

The following planning decisions were noted:

- a. DM/21/1014. Description: replace existing storage building and new front porch to south-eastern elevation of retail entrance. Location: Southdown Store, Bridge Farm, Cuckfield Road. Granted.
- b. DM/21/1009. Description: 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. Location: 2 Gable Cottages, Cuckfield Road, Staplefield. Granted.
- c. DM/21/1021. Description: 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. Location: Fairways, Cuckfield Road, Staplefield.
  - d. DM/21/0421. Description: replacement barn incorporating grain store and modifications to building track. Location: Home Farm, Slaugham Road, Staplefield. Granted.
  - e. DM/21/1209. Description: 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. Location: Green Acres, Deaks Lane, Ansty. Granted.
  - f. DM/21/1261. Description: replace a 3 bay wooden garage with oak frame 3 bay garage with upstairs home office. Location: West Cottage, Whitemans Green, Cuckfield. Granted.
  - g. DM/21/1621. Description: agricultural steel framed storage barn Location: Moorfields Farm Cottage, Broxmead Lane, Cuckfield. MSDC confirmed that prior approval is not required.
  - h. DM/19/5207. Description: detailed application for 72.no residential dwellings. (providing some alterations to the schemes already Approved under DM/16/4496 and DM/17/4190 - namely to allow 23.no additional dwellings). (amended plans recieved 18th June relating to design matters and taller house type to plots 26/27 and 38/39.) Location: Rookery Farm , Rocky Lane, Haywards Heath. Granted.
  - i. DM/21/1536. Description: t1 oak - remove epicormic growth on the main stem up to the first main scaffold limb. Location: 6 Green Cross Cottages, Cuckfield Road, Ansty. Haywards Heath. Granted.
  - j. DM/21/1525. Description: application for determination as to whether prior approval is required for the change of use from agricultural barn to form 5no. Residential units. Location: Ansty Farm, Deaks Lane, Ansty, Haywards Heath. Prior approval is granted.

## **6. Planning applications.**

- a. DM/21/1744. Application Type: Full Application. Proposal: Construction of 3 dwellings together with access, parking and landscaping, and also a car port for Sunnyside. Site Address: Sunnyside, Bolney Road, Ansty. The Parish Council object to this application. There is no need for additional houses in Ansty and the site was not allocated in the Neighbourhood Plan. This proposal is backfilling some gardens which has not been done elsewhere on the road and the access on to the Bolney Road will be dangerous.
- b. DM/20/4123 Application Type: Full Application Proposal: Revisions to extension to clubhouse approved under DM/20/0487 including elevational changes, relocation of access door, amended structural support system for rear patio and associated engineering operations. Revised plans and reports received April 2021 showing use of use of void for storage associated with the golf club and soil testing results. Site Address: Cuckfield Golf Course, Staplefield Road, Cuckfield.

The Parish Council are concerned at the multiple applications submitted for this site and the apparent lack of enforcement by MSDC. Cllr Robert Salisbury assured the Parish Council that MSDC are following the National Planning Policy Framework and the National Planning Policy Guidance regarding enforcement and that each application must be individually assessed. The Parish Council object to this application which is an overdevelopment of the site which will be harmful to the High Weald AONB. There is no justification for the change of use to B8, storage and distribution. The Parish Council also agreed to support Cuckfield Parish Council in their complaint to MSDC. The Clerk will circulate the draft letter from Cuckfield PC to all councillors and sign off was delegated to the Clerk, Brad Williams and Bob Birthwright.

- c. DM/21/1878 Application Type: Full Application Proposal: Install stoned up vehicle access from Cleavers Lane, with onsite parking for 50 vehicles, to access and provide 3 football pitches of differing sizes to cater for Haywards Heath Town FC youth section. Site Address: Land At Sparks Farm Former Playing Field, Staplefield Road, Cuckfield. The Parish Council object to this application because using the site for football will significantly add to the traffic issues in the area already caused by the sports pitches at nearby Whitemans Green. The traffic will be generated in high volume short bursts at drop off and pick up times which will be dangerous and cause chaos at the junction.
- d. DM/21/1682 Application Type: Lawful Development Certificate -Existing Proposal: Lawful Development Application for Existing Use in respect of four garages. 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: High Point, Brook Street, Cuckfield, Haywards Heath. Noted.
- e. DM/21/1714 Application Type: Removal/Variation of Condition Proposal: Variation of condition 2 relating to planning application DM/17/1846 to allow for amendments to approved plans with the plans submitted for this application (numbered CDMS-21002. 07,08,09 and 10). Site Address: The Old Dairy Great, Thordean Barn, Slough Green Lane, Warninglid. No objection.
- f. DM/21/1524 Application Type: Full Application Proposal: Full application for the erection of 35 residential dwellings with new access created onto Cuckfield Road, landscaping, open space and parking. Site Address: Bridge Hall, Cuckfield Road, Burgess Hill. The Parish Council object to this application because it was not allocated in the Neighbourhood Plan and it will reduce the strategic gap between Ansty and Burgess Hill. They are also concerned that the single access junction does not allow for cyclists or pedestrians.
- g. DM/21/1642 Application Type: Lawful Development Certificate -Existing Proposal: Certificate of Lawful Use for the Occupation of Old Deaks Lodge, for a unfettered standalone residential use without complying with occupancy condition 1 on planning permission F/64/23/A. 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: Old Deaks Lodge, Deaks Lane, Cuckfield. The certificate has now been issued.
- h. DM/21/0127 Application Type: Householder Application Proposal: Proposed detached double garage/workshop/garden store to the rear (address amended

- to Willow Barn) (Amended plans received 7 May 2021). Site Address: Willow Barn, Copyhold Lane, Cuckfield. BW personal interests – amend declarations higher up the list. No objection.
- i. To note the following planning appeal: AP/21/0027 Planning Inspectorate Ref: APP/D3830/W/20/3264926 APP/D3830/Y/21/3266597 Land At: Great Thorndean Barn Slough Green Lane Warninglid Haywards Heath Proposed Development: Conversion of Barn to residential. Noted.
  - j. DM/21/1306. Application Type: Full Application. Proposal: Change of use from a storage cabin associated with the lake to a one bedroom holiday let, with associated parking (Revised plans received 07.05.2021. Supporting Statement received 17.05.2021. Revised description received 17.05.2021). Site Address: Holmsted Farm, Staplefield Road, Cuckfield. No objection.
  - k. DM/21/1840 Application Type: Lawful Development Certificate -Proposed Proposal: Certificate of Lawfulness for a Proposed agricultural track serving the Forge 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. Site Address: The Forge, Cuckfield Road, Staplefield. Noted.
  - l. DM/21/1054 Application Type: Full Application Proposal: Existing dwelling to be decommissioned and proposed replacement with a 2no. bedroom dwelling (amended red line site boundary: 12/05/2021). Site Address: Nora, Home Farm, Slaugham Road, Staplefield. No objection.
  - m. DM/21/1602 Application Type: Listed Building Consent Proposal: Replacement timber framed windows. Site Address: Combers Cottage, Handcross Road, Staplefield. No objection.
  - n. DM/21/1970 Application Type: Listed Building Consent Proposal: Reinstate original walls on the ground floor within North Wing and convert existing small bedroom into an ensuite bathroom to adjacent bedroom with associated service adjustments. Site Address: Legh Manor, Cuckfield Road, Ansty. No objection.
  - o. DM/21/2024 Application Type: Full Application Proposal: Partial conversion of existing barn to annexe & ancillary use to main house. New dormers to south facing roof slope of main house, extension to existing dormer to rear roof slope & replacement porch to rear of property. Site Address: Hammerpond Farm, Staplefield Road, Cuckfield. No objection.
  - p. DM/21/1951 Application Type: Householder Application and DM/21/1955 Listed Building Consent. Proposal: Various minor internal and external alterations to include, removing and adding wall sections, doors to be inserted, southern staircase to be replaced, new French doors to be inserted in the west elevation, installing basin and associated plumbing in a bedroom, removing basin in another bedroom, general replaster throughout. Site Address: 63 Naldred Farmhouse, Borde Hill Lane, Haywards Heath. No objection.
  - q. DM/21/2059 Application Type: Householder Application Proposal: Install discreet CCTV cameras and 2 security alarm boxes. Site Address: Legh Manor, Cuckfield Road, Ansty. No objection.

## **7. Parish Council monthly finances.**

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

## **8. Annual Governance and Accountability Review**

The Finance Working party met to review the Annual Governance and Accountability Return in detail, they recommended that the Parish Council approve and sign the document.

### **a. Report from internal auditor.**

The Annual Internal Audit report was noted.

### **b. AGAR section 1 Annual Governance Statement.**

Section 1 was AGREED and signed by the Chairman.

### **c. AGAR section 2 Accounting Statements.**

Section 2 was AGREED and signed by the Chairman.

## **9. Nominations for the Mid Sussex Applauds awards.**

The Parish Council agreed to nominate John Thorpe in the Stronger Together category of the Mid Sussex Applauds awards. John has been instrumental in bringing the community together for the completion of the new Ansty Village Centre and has also worked to ensure that disabled and women's cricket are a key part of the Ansty Cricket Club.

## **10. Community Grant Fund.**

A number of applications were received for this fund, and it was agreed that the following awards will be made:

a. **Rocky Lane.** £500 to be split between the three new communities so that they can each have a social gathering to help establish their communities and address issues pertinent to their developments.

b. **Ansty Village Centre.** Approximately £280 is awarded so that they can buy a baby change station to make the centre more accessible for family groups.

c. **Brook Street.** £500 to enable the purchase of equipment to facilitate social gatherings in Brook Street, where there is no village hall.

It was felt that the other applications did not sufficiently meet the community use criteria for the grants.

The grants will only be paid to constituted bodies. It was noted that a marquee was purchased some years ago with help from the Parish Council. All parts of the parish should be made aware that the marquee is intended to be shared around the parish.

## **11. WSALC (West Sussex Association of Local Councils).**

It was AGREED that the Parish Council will renew the subscription to WSALC.

## **12. Items for discussion at the next police/ WSALC liaison meeting.**

No issues were identified.

## **13. Ansty Village Centre.**

The paperwork is now available so that the leases can be finalised, and demolition can begin in the next few weeks.

Residents have complained about the parking issues in Ansty caused by users of the

Ansty Village Centre. The demolition of the old hall and creation of a new car park will help the situation, but additional car parking will still be needed at busier times. Options are being discussed with MSDC and Pete Bradbury said that he would support an application to MSDC for the creation of a track around the edge of the field so that cars can park in the field beyond the main recreation ground.

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

Pete Bradbury reported from WSCC. A new Council has been formed following the recent elections and the new cabinet member for Highways is Cllr Joy Dennis, who represents Hurstpierpoint. Pete Bradbury is now the Chairman of WSCC.

Robert Salisbury reported from MSDC. A recommendation has been put to the Boundary Commission recommending the MSDC electoral wards. Once these have been finalised a parish boundary review will begin.

The Site Allocations District Plan Document is currently being examined by the Planning Inspector.

The Northern Arc parishes liaison meeting will hopefully take place later in the year once a new cabinet member for planning has been appointed and the Site Allocations DPD examination is complete.

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

- a. **Date of next meeting – Monday 19<sup>th</sup> July 2021.**
- b. **Meeting venues.** It was AGREED that meetings should take place in larger venues for the time being.
- c. **Pavilion charging.** Cricket Clubs are allowed to use the pavilion but with some restrictions. A discounted rate has been offered but no clubs have booked pavilion. However, it appears that some clubs are using the pavilion for catering. The Clerk will write to them again.
- d. **Application for amendment to definitive map.**  
The Clerk reported that the Parish Council has been asked to apply to have two footpaths added back to the definitive map. PB reported that the applicant must submit sufficient evidence of the footpaths historic use and that applications are normally made by individuals and not parish councils. The Clerk will talk to the Councillor concerned.
- e. **Bus stops on Bolney Road on the south side.**  
The Clerk was asked to find out why Highways have restricted the use of the laybys which are often used by drivers who pull in to make phone calls.

**Meeting closed.**

**Draft minutes subject to confirmation.**

## Ansty and Staplefield Parish Council Finances 14<sup>th</sup> June 2021

### Payments for approval

	Ref	Description	Amount
Business Stream	18	Pavilion wastewater	<b>26.10</b>
Castle Water	19	Pavilion water	<b>8.44</b>
EDF Energy	20	Pavilion Electricity	<b>16.00</b>
WSCC	21	Salaries	<b>2065.11</b>
Nuala Hampshire	22	Radar gun reimbursement	<b>600.43</b>
WSCC	23	Street lighting	<b>3488.93</b>
Ansty Village Hall Trust CIO	24	Room booking	<b>20.00</b>
Elizabeth Bennett	25	Clerk's expenses	<b>36.94</b>
Vodafone	26	Phone inc. new phone up front cost	<b>51.39</b>

### Receipts in May

Copthorne Cricket	D	Cricket	<b>83.85</b>
MSDC	E	1 <sup>st</sup> RMA payment	<b>125.48</b>
J Wellington	F	cricket	<b>116.10</b>
Copthorne Cricket	G	cricket	<b>83.85</b>
G Crosta (Jolly Tanners)	H	cricket	<b>135.45</b>

### Bank Reconciliation

**31st May 2021**

Bank		Cashbook	
Current Account	61656.4	Balance forward	40140.1
Deposit Account	15231.49	Receipts	52717.56
		less payments	-15969.77
	<b>76887.89</b>		<b>76887.89</b>

Approved at Parish Council meeting 14<sup>th</sup> June 2021