

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the Meeting of Ansty and Staplefield Parish Council held in Ansty Village Hall on 12th December 2022 at 7:30pm.

Members present: Brad Williams (Chairman), Crispin Salimbeni, Maria Fielding, Simon Stokes, Jon Gilley, Nuala Hampshire.

Also present: Liz Bennett. 14 members of the public.

1. Public Session.

A representative of the residents of Upton Drive, Marwick Close and Crouch Fields called for the Parish Council to oppose the two sites in Ansty centre that have been allocated in the Mid Sussex District Council District Plan. The Parish Council appears to have focussed on the Ansty Farms (Cuckstye) site which has already been taken out of the District Plan.

Brad Williams explained that the Cuckstye site has been removed from this draft of the District Plan, but that decision is likely to be robustly challenged by the developer. It could re-appear during the development of the final plan. The Parish Council have fought against that site because it is a strategic site of scale that will adversely affect the whole area. Some of the arguments used against that site will also apply to the two smaller Ansty sites, including traffic and lack of amenities. The Parish Council will also object because the sites were not allocated in the Neighbourhood Plan. It was agreed that a group of Councillors will meet with residents in the next few days.

In the meantime, residents should submit their own objections and be prepared to submit further ones at the later stages of consultation. Their objections should focus on planning reasons.

The Parish Council will also object to the Sugworth Farm site.

2. Apologies for absence.

Apologies were accepted from Bob Birthwright, Dhana Mahendran and James Steadman.

Pete Bradbury, the MSDC and WSCC Councillor also sent his apologies.

3. Declarations of interest in items on the agenda.

Following advice from the MSDC Solicitor, the Clerk has issued dispensations to all Councillors in connection with the District Plan review.

4. Minutes of the Parish Council meeting held on 14th November 2022 and the EGM held on 29th November.

The minutes were AGREED and signed by the Chairman.

5. District Plan Review

a. Response to the District Plan Review consultation.

The final consultation report will be circulated to all Councillors prior to

submission.

b. Report from Stop Cuck-stye Action Group.

Supporters of SCAG have been asked to respond to the District Plan consultation by supporting the exclusion of the site from the DP.

6. Planning decisions.

The following planning decisions were noted:

- a. DM/22/0954 Description: to use of land as a traveller's caravan site, consisting of 2no. Pitches, each containing a residential mobile home, dayroom and associated development (amended 13.11.22) Location: Land At Highfields, Brighton Road, Warninglid. Granted.
- b. DM/22/3252 proposal: proposed single storey side extension. (amended description 31.10.2022) Location: 3 Mount Noddy, Cuckfield Road, Ansty. MSDC have deemed this lawful.

7. Planning applications.

- a. DM/22/3454 Application Type: Full Application Proposal: Demolition of 6 livery and ancillary buildings and erection of 3 commercial Class E(g) and B8 units. Site Address: The Forge, Cuckfield Road, Staplefield. No objection.
- b. DM/22/3464 Application Type: Full Application Proposal: Construction of new driveway following blocking of existing access. Replacement of metal gate with new timber gate. Site Address: Naldred Farmhouse, Borde Hill Lane, Haywards Heath. No objection.
- c. DM/22/2369 Application Type: Full Application Proposal: (Amended plans received 16/11/2022) Demolition of redundant loose box and erection of a 6x12 barn for agricultural and storage of machinery. Site Address: Land Adj. To Village Hall, Cuckfield Road, Staplefield. No objection.
- d. DM/22/3593 Householder Application Proposal and DM/22/3594: Listed Building Consent: Single storey rear extension and the replacement of an existing orangery. Site Address: Bridge Farm, Cuckfield Road, Burgess Hill. No objection.
- e. DM/22/2808 Application Type: Full Application Proposal: Change of use of building from B8- storage and distribution to E(g)(ii) - research and development of products or processes. (Amended elevations, planning and ventilation extractions statements received 21.10.2022). Transport Statement received 25.11.2022. Site Address: The Grain Store, Holmsted Farm, Staplefield Road. The Parish Council object because the transport study shows 32 lorry movements per day, which is c11000 per year on a road with a weight limit of 7.5 tonnes.
- f. DM/22/1705 Full Application Proposal: (Additional information received 22/11/2022) Demolition of existing dwelling, outbuildings and garage. Proposed five-bedroom dwelling with garage and associated landscaping works. Change of house type from that approved under Ref: DM/20/0842 Site Address: Silverdale, Bolney Road, Ansty. Simon Stokes declared an interest and left the room for the duration of this item. The Parish Council object because it is over development of the site and not in keeping with a rural environment or the character of the street.
- g. DM/22/3524 Full Application and DM/22/3525: Listed Building Consent Proposal: Proposed conversion of brick-built barn into 1 no. dwelling. Site Address:

Broxmead Farm, Broxmead Lane, Cuckfield.

- h. DM/22/3357 Householder Application Proposal: Three bay garage and wooden jetty. Site Address: Slough Place Farm, Staplefield Road, Cuckfield. No objection.
- i. Notice of appeal. Mid Sussex Ref: AP/22/0051 Planning Inspectorate Ref: APP/TPO/D3830/9234 Land At: Eldridge Vale Caravan Park, 100 Valebridge Road Burgess Hill West Sussex Proposed Development: English Oak (T24), Scots pine (T38),(T47),(T49),(T83),(T88), and Grey poplar (T55) - all Fell to Ground.
- j. DM/22/3179 Application Type: Listed Building Consent Proposal: Removal of existing partition wall and insertion of a new partition wall on first floor landing to form bathroom as an alternative to works granted under applications DM/21/3228 and DM/21/3229 Site Address: Naldred Farmhouse, Borde Hill Lane. Noted.
- k. DM/22/3734 Application Type: Householder 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. Site Address: Great Thorndean Farm Gables, Slough Green Lane, Warninglid. No objection.

8. Parish Council Monthly Finances.

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

9. Tree surveys in Staplefield.

The Clerk was asked to obtain some additional quotes for the tree survey.

10. Ditch clearance in Staplefield.

Work has begun on this and should be finished this week.

11. Standing Orders and Financial Regulations.

The Parish Council AGREED the changes to the model Standing Orders and AGREED the Financial Regulations which have not been amended.

12. Payment of Councillor Allowances.

Councillor allowances have been paid through the payroll in the last few years. However, this caused significant administrative issues for some Councillors. It was AGREED that the allowances will be paid directly by the Parish Council to Councillors on the understanding that this should be declared as a taxable allowance.

13. Deaks Lane Operation Watershed scheme.

The Clerk has received two quotes for this work and is pursuing a third. The Watershed grant won't cover the provision of village gates at either end of Deaks with signage. The Clerk has obtained an approximate price for this of £2500 per gate. The Clerk will see if there is any s106 money that could cover this.

14. To move the date of the January Parish Council meeting.

It was AGREED that the PC meeting will move from 9th January to 16th January 2022. Nuala gave her apologies for the January and February meetings.

15. To receive updates from MSDC and WSCC Councillor.

Pete Bradbury sent his apologies to the meeting.

16. Minor matters and items for the next agenda.

- a. The Clerk's holiday was noted.

Ansty and Staplefield Parish Council Monthly Finances 12th December 2022

Payments for approval

V	Date	Supplier / customer	Account	Net	VAT	Total
143	12/12/2022	EDF Energy	Staplefield Pavilion	8.57	0.43	9.00
144	12/12/2022	Business Stream	Staplefield Pavilion	70.49	0.00	70.49
145	12/12/2022	Ansty Sports and Social Club	District Plan/Cuckstye	25.00	0.00	25.00
146	12/12/2022	Ansty Village Hall	Room Bookings	32.00	0.00	32.00
147	12/12/2022	velocity	District Plan/Cuckstye	5,000.00	1,000.00	6,000.00
148	12/12/2022	SLCC	Subscriptions	187.00	0.00	187.00
149	12/12/2022	WSCC	staff salaries and on costs	3,095.83	0.00	3,095.83
150	12/12/2022	Elizabeth Bennett	Clerk's Expenses	125.00	0.00	125.00
151	12/12/2022	Vodafone	Phone	44.00	8.00	52.00
152	12/12/2022	Tony Fullwood Assocs	District Plan/ Cuckstye	3996.10	0	3996.10

Receipts in November

Voucher	Date	Supplier / customer	Account	Total
131	01/11/2022	Staplefield Cricket Club	Cricket	1,339.80
132	04/11/2022	MSDC	Grants	5,288.00
140	11/11/2022	Hagerty Enthusiast	Common	650.00

Transfers between bank accounts

Voucher		
141	Payment from Current to Deposit account	30 000
142	Receipt in Deposit account	30 000

Bank reconciliation

30th November 2022			
Bank Accounts		Cashbook	
Current	22,818.50	Opening	76,631.21
Deposit	115471.84	Total receipts	118,416.40
less uncashed payments	0	Total payments	-56757.27
Totals	138,290.34		138,290.34

Signed by Chairman of PC meeting 12th December 2022