

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the meeting of Ansty and Staplefield Parish Council held in Ansty Village Hall on 8th January 2024 at 7:30pm.

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

Also present: Liz Bennett (Clerk), Malcolm Avery and Richard Bates (MSDC Councillors), 3 members of the public.

Public Session.

A member of the public made a statement regarding the footpath notice next to Cuckfield Golf Course. He requested that the Parish Council remove the sign which he said is misleading.

1. Apologies for absence.

Apologies were accepted from Nuala Hampshire and Heinrich Schmidt.

2. Declarations of interest in items on the agenda.

Dispensations have been issued by the Clerk for agenda item 8. District Plan matters and agenda item 9b Councillor Allowances.

Amanda Saunders declared an interest in agenda item 6c, planning application DM/23/2060.

1. Minutes of the Parish Council meeting held on 11th December 2023.

The minutes were AGREED and signed by the Chairman.

2. Planning decisions by MSDC.

The following decisions were noted:

- a. DM/22/3734. Description: 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. Location: Great Thorndean Farm Gables, Slough Green Lane, Warninglid. Refused.
- b. DM/23/2885. Description: proposed two bay garage with storage space over. Location: Beaumont House, Orchard Way, Warninglid. Granted.

3. Planning Applications.

- a. 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.

The Parish Council and Cuckfield Parish Council have commissioned expert reports to assist with their response to this application and the related application DM/23/2867. It was AGREED that the Parish Council object to both applications and that the detailed response will be delegated to Brad Williams, Simon Stokes, and the Clerk.

- b. DM/23/2867 Proposal: Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use. Location: Land East Of Ansty Way, Cuckfield Bypass, Cuckfield. As minuted in the previous item, commenting on this application was delegated to Brad Williams, Simon Stokes, and the Clerk.
- c. DM/23/2060 Application Type: Householder Application Proposal: Extend 2m out from front of garage and convert garage to play room, create another bedroom above garage. Amended Plans received 14.12.2023. Site Address: 4 Buckeridge Way, Haywards Heath. Amanda declared her interest and left the meeting whilst this item was discussed. After some discussion it was agreed that the original comment from the Parish Council still stands i.e. 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.
- d. DM/23/3218 Application Type: Full Application Proposal: The provision of 5 no. self-contained holiday lodges. Conversion of an existing structure to provide a new reception building. Provision of new vehicular access onto Borde Hill Lane and stopping up of existing vehicular access. Site Address: Great Bentley Plantation, Borde Hill Lane. No objection.
- e. DM/23/3210 Application Type: Removal/Variation of Condition Proposal: Variation of condition no. 2 relating to planning application DM/23/0421 - to amend the approved plans to include revisions to the design of the extension, increased soft landscaping and reduction in hard landscaping, and modest increase in size of the external plant room. Site Address: Linear Health And Fitness Ltd, The Old Stable Block, Borde Hill Garden, Borde Hill Lane. No objection.
- f. DM/23/3198 Application Type: Householder Application Proposal: Proposed demolition of conservatory, garage and outbuildings and construction of single storey side extension, domestic outbuilding and carport. Site Address: Orchard House, Weald Chase, Staplefield Road, Cuckfield. No objection.
- g. DM/23/2570 Application Type: Householder Application Proposal: Installation of an outside swimming pool, on a raised deck extending from the back of the

property, with planters, flower borders and retaining walls (new plans sent 14/12/2023). Site Address: Brew House, Cuckfield Road, Ansty. No objection.

4. Update on Cuckfield Golf Course footpath.

This item was deferred until the parish receive a report from WSCC Rights of Way team. It is hoped that it can be discussed at the next Parish Council meeting.

5. Updates from District and County Councillors including the District Plan Review.

The Regulation 19 consultation starts on Friday 12th January and runs until 23rd February. Developers and other interested bodies can make their representations during the inspection period which is likely to be during the summer. The District Plan should be made by the end of this year/ early 2025. The plan will then last 15 years.

It was noted that MSDC is currently 88% rural land and that if the District Plan update is implemented in full it will be 86% rural.

The District Councillors were asked if the Community Infrastructure Levy (CIL) will ever replace s106 at MSDC. The Councillors explained that the CIL rules have now changed and s106 is preferable. They will fully clarify the situation at the next meeting.

6. 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. **Councillor allowances.** It was AGREED that the Councillor Allowances, which have not risen since 2010, will be increased by 10%. In future the annual increase will be the same as that agreed by NALC for the Clerk.
- c. **Pay rise for caretaker.** A pay rise for the caretaker was AGREED and her salary will also be linked to the percentage increase for the Clerk in the future.
- d. **Budget and precept.** After some discussion it was agreed to raise the precept to £122979. This works out at £83.52 per average Band D household which is rise of 5% or £4 per annum.

7. Gates and signage at each end of Deaks Lane.

Simon Stokes met with the safety officer of the British Horse Society and a Deaks Lane resident. It was suggested that village gates with signs to indicate that the road is also used by horse riders might help to calm the traffic. The Clerk was asked to get some quotes for the gates so that this can be considered more fully.

8. Play Park inspection report.

The play park inspection report was noted.

9. Consultation on Lewes Local Plan.

The Clerk was asked to comment that the Parish Council would not support additional houses in the parish arising from the unmet need in the Lewes District.

10. Showers at Staplefield Pavilion.

James visited the pavilion and reported that the pipework is old and complex and poses

a potential legionella risk. It was agreed not to obtain a risk assessment until some work has been done at the pavilion, including removing some pipes and possibly the showers and tanks. The internal layout of the pavilion will be reviewed as some internal walls may also need to be removed. Quotes will be obtained once the detail has been agreed.

11. Minor matters and items for the next agenda

- a. **Ditch at Staplefield.** The recent torrential rain flowed across the common and field and filled the ditch next to The Victory with mud. The Clerk has asked contractors to clear the ditch as a matter of urgency this week. The Clerk was asked to email Highways for an update on their scheme to address flooding in Staplefield.
- b. **Staplefield cricket sight screens.** A Staplefield resident has asked for the sight screen to be moved from the centre of the common. George explained that he has looked at it and the common is too soft and wet to be able to move the screen without damaging the common. The sight screen is flat so will not fall on anyone.
- c. **Hole on common.** A hole has appeared on the common. The Clerk was asked to get the contractors who are clearing the ditch to look at it and fill if necessary.
- d. **Handcross Hill water.** The Clerk was asked to report that water is coming up in the road on Handcross Hill at a site previously repaired by Highways.

MEETING CLOSED

Draft minutes subject to confirmation.

Ansty and Staplefield Parish Council Monthly Finances: January 8th 2024

Schedule of Payments and Receipts

Ref	Date	Cust/ Supplier	Account	Receipt	Payments		
					Net	VAT	Total
328	13/12/2023	Wivelsfield Parish Council	street lighting	407.26			
329	27/12/2023	MSDC	Ansty RMA	225.00			
330	20/12/2023	O2	Equipment and software		-11.00	-2.20	-13.20
331	28/12/2023	Castle Water	Staplefield Pavilion		-21.43	0.00	-21.43
332	31/12/2023	Unity Trust	Bank Charges		-23.85	0.00	-23.85
333	31/12/2023	Unity Trust	Bank Interest	1,245.34			
334	08/01/2024	EDF Energy	Staplefield Pavilion		-39.05	-1.95	-41.00
335	08/01/2024	Ansty Village Hall	Room Bookings		-66.00	0.00	-66.00
336	08/01/2024	GB Sports and Leisure	Playpark inspections		-112.50	-22.50	-135.00
337	08/01/2024	Jakk Country Furniture	Boards, signs, shelters		-	-	-
					1,291.80	258.36	1,550.16
338	08/01/2024	WSSC	staff salaries and on costs (inc backpay)		-	0.00	-
					3,741.96		3,741.96

December Bank Reconciliation			
Council name		Ansty and Staplefield Parish Council	
Bank account		Current Acct and Deposit Acct	
Balance per bank statements at 31/2/2023		Current Acct	10981.39
		Deposit Acct	179,279.06
TOTAL NET BANK BALANCES AT 30/11/2023			190260.45
Cashbook			
Opening_balance			113112.89
Current Acct Total receipts			125,158.64
Current Acct Total payments			-50,997.84
Deposit Acct Total receipts			2986.76
Deposit Acct Total payments			0.00
Closing balance per cash book (must equal net bank balances above)			190,260.45

Signed by Chairman of PC meeting 8th January 2024