

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the Meeting of Ansty and Staplefield Parish Council held in Ansty Village Hall on 8th August 2022 at 7:30pm.

Present: Brad Williams (Chairman), Bob Birthwright, Crispin Salimbeni, Dhana Mahendran, Jon Gilley.

Also present: Liz Bennett (Clerk), 3 members of the public.

1. Public Session.

A member of the public spoke in support of planning application DM/22/2315. Approval in principle has already been given and this application is for the technical detail.

A member of the public spoke in support of planning application DM/22/2204 which is for a self-build house for a young family. It is on a sustainable site in an urban setting and complies with policy DP 30 which allows for self-build plots.

2. Apologies for absence.

Apologies were accepted from Nuala Hampshire, James Steadman, Maria Fielding, and Simon Stokes.

3. Declarations of interest in items on the agenda.

There were no declarations of interest that related to items on the agenda.

4. Minutes of the Parish Council meeting held on 11th July 2022.

The minutes were AGREED and signed by the Chairman.

5. Planning Decisions.

The following planning decisions were noted:

- a. DM/22/1611. Description: revised application for demolition of existing detached garage and erection of non-self-contained annexe (following approval dm/22/0039). Amended design and access statement received on 13.07.2022. Location: Springfields, Deaks Lane, Cuckfield. Granted.
- b. DM/19/3234. Description: proposed erection of nine dwellings with associated parking, turning areas and new access onto Isaacs lane. All matters reserved apart from access details revised drawings received on 29th October 2021, 14th January 2022 and 10th February 2022. Location: Little Abbotsford, Isaacs Lane. Granted.
- c. DM/20/1216 Location: Bridge Hall, Cuckfield Road, Burgess Hill. Application withdrawn.
- d. Appeal A: APP/D3830/W/21/3284822 and Appeal B: APP/D3830/W/21/3284825 Whitehouse Farm, Staplefield Lane, Staplefield. Both appeals were dismissed.
- e. DM/22/1521 Description: proposed erection of ground mounted solar PV system. Location: Medlars, Tanyard Lane, Staplefield. Granted.
- f. DM/21/4180. Description: removal of twentieth century conservatory and entrance porches. Erection of a two storey extension and single storey timber framed extension to the west. Installation of new rooflights. Internal alterations

to partition walls and removal of modern fixtures and fittings. Erection of new fencing, gate, hedges and planting. Internal alterations and replacement of the door and window to the outbuilding. Location: Great Bentley Farm, Brook Street, Cuckfield. Granted Listed Building Consent.

- g. DM/21/4183. Description: removal of twentieth century conservatory and entrance porches. Erection of a two storey extension and single storey timber framed extension to the west. Installation of new rooflights. Internal alterations to partition walls and removal of modern fixtures and fittings. Erection of new fencing, gate, hedges and planting. Internal alterations and replacement of the door and window to the outbuilding. Location: Great Bentley Farm, Brook Street, Cuckfield. Granted.
- h. DM/22/2090. Applicant: Reverend Carl Smith Location: St Marks Church, Brantridge Lane, Staplefield. Application withdrawn.
- i. DM/22/2126 Description: small agricultural/forestry building for storage. Location: Oaktree Farm, Burgess Hill Road, Ansty. Decision: Prior approval is not required.

6. To consider the following planning applications and any others that arrive before the meeting.

- a. DM/22/2141 Application Type: Full Application Proposal: Proposal to convert the Grade II listed outbuilding into residential accommodation as a single two-bedroom dwelling. To rebuild the stable's lean-to element as a like for like massing replacement, with new openings, upgraded insulation and new weatherboarding. To amend the landscape to form a sunken private terrace. Site Address: Brook Farm, Brook Street, Cuckfield. No objection provided that the new dwelling is ancillary to the main residence.
- b. DM/21/2024 Application Type: Full Application Proposal: Partial conversion of existing barn to annexe and ancillary use to main house. New dormers to south facing roof slope of main house, extension to existing dormer to rear roof slope and replacement porch to rear of property. (Ecology survey received 08.07.2022.) Site Address: Hammerpond Farm, Staplefield Road, Cuckfield. No objection.
- c. DM/22/2204 Application Type: Outline Application Proposal: Outline application for the proposed erection of 1no. self-build dwelling, retention of existing vehicular access. All matters to be reserved apart from access. Site Address: Graftons, Brighton Road, Warninglid. There is precedence for self-build in the parish and so the Parish Council do not object providing that it complies with the District Plan self-build policies.
- d. DM/22/2230 Application Type: Lawful Development Certificate -Existing Proposal: Retention of dwellinghouse. 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: Highfields, Brighton Road, Warninglid. Noted
- e. DM/22/2243 Application Type: Removal/Variation of Condition Proposal: Variation to condition 3 of planning application DM/21/2919 (relating to planning application DM/17/1837) for alterations to materials Site Address: The Old Dairy, Great Thorndean Farm, Slough Green Lane, Warninglid. No objection.

- f. DM/22/1175 Application Type: Householder Application Proposal: Single storey side extension and first floor extension with internal alterations. Garage door to be replaced with a double pedestrian doorway. Amended plans received 21.07.2022 showing removal of first floor balcony, changes to roof eaves and reduction in size of proposed dormer windows. Site Address: Old Mill Cottage, Cuckfield Road, Ansty. No objection.
- g. DM/22/2312 Application Type: Mod. / Discharge of Planning Obligation Proposal: Modification of Section 106 Agreement relating to DM/16/2347 to amend Paragraph 4.10 of the first schedule. Site Address: 1-11 Upton Drive, Ansty. Noted.
- h. DM/22/2315 Application Type: Technical Details Consent Proposal: Application for technical detail consent in relation to the permission in principle Ref: DM/21/1375 dated 12th May 2021. Demolition of a steel frame building(s) and erection of a single dwelling and associated development at Birch Trees Farm, Cuckfield Road, Ansty, RH17 5AG. Site Address: Birch Trees Farm, Cuckfield Road, Ansty. No objection.
- i. DM/21/3279 Application Type: Removal/Variation of Condition Proposal: Planning Application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeking alterations to conditions 5 (approved parameter plans), 6 (accordance with Design Guide) , 7 (requirement for a Design Principles Statement), 11 (archaeological investigation), 22 (sustainable drainage) and 35 (restriction of development within 15m of ancient woodland), removal of conditions 50 (public transport strategy) and 51 (phase public transport strategy), addition of new conditions relating to public art on planning permission DM/18/5114, to allow amendments to site boundary, densities and heights, parameters of road layout, proposed land uses, right of way improvements & drainage outfalls, require general accordance with the Street Design and Adoption Manual, allow phased submission of details for archaeology and drainage details and require a public transport strategy and financial contributions towards the public transport strategy to be secured in the legal agreement. Amendments to the legal agreement associated with the amendments to the conditions and additional amendments related to the delivery of open space parcels OS1.2N, OS1.2S, OS3.3 and OS3.4, the Centre for Outdoor Sports, Employment Strategy, the Secondary School, Mobility Corridors, payment of financial contributions and monitoring fees (Amendments received, including an addendum to the Environmental Statement) Site Address: Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West. Noted.
- j. DM/22/2362 Application Type: Removal/Variation of Condition Proposal: Variation of condition 2 of planning application DM/21/1714 - to allow for amendments to the list of approved materials attached in this application. Change style of front door Site Address: The Old Dairy, Great Thorndean Barn, Slough Green Lane, Warninglid. No objection.

7. Report from Stop Cuck-stye Action Group including update on the District Plan and agree any action required.

The Stop Cuck-stye Action Group have commissioned several reports to help with their campaign. Fundraising has begun and more fundraising initiatives are planned. The group wrote to the District Council about a month ago to ask for an update on the District Plan review but have not received a reply.

8. Playground inspection report.

The latest play park inspection was noted. A handyman has already cut back the overhanging trees, repaired the gates and put filler in the dome to prevent finger entrapment. This work was approved retrospectively. A quote has been provided to remove the damaged bench and sand the fencing. It was AGREED not to proceed with the fence sanding and Crispin will remove the bench.

9. Essential maintenance work at Staplefield Pavilion.

A handyman was called to fix the cistern to the wall in the gent's loo because it had come loose. This work was approved retrospectively.

10. Parish Council monthly finances.

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

11. Accident at Staplefield Cricket pitch.

A cricket ball hit a passing car on the B2114 during a recent match. The ball caused minor damage to the car which is being paid for by the cricket club's insurance and no one was injured. The Clerk wrote to all the clubs that play regularly at the pitch to ask whether this type of incident has happened before. They all confirmed that it is highly unusual for the ball to still be in flight when it gets to the road, but it will very occasionally roll across the road. It was agreed that this was an unfortunate freak incident and that no action is required.

12. Parish Council Asset Register, Risk Assessment, and Insurance provision.

The Parish Council Asset Register, Risk Assessment and Insurance provision were all AGREED.

13. Deaks Lane traffic issues.

The Clerk has approached several contractors for quotes, but they have asked for more information which is to be provided by Richard Speller, Highways Manager. Several residents on Deaks Lane have looked at the proposals and are happy with them. It was suggested that a 30mph would also be helpful on the lane. The speed limit is not within the scope of this project and would require a Traffic Regulation Order. This may be considered later.

14. Salt bins for The Beeches, Rocky Lane.

The Parish Council AGREED to purchase 3 salt bins for The Beeches, Rocky Lane.

15. Bus shelters at Rocky Lane and the widening to the entrance to Cedar Avenue.

Dhana and a resident of Cedar Avenue outlined the issue. The developer provided £60k to WSCC Highways to enable widening of the entrance to Cedar Avenue more than 10 years ago. Developments either side of Cedar Avenue have increased the traffic and made the situation more dangerous as cars attempt to get in and out from the busy A272. Highways cannot proceed with the work until the utility companies move their services. WSCC Highways need to put more pressure on the utility companies and schedule the work as a priority. The Parish Council has no authority in this area but will email the County Councillors for the parish to ask if they can ensure that this situation is resolved urgently.

The Clerk outlined the frustrating situation regarding the installation of bus shelters at Rocky Lane. The shelters were delivered to the contractor a year ago but have not been installed due to ill health. Alternative contractors with the appropriate license have proved hard to find. The contractor could supervise some workers and the Highways Manager is hoping to provide some labourers who would be prepared to do this at a weekend. The Clerk will pursue this and provide an update at the next meeting.

16. Car crashes at Rocky Lane.

Two incidents where cars came off the road were captured on a resident doorbell camera. The incidents were reported to the Police at the time and the Clerk has informed Highways. There have been reports of cars racing each other along Rocky Lane in the night. The Clerk will get the data from the SID and pass this to the police if evidence of this can be seen.

17. Updates from MSDC and WSCC Councillor.

The MSDC and WSCC Councillor was not present at the meeting.

18. Minor matters and items for the next agenda.

- a. The Clerk will look for a contractor who can repair the fingerposts.

MEETING CLOSED

DRAFT MINUTES SUBJECT TO CONFIRMATION

Ansty and Staplefield Parish Council Finances 8th August 2022

Payments for approval

Voucher	Date	Supplier / customer	Description	Net	VAT	Total
83	08/08/2022	EDF Energy	Electricity	7.62	0.38	8.00
84	08/08/2022	Castle Water	Water	5.00	0.00	5.00
85	08/08/2022	GB Sports and Leisure	Park inspection	95.00	19.00	114.00
86	08/08/2022	Public Works Loan Board	AVC Loan repayment	3,251.50	0.00	3,251.50
87	08/08/2022	WSCC	Staff	2,130.32	0.00	2,130.32
88	08/08/2022	Harbet Handyman	Pavilion/park repairs	125.00	0.00	125.00
89	08/08/2022	Moore	Audit	300.00	60.00	360.00
90	08/08/2022	Staplefield Village Hall	Room bookings	20.00	0.00	20.00
91	08/08/2022	Elizabeth Bennett	Clerk's expenses	13.00	0.00	13.00
92	08/08/2022	Vodafone	Phone	24.51	4.90	29.41

Receipts in July

Voucher	Date	Supplier / customer	Account	Total
78	04/07/2022	MSDC	Grants	390.45
79	08/07/2022	Copthorne Cricket Club	Cricket	116.10
80	08/07/2022	Geoff Crosta	Cricket	541.80
81	12/07/2022	South Eastern Power Networks	Wayleave	227.11
82	22/07/2022	Copthorne Cricket Club	Cricket	116.10

Bank reconciliation

31st July 2022			
Bank Accounts		Cashbook	
Current	14041.94	Opening	76,631.21
Deposit	105322.42	Total receipts	57442.15
less uncashed payments	0	Total payments	-14709
Totals	119,364.36		119,364.36

Signed by Chairman of PC meeting 8th August 2022