

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the Meeting of Ansty and Staplefield Parish Council held in Ansty Village Hall on 11th November 2019 at 7:30pm.

Members Present: Brad Williams, Bob Birthwright, Dhana Mahendran, Crispin Salimbeni, Jon Gilley, Maria Fielding, Peter Bushell, James Steadman.

Also present: Liz Bennett (Clerk), 4 members of the public.

PUBLIC SESSION

Bob Birthwright spoke, as a member of the public, in support of planning application 5a, which is for a single storey, two-bedroom house on land adjacent to Staplefield Village Hall. The Neighbourhood Plan identifies a need for smaller houses in the parish. The number of people on the electoral roll in Staplefield has reduced over the last 5 years because young people cannot afford to stay there. They should be given a chance.

Jack Birthwright spoke in support of his planning application 5a. The proposal is for a modest house that will not be visible from the road. A two-bedroom house will be a good addition to the village which is dominated by larger dwellings. MSDC has identified the site as sustainable. He has grown up in the village, works in the village and has the skills to build his own house.

Two members of the public spoke regarding Staplefield Pavilion. The Parish Council has spent a lot of money supporting the Ansty Village Centre project and they hope that it can now direct some funds to Staplefield Pavilion, which is in a poor state of repair. They are aware that the Parish Council has plans to do some essential maintenance work, but they would like to see improvements to the interior décor, kitchen facilities and storage. If it were refurbished, then the pavilion could be put to better use. The cricket clubs also support this proposal. They requested a meeting in the New Year with representatives from the Parish Council, cricket clubs, the Fete Committee and other village residents, to discuss a way forward.

The Chairman explained that this will be discussed as a later agenda item, but that a meeting would be a good idea. The Parish Council has been cautious in recent years because the Staplefield Cricket Club had a period when they were short of members and fixtures were down. It would be great if the use of the pavilion could be diversified.

1. Apologies for absence.

Apologies were accepted from Simon Stokes.

2. Declarations of interest in items on the agenda.

Jon Gilley and Crispin Salimbeni declared that they are Parish Council nominated members of Ansty Village Centre CIO.

James Steadman declared that he is a Parish Council nominated member of Ansty Village

Hall Trust.

Bob Birthwright declared a prejudicial interest in planning application 5a because he is the father of the applicant. Crispin Salimbeni declared a prejudicial interest in planning application 5a because he owns the nearest property to the site. He is also Chairman of the Staplefield Village Hall Trust. Maria Fielding declared a personal, non-prejudicial interest in planning application 5a because she is a trustee of Staplefield Village Hall Trust.

All other member interests are shown in their Register of Interests.

3. Minutes of meetings.

The minutes of the meetings held on the 14th October 2019 and 22nd October 2019 were AGREED and signed by the Chairman.

4. Planning decisions.

The following planning decisions were noted:

- a. DM/19/3904 Description: removal of pitched roof and formation of balcony at first floor, south elevation. Location: Grange Farmhouse, Tanyard Lane, Staplefield. Granted.
- b. DM/19/3527 Description: single storey kitchen/dining extension to link main house with the existing annexe. Single storey bathroom extension to annexe and external landscaping to perimeter. Location: Apple Tree Cottage, Deaks Lane, Ansty. Granted.
- c. DM/19/3525 DESCRIPTION: Replacement equipment and storage building with 3 private domestic stables. Location: The Forge, Cuckfield Road, Staplefield. Granted.
- d. DM/19/1865 Description: discharge of planning condition nos 5 and 12 relating to planning application DM/19/0829 (originally DM/18/1280). Location: Land at Weald Chase, Staplefield Road, Cuckfield. Condition 5 and conditions 12 a,b,c discharged.
- e. DM/19/3244 Description: proposed refurbishment and alteration of domestic outbuilding, comprising former pigsties, to facilitate the viable functional use of the building as an ongoing ancillary domestic outbuilding. Location: land and buildings at Barnsnape Farm, Broxmead Lane, Cuckfield. Granted Listed Building Consent.

5. Planning applications and any others that arrive before the meeting.

- a. DM/19/3343 Application Type: Outline Application Proposal: Outline application for a 2-bedroom single storey dwelling, new footpath and tree screening with all matters reserved. Site Address: Land Adjacent to Staplefield Village Hall, Cuckfield Road, Staplefield. Bob Birthwright and Crispin Salimbeni declared their interests and left the room for the duration of this item. The Parish Council discussed the falling numbers of people in Staplefield, the difficulties the local school is facing with so few local children and the struggle for young people to remain in the village. It was AGREED to not object to this planning application because whilst it was not allocated in the Neighbourhood Plan, it does meet the need for smaller houses. The District Plan also allows for "windfall" houses. This will be a discrete building that will not have a detrimental impact on the local area or AONB. The Parish Council would however like to ensure that the house is not extended at a later date. They request that MSDC place restrictions to ensure that it remains as a two bedroomed unit which will be an asset to the village.
- b. DM/19/4309 Application Type: Trees in a Conservation Area Proposal: (T1) Ash - Canopy reduction of 3m. (T2) Ash - Canopy reduction of 3m. Site Address: 2 Dale Cottages, Warninglid Road, Staplefield. No objection.
- c. DM/19/3910 Application Type: Full Application Proposal: Demolition of existing dwelling

- and garage. Replacement 2 storey 5-bedroom house with rear facing Juliette balcony. New detached 2 storey double garage building. Site Address: Chideok, Valebridge Road, Burgess Hill. No objection.
- d. DM/19/4334 Application Type: Householder Application Proposal: Retention of existing tree house. Site Address: The Old Vicarage, Brantridge Lane, Staplefield. No objection.
 - e. DM/19/2350 Application Type: Full Application Proposal: Demolition of 2no. store buildings and erection of a Local Meeting Hall (for use as a place of worship). Change of use of 1no. store building to create an ancillary community hall (used solely by members of church) (Amended plans showing amended access off Nursery Lane received on 10 October 2019) Site Address: Highways Access Land North of Poplar Cottage Nursery Lane, Warninglid. No objection.
 - f. DM/19/3847 Application Type: Full Application Proposal: Proposed erection of new building to form 2 business units falling within flexible B1/B8 use, in lieu of scheme permitted under application DM/18/0063. Site Address: Land to The East Of 1 And 2 Tyes Cottages, Brantridge Lane, Staplefield. No objection.
 - g. DM/19/4423 Application Type: Householder Application Proposal: Retrospective application for the construction of garage following planning approval ref. DM/15/3163 Site Address: Beaumont House, Orchard Way, Warninglid. The Parish Council request that MSDC visit this site because they understand that the applicant has built something different to that which was originally approved.
 - h. DM/19/4435 Application Type: Full Application Proposal: Demolition of all existing buildings. Construction of a new detached 4no. bedroom dwelling utilising the existing highway access, along with associated hard and soft landscaping. Construction of a detached garage building. Site Address: Oakfield House, Deaks Lane, Cuckfield. No objection.
 - i. DM/19/3123 Application Type: Full Application Proposal: Demolition of existing dwelling and erection of 40 new dwellings with new access created onto Cuckfield Road. Amended plans received 2 October showing changes to the elevations of the proposed dwellings and removal of garages to the northwest corner of the site. Amended plans received 31 October showing revised elevations to plots 15 to 26. Site Address: Bridge Hall, Cuckfield Road, Burgess Hill. The Parish Council commented on this application at the September and October meeting and the revised plans do not change their comment i.e. The Parish Council object to this application because it was not allocated in the Neighbourhood Plan and is in an area of Countryside restraint. Should the application be granted the Parish Council would like some s106 contributions towards the refurbishment of the storage shed at Ansty Rec.
 - j. DM/19/3608 Application Type: Householder Application Proposal: First floor rear extension and internal alterations to ground and first floor. Amended location and block plan received 05.11.2019. Site Address: 55 Diamond Cottages, Brook Street, Cuckfield. No objection.
 - k. DM/19/4602 Application Type: Householder Application Proposal: Pitched roof over existing dormer and new first floor side dormer. Site Address: Sansgate, Orchard Way, Warninglid. No objection.

6. Staplefield Pavilion.

It was AGREED that a meeting will be held with representatives from the main user groups of the pavilion in the New Year, to discuss pavilion improvements. The Clerk will ask the residents who attended the public session if they could make some suggestions for how the pavilion can be used in the future and outline the work that is needed to facilitate that. The pavilion is currently used for approximately 40 cricket fixtures per

year and the fun day.

The essential maintenance work at the pavilion was also discussed and the difficulty in obtaining quotes. James Steadman will provide the Clerk with details of some contractors.

Chubb visited the pavilion recently for their annual check of the fire extinguishers. They identified work that needs doing to bring them up to British Standards. It was AGREED that the work will be done at a cost of £139.46.

7. Draft Site Allocations DPD including the proposed site at Ansty Cross Garage.

The draft DPD includes 12 houses at the garage in Ansty. The Parish Council agreed to object to the inclusion of this development at Ansty. Ansty has already taken a significant number of new houses and has exceeded the number identified in the Neighbourhood Plan. The traffic resulting from the development will cause additional problems at an already busy mini roundabout in the centre of the village. The village has very limited public transport, no schools and only a small shop.

8. Draft Mid Sussex Design Guide consultation.

The Parish Council agreed not to respond to this consultation.

9. Staplefield play park inspection report.

The recent inspection report was noted.

10. Street names for the new development on the Bolney Road, Ansty.

The Parish Council agreed that the two roads should be named after local families that fought in the war. The agreed names were Upton Rise and Markwick.

11. Ansty Village Centre project.

Following a meeting with representatives from MSDC, a recommendation is being made to the next MSDC Cabinet Meeting to donate £100k to the project. This will complete the required funding for the project. James Steadman was thanked for the work that he has done on the leases. John Thorpe, Pete Bradbury, Crispin Salimbeni and Jon Gilley were also thanked for their hard work on this project over the years.

12. Trustee for the Ansty Village Hall Trust.

It was agreed that James Steadman will remain as the sole Parish Council appointed trustee for the time being.

13. WSCC consultation on proposed changes to concessionary travel for older people.

It was agreed not to comment on this consultation.

14. Parish Council Finances.

The financial report showing the schedule of payments, receipts in October and bank reconciliation was AGREED and signed by the Chairman and is attached to these minutes.

15. Mobile Speed Indicator Device.

The mobile SID is still in Ansty because there are still roadworks in Rocky Lane. Locations have been agreed in Brook Street, but Highways have yet to put poles in place.

16. Works at Cuckfield Golf Course.

Local residents are very concerned at the amount of work at Cuckfield Golf Course. The Clerk will ask for a copy of the report of the MSDC officers who were due to visit the site on 1st November. The Clerk was also asked to write to High Weald AONB to ensure that they are aware of the work.

17. Projector for viewing planning applications.

The Clerk was given the contact details of a supplier.

18. Fingerpost repairs.

An update has not been received.

19. Reports from meetings attended, not covered elsewhere on the agenda.

Dhana reported from a meeting she arranged for Brad and John Thorpe with a senior official from the Football Association. The FA might be interested in supporting football at Ansty.

The Clerk reported from a Clerk's training day that she attended.

20. Correspondence.

The following correspondence was noted:

- survey to provide rough sleeping estimates on the night of 12th November.
- Well test at Balcombe. The Clerk was asked to send support.
- Pete Bradbury, County and District Councillor, was unable to attend the meeting but sent a report via the Clerk. The new Leader of WSCC is Paul Marshall. The new roundabout at the bottom of Hanlye Lane, outside the new Penland Farm development will be built from 22nd June 2020. The roads are expected to be closed for 10-12 weeks.

21. Minor matters and items for the next agenda.

- a. The Finance Committee will be held on 6th January 2020, to discuss the budget and precept for next year.
- b. Crispin reported that he laid the wreath at Staplefield war memorial.

Ansty and Staplefield Parish Council Finances 11/11/2019

	Ref	Description	Amount
Vodafone	63	Phone – October	21.00
EDF Energy	64	Pavilion electricity	12.00
WSCC	65	Salaries	1996.68
The Poppy Appeal	66	Poppy wreath	30.00
Staplefield Village Hall	67	Room Booking	10.00
Vodafone	68	Phone – November	21.00
IdVerde	69	Grass cutting (reduced by £614.56 for missed cuts)	9955.03
Elizabeth Bennett	70	Expenses	26.10

There were no receipts in October.

Ansty and Staplefield Parish Council: Bank Reconciliation

31st October 2019

Bank		Cashbook	
Current Account	72991.68	Balance forward	71067
Deposit Account	55068.62	Receipts	84083.81
		less payments	-27090.51
	128060.30		128060.30

Signed by the Chairman of the Parish Council meeting 11th November 2019