

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the meeting of Ansty and Staplefield Parish Council held in the **Ansty Village Hall** on **Monday 12th February 2018** at 7:30pm.

Members present: Brad Williams (Chairman), Bob Birthwright, Jon Gilley, Andrew Keiller, Dhana Mahendran, Maria Fielding,

Also present: Liz Bennett (Clerk), Darren Pillar (IdVerde), 3 members of the public, Pete Bradbury (WSSC and MSDC Councillor)

PUBLIC SESSION.

Members of the public spoke to oppose item 8f planning application DM/18/0063. Their main objections were:

- The agricultural building was still in use after the planning application had been submitted.
- The site is in AONB and adjacent to the Conservation Area.
- This would be unsustainable development in a rural area.
- The proposed uses of B1 and B8 could bring noise and light pollution and affect nearby residential amenity.
- There is likely to be an increase in traffic levels, possibly including large vehicles. This is inappropriate in narrow rural lanes used by horses and cyclists.
- The access has poor visibility and would be dangerous.
- The building appears to be clad in asbestos which should be investigated.
- There is the potential to further convert to residential if permission were to be given.
- The application is contrary to policies in the Neighbourhood Plan, Local Plan, Emerging District Plan and the National Planning Policy Framework.

1. Apologies for absence.

Apologies were accepted from Crispin Salimbeni and Simon Stokes.

2. Declarations of interest in items on the agenda.

Jon Gilley declared that he is a Parish Council nominated trustee for Ansty Village Centre CIO.

3. Minutes of the meeting held on 15th January 2018 and the amended minutes from 11th December 2017.

The minutes were AGREED and signed by the Chairman.

It was agreed to bring item 8f forward so that it could be discussed whilst the members of the public were present.

4. Planning application DM/18/0063. Proposed change of use and conversion of agricultural building to form 2 business units falling within flexible B1/B8 use. Land to east of 1 and 2 Tyes Cottages, Brantridge Lane, Staplefield. Two letters of objection were received by the Parish Council. It was AGREED that the Parish Council object to this application because the uses of B1 (business) and B8 (storage or distribution) are likely to generate additional traffic. The site is close to St Mark's School on Brantridge Lane, which is already heavily congested around school drop off and pick up times, and the roads are not suitable for heavy vehicles. This would be inappropriate development in AONB.

5. It was resolved that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items (item 6) of business as publicity would be prejudicial to the public interest due to the confidential nature of the business to be transacted, namely commercial confidentiality.

6. Grass cutting contract.

The grass cutting contract was discussed with the potential contractor.

7. Planning decisions

The following planning decisions were noted:

- a) DM/17/5145 | Proposed agricultural track and associated hard standing. Land at Pookchurch Vineyard (Land Parcel at 528437 124773) Broxmead Lane Cuckfield West Sussex. Prior approval is given.
- b) DM/17/3105 Proposed 8 new dwellings (4x 3 bedroom and 4x 4 bedroom). Hook Place, Cuckfield Road, Burgess Hill. Granted.
- c) DM/18/0008 Demolition of farmhouse and 14 ancillary farm buildings to make way for residential development that has outline approval (DM/16/4496). Rookery Farm, Rocky Lane, Haywards Heath. Granted.
- d) DM/18/030 Millfield Barn, Pickwell Lane, Ansty. Application withdrawn.
- e) DM/17/3034 Application for outline planning permission for 30 dwellings on land at Bridge Hall. 9 of the dwellings will be for affordable purposes. Bridge Hall, Cuckfield Road, Burgess Hill. Application withdrawn.
- f) DM/17/0930 Outline application for proposed construction of a pair of semi-detached cottages on the land adjacent to Warren House. Refused.

8. Planning applications.

- a) DM/17/5141 Proposed erection of replacement dwelling. Great Thorndean Farm Cottage, Slough Green Lane, Warninglid. No objection.
- b) DM/17/4902 To supply and erect mezzanine floor and associated partitions and ceilings. Engenuity, Unit 7, Paynes Place Farm, Cuckfield Road. No objection.
- c) DM/18/0159 Listed Building Consent. Construction of a single storey rear extension. Internal alterations to the ground floor to include the removal and insertion of partition walls, and the blocking up and inserting new internal door openings. Conversion of existing attached outbuilding for incorporation within proposed rear extension. Insertion of roof window within valley to the north. Replacement of three existing porch and construction of new porch. Demolition of existing detached garage and construction of a replacement detached garage with room above. Associated hard and landscaping works. Cleavers Cottage South, Cleavers Lane, Haywards Heath. The Parish Council noted this application but queried the amount of work that is proposed on a listed building.
- d) DM/18/0171. Expunging of Section 52 agreement following planning permission (DM/17/4044) to demolish Granary Cottage. Barnsnape Farm Barn, Broxmead Lane, Cuckfield. Noted
- e) DM/18/0180 Alteration to enlarge existing garage which will become integral with main house. 11 Pullman Avenue, Haywards Heath, RH16 4XB. No objection.

- f) DM/18/0063 Proposed change of use and conversion of agricultural building to form 2 business units falling within flexible B1/B8 use. Land to east of 1 and 2 Tyes Cottages, Brantridge Lane, Staplefield. This application was dealt with as item 4.
- g) DM/18/0158 Construction of a single storey rear extension. Internal alterations to the ground floor to include the removal and insertion of partition walls, and the blocking up and insertion of new internal door openings. Conversion of existing attached outbuilding for incorporation within proposed rear extension. Insertion of roof window within valley to the north. Replacement of three existing windows to the south elevation. Demolition of existing porch and construction of new porch. Demolition of existing detached garage and construction of a replacement detached garage with room above. Associated hard and soft landscaping works. Cleavers Cottage South, Cleavers Lane. No objection.
- h) DM/18/0363 Proposed clock turret on existing garage. Single storey side extension. Nutbourne, 6 Deaks Paddock, Ansty. No objection.
- i) DM/18/0347 Conversion of double garage with single storey extension and link to cottage. Demolition of rear conservatory and construction of single storey rear extension. Single storey front extension to cottage. Demolition of link to neighbouring property. Barn Cottage, Cuckfield Road, Ansty. No objection.

9. General Data Protection Regulations.

The Clerk circulated a note outlining the implications of the GDPR for the Parish Council. The National Association of Local Councils, is still in discussion with the Information Commissioner and will be producing a toolkit for Parish Councils. It was agreed to wait for the toolkit before agreeing any specific action.

10. Replacement of safety matting at Staplefield Play Park.

It was AGREED that the safety matting at Staplefield Play Park should be replaced at a cost of £465+VAT.

11. Risk assessment for legionella at Staplefield Pavilion.

Maria Fielding has some experience with legionella testing and believes that there is no risk at the cricket pavilion because the water tank is drained down in the winter months. In the summer months the showers and toilets are in regular use. Bob Birthwright agreed to ask someone he know with experience in this area if they also feel that there is no need for professional risk assessment.

12. Cricket charges at Staplefield for the 2018 cricket season.

It was AGREED that there will be no increase in cricket fees for the 2018 cricket season.

13. Charge for use of Staplefield Common and pavilion for Staplefield Village Fete 2018.

After some discussion it was AGREED that the charge for the 2018 fete will be the same as last year at £300.

14. Trees on edge of Staplefield common near Brantridge School.

The responsibility for the trees is unclear. The Clerk will report the trees to West Sussex Highways, because they are obscuring visibility on the road.

15. Finance Matters.

- a) The financial report showing the schedule of payments, receipts, and bank reconciliation was AGREED and signed by the Chairman.
- b) Internal Auditor. It was AGREED to appoint Peter Frost as the internal auditor for this year. His scope of work was outlined by the Clerk and follows the guidance given in the NALC publication "Governance and Accountability in Local Councils".

16. Ansty Village Centre Update.

Jon Gilley reported that several grant applications are underway to try to raise the funds without having to wait for all the s106 to become available.

Pete Bradbury agreed to try to move this project forward within MSDC again to see if they can provide funds other than s106. The Clerk will send him the notes from the last meeting held with MSDC.

17. Road safety issues in parish.

There is nothing to report on this matter. The Clerk will chase again and carry it forward to the next meeting.

18. Operation Watershed phase 2.

The funds have now been received from WSCC and the Clerk is waiting to hear from the contractor when the work will begin.

19. Fingerpost repairs.

The contractor has been working in Staplefield and Ansty on some of the outstanding fingerposts. The Clerk will ask for a firm completion date.

20. Meetings attended, not covered elsewhere on the agenda.

Jon Gilley reported that he attended the Ansty Village Hall AGM.

21. Reports from County and District Councils.

Pete Bradbury reported that WSCC are proposing a Council tax rise of 4.59% including the extra 1% allowed for Adult Social Care. MSDC and the police are both raising their taxes by an average of £5 per household per annum.

The next County Local Committee meeting is at 7pm at Horsham Library. At 6pm there will be a session to explain their new grants procedure.

22. Chairman's Correspondence.

None received.

23. Minor matters and items for the next agenda.

None. The next meeting will be held at 7:30pm on 12th March in the Committee Room above Staplefield Village Hall.

MEETING CLOSED. APPROVED MINUTES.

Ansty and Staplefield Parish Council: Finances 12th February 2018

Payments for approval

	Ref	Description	Amount
TalkTalk	93	Phone	26.00
SE Water	94	Pavilion water	5.00
EDF Energy	95	Pavilion electricity	16.00
WSCC	96	Salaries, pension, NICS	1962.50
Vision ICT	97	Renewal of domain name	66.00
SSALC	98	GDPR Training (shared with Fletching)	28.80
Staplefield Village Hall	99	Room hire x2	17.50
Elizabeth Bennett	100	Expenses	41.17

Receipts in January

	Ref	Description	Amount
WSCC	AA	Operation Watershed grant	11984
Wivelsfield Parish Council	AB	Contribution to street lighting (9%)	224.72

Ansty and Staplefield Parish Council: Bank Reconciliation			
31st January 2018			
Bank			Cashbook
Current Account	15343.55		Balance forward
Deposit Account	64699.51		Receipts
	80043.06		less payments
Less unpaid transactions			
Unpaid DD	-35		
Uncleared receipt	224.72		
	80232.78		80232.78

Signed Chairman of Parish Council meeting 12th February 2018