

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the Meeting of Ansty and Staplefield Parish Council held in Ansty Village Hall on 11th December 2023 at 7:30pm.

Members present: Brad Williams (Chairman), Bob Birthwright, Crispin Salimbeni, Maria Fielding, Nuala Hampshire, Amanda Saunders, Heinrich Schmidt, Mandi Graves, Jon Gilley, George Morley, James Steadman, Simon Stokes.

Also present: Liz Bennett (Clerk), 5 members of the public. Richard Bates (MSDC Councillor)

1. Public Session.

A member of the public spoke to support the Parish Council actions in erecting a sign which seeks to clarify the route of footpath 45CR across Cuckfield Golf Course, as shown in the Definitive Map. An alternative route has been suggested by Cuckfield Golf Course which means that walkers miss the magnificent views.

Two other members of the public complained that the sign put up by the Parish Council is incorrect. Papers were submitted to the Council detailing complaints.

A third member of the public spoke to state that an opening has appeared in his field adjacent to the Golf Course which he would like to be closed. He would like the Parish Council sign to remain in place.

The Chairman thanked the members of the public and agreed to look at the papers. The matter will be on the agenda for the next Parish Council meeting on 8th January.

2. Apologies for absence.

Apologies were accepted from Maria Fielding.

3. Declarations of interest in items on the agenda.

All Councillors have been issued with a dispensation regarding the District Plan Review and planning application DM/23/2866.

Amanda declared an interest in agenda items 6b (DM/23/2399) and 6e (DM/23/2615).

4. Minutes of the Parish Council meeting held on 13th November 2023.

The minutes of the last meeting were AGREED and signed by the Chairman.

5. Planning decisions by MSDC.

The following decisions were noted:

- a. DM/22/0499. Description: proposed vineyard ancillary building providing office, sampling/tasting, packing storage and machinery workshop/store, and the installation of a klargestar septic tank. (amended plans 26.04.2023, planning statement 31.10.2022, heritage statement 31.10.2022 and drainage statement 21.02.2022). Location: Dillions, Tanyard Lane, Staplefield. Granted.
- b. DM/23/2399 description: 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. Amended plans received 26.10.2023 and 23.11.2023. Location: Oak Tree Farm, Burgess Hill Road, Ansty, Granted.

- c. DM/23/2578. Description: proposed double storey side extension. Location: Furnival Cottage, Cuckfield Road, Ansty. Granted.
- d. DM/23/0421. Description: extension and alterations to the existing stables building to improve and expand the existing restaurant and café/tea house. Partial change of use of stables from gym to new farm shop/ delicatessen with storage above. Change of use first floor from offices to 4 no. Hotel rooms for visitor accommodation and associated parking and landscaping works (amended plans, design and access addendum, bat emergence survey and biodiversity net gain information received 20 June 2023) Location: Stable Block, Borde Hill Garden, Borde Hill Lane, Haywards Heath. Granted.
- e. DM/23/2615. Description: change of use of agricultural floorspace to a flexible commercial use. Location: Home Farm, Slaugham Road, Staplefield. Granted.

6. Planning Applications.

- a. DM/23/2885 Application Type: Full Application Proposal: Proposed two bay Garage with storage space over. Site Address: Beaumont House, Orchard Way, Warninglid. No objection.
- b. DM/23/2060 Application Type: Householder Application Proposal: Extend 2m out from front of garage and convert garage to playroom, create another bedroom above garage. Amended Plans received 27.10.2023. Site Address: 4 Buckeridge Way, Haywards Heath. Amanda declared her interest and left the room for the duration of this item. The Parish Council object to this proposal because it will significantly reduce the size of the driveway in an area which already has limited parking, and it will adversely affect the street scene.
- c. DM/22/3734 Application Type: Full Application Proposal: Part retrospective planning application for a new garage and alternative surfacing to previously permitted driveway and the proposed provision of a new swimming pool. Amended plans and additional information including Heritage Statement received 20.07.2023, to show proposed swimming pool removed and to include change of use of adjoining agricultural land to private garden area. Additional plans received 14.11.2023 showing proposed changes to roof form of garage and replacement of roller shutter doors with side hung timber doors. Site Address: Great Thorndean, Farm Gables, Slough Green Lane, Warninglid. The Parish Council object to the change of use of agricultural land.
- d. DM/23/2974 Application Type: Householder Application Proposal: Retrospective application for 3x roof-lights to first floor bedrooms and WC. Garage conversion including glass sliding doors. Upgrade of existing PVC windows. Removal of conservatory and roof from existing extension and replace with a new roof and roof-light. Timber cladding to make-good the removal of the conservatory. Site Address: Broxmead Lodge, Broxmead Lane, Cuckfield. No objection.
- e. DM/23/2881 Application Type: Lawful Development Certificate -Proposed Proposal: Conversion of existing garage structure to living accommodation. 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: 5 Pullman Avenue, Haywards . Heath. Amanda declared her interest and left the room for this item. Noted.

- 7. Report updates relating to planning application DM/23/2866.** Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping. Location: Land East Of Ansty Way, Cuckfield Bypass, Cuckfield West Sussex. NB: The application response to be agreed at the January PC meeting.

Earlier this year the Parish Council commissioned a transport study and shared the cost of a planning consultant with Cuckfield Parish Council to assist with the response to the District Plan review. The reports focussed on the Ansty Farms (Cuck-stye) site. The site is excluded from the District Plan, but the developer has now submitted a planning application with some changes to the original proposal. It was AGREED that the Parish Council would spend up to £3000 to update both reports to fully respond to the planning application.

8. District and County Councillors including the District Plan Review.

MSDC Councillor Richard Bates provided a brief update on the District Plan Review and the budgeting process at MSDC.

9. Finances

- a. **Monthly finances.** The financial statement including the schedule of payments, the receipts and bank reconciliation was AGREED and signed by the Chairman.
- b. **Projects in the next 1-3 years for inclusion in the budget.** The Clerk asked Councillors to contact her with any projects for inclusion in the budget.
- c. **Finance Working Party.** It was AGREED that Mandi Graves will join the Finance Working Party and the meeting will be held on 19th December at 7:30pm.

10. Additional arm on the fingerpost at Ansty Green.

It was AGREED that the additional arm pointing to the Ansty Village Centre had the potential to create confusion due to the location of the post. The additional arm will not be commissioned.

11. Capital Grants conditions and grant to Haywards Heath Rugby Club.

Haywards Heath Rugby Club have confirmed that the grant will be spent to fit out the women's changing rooms. The Parish Council confirmed that they will give a grant of £20k to this project. The Parish Council also agreed the grant conditions drafted by the Clerk. The Rugby Club will be asked to comply with the conditions.

12. Consultation on polling districts and polling places.

The consultation was noted.

13. Disconnection of showers at Staplefield Pavilion.

It was AGREED that James will obtain a quotation for a legionella report for the pavilion.

14. Location of Parish Council meetings.

It was AGREED that Parish Council meetings will be held in Ansty until after Easter next year.

15. Minor matters and items for the next agenda

a. Location of salt bin in Ansty.

The salt bins will be placed between the entrance and exit to the AVC car park.

b. Speeding traffic at Ansty roundabout.

A resident has asked the Parish Council to request that Highways do something to slow traffic coming up to the roundabout in Ansty from the Burgess Hill direction. There have been 2 recent accidents, one which knocked down the fingerpost on the green and another one where a motorcyclist was knocked off his bike. Her suggestion was for some of the flashing yellow lights on entering the village and some red tarmac, as seen in other locations. The Clerk was asked to write to Highways.

MEETING CLOSED

DRAFT MINUTES SUBJECT TO CONFIRMATION

Ansty and Staplefield Parish Council Monthly Finances: December 11th 2023.
Schedule of Payments and Receipts

Ref	Date	Cust/Supplier	Account	Receipt	Payments		
					Net	VAT	Total
317	20/11/2023	O2	Equipment and software	-11.00	-2.20	-13.20	
318	28/11/2023	Castle Water	Staplefield Pavilion	-21.43	0.00	-21.43	
319	11/12/2023	Ansty Village Hall (Memorial Bench)	Grants	-100.00	0.00	-100.00	
320	11/12/2023	SLCC	Subscriptions	-188.00	0.00	-188.00	
321	11/12/2023	Ansty Sports and Social Club	Room Bookings	-25.00	0.00	-25.00	
322	11/12/2023	WSCC	staff salaries and on costs	-3,079.51	0.00	-3,079.51	
323	11/12/2023	Elizabeth Bennett (Microsoft 365)	Equipment and software	-79.25	0.00	-79.25	
324	11/12/2023	EDF Energy	Staplefield Pavilion	-39.05	-1.95	-41.00	
325	11/12/2023	Ansty Village Hall	Room Bookings	-198.00	0.00	-198.00	
326	11/12/2023	Kingfisher Direct (salt bins)	Boards, signs, shelters	-380.28	-76.06	-456.34	
327	11/12/2023	Elizabeth Bennett	Clerk's Expenses	-76.49	0.00	-76.49	

November Bank Reconciliation**Council name****Ansty and Staplefield Parish Council****Bank account****Current Acct and Deposit Acct**

Balance per bank statement at 30/11/2023	Current Acct	14651.2
	Deposit Acct	178,033.72
TOTAL NET BANK BALANCES AT 30/11/2023		192684.92

Cashbook

Opening_balance	113112.89
Current Acct Total receipts	124,526.38
Current Acct Total payments	-46,695.77
Deposit Acct Total receipts	1,741.42
Deposit Acct Total payments	0.00

Closing balance per cash book (must equal net bank balances above)	192,684.92
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Signed by Chairman of Parish Council Meeting 11/12/2023