

## ANSTY AND STAPLEFIELD PARISH COUNCIL

### **The minutes of the meeting of Ansty and Staplefield Parish Council held in Staplefield Village Hall on 14<sup>th</sup> November 2022 at 7:30pm.**

**Members present:** Brad Williams (Chairman), Bob Birthwright, Maria Fielding, Crispin Salimbeni, Nuala Hampshire, Dhana Mahendran, Jon Gilley, Simon Stokes, James Steadman.  
**Also present:** Liz Bennett (Clerk), approximately 30 members of the public.

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

- a. **Sugworth Farm site.** A member of the public spoke on behalf of The Friends of Save Sugworth Farm to oppose the inclusion of the Sugworth Farm site in the District Plan Review. Their concerns are detailed in a report circulated to the Parish Council and include the proximity of the site to the Area of Outstanding Natural Beauty, the negative impact this site would have on the stated aims of the plan, traffic on the already congested Hanlye Lane and Borde Hill Lane and the strain on local infrastructure. They asked the Parish Council to support their objections.

The Chairman reported that MSDC have promised to hold some community engagement events as part of the District Plan Review consultation but despite being 1 week into the 6-week consultation, these have not been announced.

- b. **Planning application DM/22/2967, The Old Vicarage, Staplefield.** A member of the public spoke to oppose this planning application. His objections include the impact on the AONB, unfulfilled conditions from a previous planning permission, water on the road, a temporary track that is now becoming permanent.

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

All members were present. Pete Bradbury, District and County Councillor sent his apologies. Sujan Wickremaratchi, County Councillor, also sent his apologies.

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

The Clerk has issued dispensations to all members for matters relating to the Mid Sussex District Council Draft District Plan.

Brad Williams declared a personal interest in agenda item 9a. Crispin Salimbeni declared personal interests in agenda items 9b, 9d and 9e.

#### **4. Minutes of the Parish Council meeting held on 17<sup>th</sup> October 2022.**

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

#### **5. Community Energy Project.**

This item was carried forward to the next meeting.

#### **6. District Plan Review**

- a. **Report from Stop Cuck-stye Action Group.**

Simon Stokes as Chair of SCAG (Stop Cuckstye Action Group) provided an update. The new website is now live and includes an option to sign up to the newsletter and a donate function. Communication with concerned residents will now be much easier. SCAG recently held their fourth event which was a well-attended community walk over the Cuck-stye site. The Cuckstye site has been removed from the draft District Plan Review, but it is anticipated that the developer will challenge this decision and SCAG will maintain their opposition.

SCAG were very disappointed to see that WSCC Highways have removed the campaign signs just after the District Plan Review consultation has started.

**b. District Plan Review consultation.**

The Parish Council agreed to oppose the inclusion of Sugworth Farm in the District Plan Review because the site presents many environmental issues including flood risk. There is also inadequate infrastructure, including a lack of school places.

Simon Stokes agreed to write the Parish Council's response to the Draft District Plan consultation which will be agreed at the next Parish Council on December 12<sup>th</sup>.

The Parish Council agreed to write to MSDC regarding the lack of consultation events that were promised.

**c. Correspondence from a developer.**

The letter from a developer asked if the Parish Council would be reviewing their Neighbourhood Plan. There is no requirement for the Parish Council to update their Neighbourhood Plan and it does not make sense to review it whilst the District Plan Review is underway.

**7. Widening to the entrance to Cedar Avenue.**

Cllr Sujana Wickremaratchi sent an update from Highways which states that they intend to place orders with the utility companies for the diversion works to take place in Financial Year 2023/2024. The works to the junction will take place in the first quarter of Financial Year 2024/2025. The Highways Manager contacted Dhana Mahendran and assured her that the funds are in place for this project. Dhana has requested regular updates on this project which residents have been waiting 9 years for.

**8. Planning decisions.**

The following decisions were noted:

- a. DM/22/2833. Description: two storey side extension with associated alterations. Location: Amblehurst, 4 Deaks Paddock, Ansty. Granted.
- b. DM/22/2667. Description: single storey rear infill extensions to provide improved kitchen accommodation, with a first-floor extension to 54 diamond cottages, forming relocated bedroom accommodation to allow new first floor bathroom, together with a timber framed covered porch across rear of property. Location: 53 And 54 Diamond Cottages, Brook Street. Granted.

- c. DM/22/2996. Description: t1 - Pinus sylvestris - crown reduction by 2m due to internal decay, fungal bracket evident, t2 - Pinus sylvestris - crown reduction by 2m due to internal decay, fungal bracket evident. Location: Trees On Land West Of Rosebank, Handcross Road, Staplefield. No objection.
- d. DM/22/2895. Description: retrospective installation of no. X 4 air sourced heat pumps. Location: International Bible Training Centre, Hook Place, Cuckfield Road, Burgess Hill. Granted.
- e. DM/22/2018. Description: please note amended address and description: variation of condition 5 of planning application dm/22/2243 - to allow a different finish to the courtyard. Updated landscaping plan received. Location: Great Thorndean Barn And The Old Dairy, Slough Green Lane, Warninglid. Granted.
- f. DM/22/3129. Description: proposed single storey rear extension, car port over existing side driveway, associated landscaping Location: Simla, Bolney Road, Ansty. Granted.

## 9. Planning Applications.

- a. DM/22/2662 Application Type: Full Application Proposal: Stable block and manage for private use only. Site Address: Crabtree, Copyhold Lane, Cuckfield. No objection provided there are no floodlights.
- b. 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) Site Address: The Grain Store, Holmsted Farm, Staplefield Road. The comments agreed by the Parish Council at their last meeting still stand, but the Clerk was asked to write to MSDC for more information.
- c. DM/22/3252 Application Type: Lawful Development Certificate -Proposed Proposal: Proposed single storey rear extension. 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: 3 Mount Noddy, Cuckfield Road, Ansty. Noted.
- d. DM/22/0499 Application Type: Full Application Proposal: Proposed vineyard ancillary building providing office, sampling/tasting, packing storage and machinery workshop/store, and the Installation of a Klargestep septic tank. (Amended plans, planning statement and heritage statement received 31.10.2022) Site Address: Dillions, Tanyard Lane, Staplefield. The Parish Council object to this application because Tanyards Lane is not an adopted highway and is a public footpath. There are no passing places and footpath users could be put at risk by increased traffic.
- e. DM/22/2967 Application Type: Full Application Proposal: Part retrospective application for retention of two no. mobile stables; improvement to track to east of the WSCC Playing Field to Brantridge Lane; parking and turning area at end of existing field access track. Site Address: The Old Vicarage, Brantridge Lane, Staplefield. The Parish Council is concerned about the potential for flooding because of the materials used and there are no landscaping plans.
- f. DM/22/2897 Application Type: Householder Application Proposal: Three storey side extension (Amended plans received 08/11/2022 to amend redline). Site

Address: 1 Keepers Cottages, Mallions Lane, Staplefield. No objection.

**10. Parish Council Finances**

a. **Pay rise and holiday for the Clerk.**

The pay rise and an extra day holiday suggested by NALC was AGREED.

b. **Monthly Finances.**

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

c. **Income and expenditure against budget.**

The progress against budget was noted.

**11. Veteran Car Run.**

Bob Birthwright confirmed that an email has been sent to the people who complained to explain the planned presence of Hegarty's on Staplefield common for the car run.

**12. Parish Council's Winter Management Plan.**

The Winter Management Plan was agreed.

**13. Refurbishment of fingerposts in the parish.**

The quote received from Screwed and Glued for the refurbishment of the fingerposts was AGREED. He is not able to fix the post by the pavilion. Highways have confirmed that a Highways License is not needed for the contractor to carry out this work.

**14. Update on Deaks Lane Operation Watershed work.**

The Clerk is arranging contractors to quote for the work which will address several drainage and traffic issues on the lane.

**15. Updates from MSDC and WSCC Councillor.**

The District and County Councillor sent apologies to the meeting.

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

None were raised.

**MEETING CLOSED**

**DRAFT MINUTES SUBJECT TO CONFIRMATION**

**Ansty and Staplefield Parish Council Monthly Finances 14<sup>th</sup> November 2022**

**Payments for approval**

<b>Voucher</b>	<b>Date</b>	<b>Account</b>	<b>Supplier / customer</b>	<b>Net</b>	<b>VAT</b>	<b>Total</b>
133	14/11/2022	Staplefield Pavilion	EDF Energy	7.62	0.38	8.00
134	14/11/2022	Staplefield Pavilion	Castle Water	5.00	0.00	5.00
135	14/11/2022	staff salaries and on costs	WSCC	2,130.32	0.00	2,130.32
136	14/11/2022	Room Bookings	Ansty Village Hall	192.00	0.00	192.00
137	14/11/2022	Equipment and software	Vodafone	24.51	4.90	29.41
138	14/11/2022	Insurance	Gallagher	1,563.35	0.00	1,563.35
139	14/11/2022	Staplefield Pavilion	Chubb Fire and Security	47.07	9.41	56.48

**Receipts in October**

There were no receipts in October.

**Bank reconciliation**

31st October 2022			
Bank Accounts		Cashbook	
Current	49,525.26	Opening	76,631.21
Deposit	85471.84	Total receipts	111,138.60
less uncashed payments	0	Total payments	-52772.71
<b>Totals</b>	<b>134,997.10</b>		<b>134,997.10</b>

Signed by Chairman of PC meeting 14<sup>th</sup> November 2022