

## ANSTY AND STAPLEFIELD PARISH COUNCIL

### **The minutes of the Meeting of Ansty and Staplefield Parish Council held in Staplefield Village Hall on 16<sup>th</sup> October 2023 at 7:30pm.**

**Members present:** Brad Williams Chairman, (late arrival), Crispin Salimbeni, Maria Fielding, Nuala Hampshire, Amanda Saunders, Jon Gilley, George Morley, Heinrich Schmidt, Mandi Graves

**Also present:** Liz Bennett (Clerk), Malcolm Avery (District Councillor), Kristy Adams, one member of the public.

The Chairman, Brad Williams was late to the meeting. Crispin Salimbeni chaired the meeting until Brad arrived.

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

No items were raised.

#### **2. Co-option of new Councillor for Rocky Lane ward.**

Mandi Graves was co-opted to represent the Rocky Lane Ward.

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

Apologies were accepted from Simon Stokes, Bob Birthwright and James Steadman. Brad Williams sent apologies for his late arrival.

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

Maria Fielding declared a prejudicial interest in agenda item 7c.

George Morley declared a prejudicial interest in agenda items 7D and 7H.

Crispin Salimbeni declared a prejudicial interest in agenda item 7E.

#### **5. Minutes of the Parish Council meeting held on 11<sup>th</sup> September 2023.**

The minutes of the meeting on 11<sup>th</sup> September 2023 were AGREED and signed by the Chairman.

#### **6. Planning decisions by MSDC.**

The following decisions were noted:

- a. DM/23/1904. Description: removal of the external part of a chimney stack. Location: Meadow Cottage, Rose Cottage Lane, Staplefield. Granted.
- b. DM/22/1444. Description: replace the current post and rail fencing with 6ft panels/close boards. (plans received 03.07.2023 and 22.09.2023) Location: 2 Upton Drive, Ansty, Haywards Heath. Granted.
- c. DM/23/2197. Proposal: proposed ground floor single storey side extension Location: 21 Cedar Avenue, Haywards Heath. Granted.
- d. DM/23/1403. Description: demolition of a pre-fabricated bungalow and associated outbuildings and replace with a new three bedroom dwelling. Two bedroom annexe, double garage with tractor port and associated secure cycle store. Location: Westup Farm, Deaks Lane, Cuckfield. Granted.

## 7. Planning applications.

- a. DM/23/1287 Application Type: Full Application Proposal: Demolition of garage, replacement car park, replacement seating area to the front of the building, extension of existing kitchens and re-use of the external store, and single-storey extension to the rear. (Amended plans and additional information received 01.09.2023 and 02.10.2023) Site Address: The Jolly Tanners, Handcross Road, Staplefield. The Parish Council do not object to this application but ask that the owner is considerate towards the neighbours with the outdoor lighting.

*Brad Williams arrived and chaired the rest of the meeting.*

- b. DM/23/2307 Application Type: Lawful Development Certificate -Existing Proposal: Certificate of Lawfulness Application (Existing) for the retention of the bund at Cuckfield Golf Course. 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: Cuckfield Golf Course, Staplefield Road, Cuckfield. The Parish Council strongly object to this application which contains many areas of inadequate information, and it contradicts previous applications. If MSDC had taken enforcement action at the appropriate time, then this development would already have been put back to its previous state. The Clerk will write a detailed list of objections to MSDC. Malcolm Avery explained that a new head of enforcement team started last week who might be able to take more robust action.
- c. DM/23/2339 Application Type: Tree Surgery Proposal: T2 and T3 Ash trees - Fell. Site Address: Willow House, Handcross Road, Staplefield. Maria Fielding declared an interest and left the room. No objection.
- d. DM/23/2399 Application Type: Removal/Variation of Condition Proposal: Variation of condition 2 relating to planning application DM/20/1760 - Re-organise areas of internal habitable space, converting the garage, provision of a new smaller garage and small rear extension with dormers. This only applies to Plot 3 of the proposed scheme. Site Address: Oak Tree Farm, Burgess Hill Road, Ansty. George Morley declared his interest and left the meeting for this item. No objection.
- e. DM/23/0208 Application Type: Change of Use Application Proposal: Change of use of agricultural land to use for exercising of dogs including perimeter fence, pathway, shelter and associated parking. (Additional Highways Information received 10.02.2023, visibility splays received 08.06.2023 and amended plans received 13.09.2023) Site Address: Land To South Of Holmsted Farm, Staplefield Road, Cuckfield. Crispin Salimbeni declared his interest and left the room. The Parish Council has already commented on this application and their original objections still stand i.e. the car park is inappropriate development in a rural area and the whole proposal will result in a loss of agricultural land. Additional objections are that the field shelter now has a greater visual impact in an AONB. The impact of this proposal combined with the approved permission for a biomass boiler will lead to 180 extra vehicle movements per day down an already busy track. The Parish Council also question the need for such a facility as there is

- a similar one a mile away which appears to have little use.
- f. DM/23/2406 Application Type: Full Application Proposal: Demolition of existing outbuildings/garages and construction of part-one, part-two storey detached family home Site Address: Anstye Place, Cuckfield Road, Ansty. The Parish Council were unable to comment on this application because there were no plans on MSDC website.
  - g. DM/23/0121 Application Type: Listed Building Consent Proposal: Conversion of cart barn and piggeries to use as ancillary to the main dwelling. Amended Heritage Statement received 30.08.2023 and revised plans received 22.08.2023 and 19.09.2023. Site Address: Great Thorndean, Farmhouse, Slough Green Lane, Warninglid. The Parish Council do not object to this application provided that buildings remain ancillary to the main dwelling.
  - h. DM/23/2541 Application Type: Householder Application Proposal: Detached double garage. Site Address: The Chingys, 1 Thorndean Drive, Warninglid. Gorge Morley declared his interest and left the room. No objection.
  - i. DM/23/2484 Application Type: Permission in Principle Proposal: An application for Permission in Principle in respect of the erection of a single dwelling and associated works. Site Address: Land At Wellingtonia Lodge, Cuckfield Road, Ansty. The Parish Council object to this application because the site was not allocated in the Neighbourhood Plan.
  - j. DM/23/2578 Application Type: Householder Application Proposal: Proposed double storey side extension Site Address: Furnival Cottage, Cuckfield Road, Ansty. No objection.
  - k. DM/23/2570 Application Type: Householder Application Proposal: Installation of an outside swimming pool, on a raised deck extending from the back of the property, with planters, flower borders and retaining walls. Site Address: Brew House, Cuckfield Road, Ansty. No objection.
  - l. DM/23/2615 Application Type: Prior Not. - Agric. to Flexible Use Proposal: Change of use of agricultural floorspace to a flexible commercial use. Site Address: Home Farm, Slaugham Road, Staplefield. No objection.

## 8. Finances

- a. **Monthly finances.** The financial statement including the schedule of payments, the receipts and bank reconciliation were AGREED and signed by the Chairman.
- b. **Budget report from April to September.** The budget report was noted.

## 9. Updates from District and County Councillors including the District Plan Review.

Malcolm Avery outlined the need for a robust District Plan and a 5-year land supply to help fend off inappropriate development. The next stage of consultation, Regulation 19, is being prepared and will be out before Christmas. A recent appeal case in the district was dismissed because the inspector confirmed that Mid Sussex District Council do have a 5-year land supply.

Kristy Adams the Conservative prospective parliamentary candidate introduced herself and explained that a key aim is to protect villages.

Fairfax recently held two open days at Ansty Village Centre re Cuckstye. An informal exit poll showed that attendees were overwhelmingly opposed to Cuckstye.

**10. Staplefield Play Park project.**

The Clerk has received several quotes for the project. It was suggested that we might be able to take advantage of collective buying power with MSDC.

**11. List of S106 infrastructure requirements.**

Councillors were asked to identify infrastructure requirements for s106 agreements with developments in the plan.

**12. Capital Grants applications and remaining s106 money.**

This item was carried forward to the next meeting.

**13. Wreath laying at Staplefield War Memorial.**

It was agreed that Crispin Salimbeni will lay the wreath for Remembrance Day.

**14. Disconnection of showers at Staplefield Pavilion.**

This item was carried forward to the next meeting.

**15. To consider use of equipment at Staplefield Pavilion.**

This item was discussed at the last meeting and was included on this agenda in error.

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

- a. **Christmas Dinner.** The Clerk will send out some dates.
- b. **Footpath sign.** Nuala reported that the sign to show the correct footpath route at Cuckfield Golf Course has been prepared and will be located on nearby private land.

**MEETING CLOSED**

**DRAFT MINUTES SUBJECT TO CONFIRMATION**

**Ansty and Staplefield Parish Council Monthly Finances: October 16<sup>th</sup> 2023**

**Schedule of Payments and Receipts**

Ref	Date	Cust/Supplier	Account	Receipt	Payments		
					Net	VAT	Total
283	18/09/2023	Geoff Crosta	Cricket	187.05			
284	29/09/2023	MSDC	Parish Precept		56,334.00	0.00	56,334.00
285	30/09/2023	Unity Trust	Bank Interest	980.72			
286	28/09/2023	Castle Water	Staplefield Pavilion		16.07	0.00	16.07
287	29/09/2023	Unity Trust	Bank Charges		1.20	0.00	1.20
288	30/09/2023	Unity Trust	Bank Charges		23.70	0.00	23.70
291	09/10/2023	EDF Energy	Staplefield Pavilion		23.81	1.19	25.00
292	16/10/2023	Hugofox Ltd	Equipment and software		101.90	20.38	122.28
293	16/10/2023	WSCC	staff salaries and on costs		2,224.85	0.00	2,224.85
294	16/10/2023	Lemonade Print	Boards, signs, shelters		87.50	17.50	105.00
295	11/10/2023	AXA Insurance	Miscellaneous Receipts	886.80			
296	12/10/2023	Staplefield cricket club	cricket	541.80			
297	16/10/2023	Mirial Upton	Staplefield Pavilion		9.00	0.00	9.00
298	16/10/2023	Elizabeth Bennett	Expenses		40.48	0.00	40.48
299	16/10/2023	George Railton	Refund		116.10	0.00	116.10

**Bank Transfers**

Ref	Date	Accounts	Receipt	Payment
289	16/08/2023	From Current acct		-£50000
290	16/08/2023	To Deposit acct	£50000	

**Bank Reconciliation 30/09/2023****Council name****Ansty and Staplefield Parish Council****Bank account****Current Acct and Deposit Acct**

Balance per bank statement at 30/09/2023

**Current Acct****74972.69**

Less uncleared payments

Elizabeth Bennett

-33.08

Gallagher

-1,861.07

Moore

-504.00

Mulberry and Co

-54.00

Vision ICT

-237.60

Vision ICT

-21.60

WSCC

-2,224.85

**Total Current Acct****70036.49****Deposit Acct****138,033.72****TOTAL NET BANK BALANCES AT 30/09/2023****208070.21****Cashbook**

Opening\_balance

113112.89

Current Acct Total receipts

123,097.78

Current Acct Total payments

-29,881.88

Deposit Acct Total receipts

1,741.42

Deposit Acct Total payments

0.00

**Closing balance per cash book (must equal net bank balances above)****208,070.21****Signed by Chairman of Parish Council Meeting 16/10/2023**