

## ANSTY AND STAPLEFIELD PARISH COUNCIL

### **The minutes of the Meeting of Ansty and Staplefield Parish Council held in Staplefield Village Hall on 13<sup>th</sup> March 2023 at 7:30pm.**

**Members present:** Brad Williams (Chairman), Bob Birthwright, Crispin Salimbeni, Dhana Mahendran, Nuala Hampshire, Jon Gilley, Simon Stokes.

**Also present:** Liz Bennett (Clerk), Pete Bradbury (WSCC and MSDC Councillor), one member of the public.

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

A member of the public spoke regarding a possible development at the field north of Ansty Place. He is proposing a small development of 7 houses, 3 of which would be self-build plots and 4 would be discount market houses. Discount market houses are a form of affordable houses which are sold at a 20% discount to market value to qualifying individuals. He has been approached by other developers and feels that the plot is vulnerable to larger scale development, but as the owner of the field and a nearby property he would prefer to see this smaller more appropriate development.

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

Apologies were accepted from Maria Fielding. James Steadman was absent from the meeting.

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

Jon Gilley and Crispin Salimbeni both declared prejudicial interests in agenda item 8b because they are trustees at Ansty Village Centre.

#### **4. Minutes of the Parish Council meeting held on 13<sup>th</sup> February 2023.**

The minutes were AGREED and signed by the Chairman.

#### **5. Field North of Ansty Place.**

The Parish Council will not comment on the proposal until a planning application is submitted. However, the Council is generally not in favour of additional housing in Ansty. 61 homes have been built in the centre of Ansty since 2016, a further 80 have permission on the periphery of Ansty and c80 have been allocated in the draft District Plan Review. The Neighbourhood Plan allocations have been exceeded and traffic is a big issue in Ansty. One Councillor said that he is in favour of self-builds and low-cost housing. Another Councillor commented that if this proposal had been submitted as part of the District Plan review process it might have compared favourably to other sites.

#### **6. Update on the District Plan Review.**

The summary of results from the Regulation 18 consultation have been published. The Clerk and Simon have reviewed the responses and produced summaries. Pete Bradbury was asked a couple of questions regarding the responses. He confirmed that the traffic modelling used by WSCC Strategic Planning has been shown to be a robust model that has been used and accepted in connection with many development sites. He also

confirmed that if a developer puts a school into their plans for a site, it does not mean that WSCC, who are responsible for school provision, have agreed to a school being built there. WSCC make their decisions based on local need and existing school provision.

MSDC are working on producing a revised District Plan Review which will be published for a final consultation in the Summer/ Autumn this year. Examination will take place during the Winter of 2023 with the plan being finalised and adopted in 2024.

## **7. Planning decisions.**

The following decisions were noted:

- a. DM/22/3179. Description: 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 (internal door detail received 15.02.2023) Location: Naldred Farmhouse, Borde Hill Lane, Haywards Heath. Granted.
- b. DM/22/3767. Description: proposed two storey side extension to provide additional habitable accommodation. (revised plans received 07.02.2023) Location: Court Cottage, Brantridge Lane, Staplefield. Granted.

## **8. Planning Applications.**

- a. DM/23/0458 Application Type: Householder Application Proposal: Remove existing single storey link building and rebuild new single storey garden room link on similar footprint, install two conservation roof windows Site Address: Taylors Farm, Brook Street, Cuckfield, No objection.
- b. DM/23/0446 Application Type: Full Application Proposal: Erection of a Waymarker Site Address: Ansty Village Centre Deaks Lane Ansty Haywards Heath Crispin and Jon left the room for the duration of the meeting. Jon Gilley and Crispin Salimbeni left the meeting for the duration of this item. No objection.
- c. DM/23/0421 Application Type: Full Application Proposal: Extension and alterations to the existing Stables building to improve and expand the existing restaurant and café/tea house. Partial change of use of Stables from gym to new farm shop/ delicatessen with storage above. Change of use first floor from offices to 4 No. hotel rooms for visitor accommodation and associated parking and landscaping works. Site Address: Stable Block, Borde Hill Garden, Borde Hill Lane. No objection.
- d. Notice of Appeal. AP/23/0024 Planning Inspectorate Ref: APP/D3830/W/23/3316817 Land At: Graftons, Brighton Road, Warninglid, Haywards Heath Proposed Development: Outline application for the proposed erection of 1no. self-build dwelling, retention of existing vehicular access. All matters to be reserved apart from access. Noted.
- e. DM/23/0629 Application Type: Removal/Variation of Condition Proposal: Variation of condition 7 relating to planning application DM/21/1744 - To remove the proposed boundary fence and retain existing hedge. Site Address: Sunnyside, Bolney Road, Ansty. Noted.

## **9. Monthly Finances.**

The financial statement including the schedule of payments, the receipts and bank

reconciliation was AGREED and signed by the Chairman and is attached to these minutes.

#### **10. Adoption of policies:**

It was AGREED that the following policies will be adopted by the Council:

- a. **Recording of Public Meetings Policy**
- b. **Document Retention Scheme**

#### **11. Review of existing policies.**

The Clerk has made minor amendments to the following policies to ensure that they are up to date. It was AGREED that the revised versions be adopted. The Clerk was asked to make a minor change for clarity to the Pre-application meetings with developers policy.

- a. **Pre-application meetings with developers policy.**
- b. **Freedom of Information Publication Scheme**
- c. **Health and Safety Policy**
- d. **Disciplinary Procedure**
- e. **Complaints Procedure**
- f. **Privacy Notice**
- g. **Website Accessibility Statement**

#### **12. Deaks Lane Operation Watershed scheme.**

The Clerk reported that Deaks Lane residents are unhappy with the proposed hardening of parking places. The scheme has been put on hold whilst the options are explored with WSCC and a meeting will be arranged with the residents in due course.

#### **13. Ansty bus shelters.**

The Parish Council is looking to replace the existing bus shelter at the top of Deaks Lane and to possibly put a new shelter at the bus stop on the other side of the road. It is possible that the pavement is too narrow to accommodate a new shelter but the Clerk is talking to Highways about the options. It was agreed that the existing shelter should be replaced with one of a similar design. The Clerk will obtain some quotes for a new shelter, demolition of the existing shelter and talk to Highways about whether the contractors will require Highways qualifications. Once quotes and licenses are obtained she can apply for s106 funding. The Highways Manager has recently left WSCC and the replacement is not yet in place. This may cause delays to the project.

#### **14. Police survey.**

Nuala Hampshire offered to complete the survey on behalf of the Council.

#### **15. King's Coronation.**

The Clerk has informed residents associations that MSDC are offering grants for communities to celebrate the King's Coronation.

#### **16. Parking issues in Staplefield.**

This item will be carried forward to the next meeting.

**17. Repairs to Staplefield Common.**

Tanyards Lane residents are planning to patch part of the Lane and have asked if the PC have plans to do any work in that area or at the informal lay-bys. The Parish Council agreed that they have no plans to do any patching work there.

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

- a. **Candidate nominations for the elections are open from 21<sup>st</sup> March to 4<sup>th</sup> April.**
- b. **The Clerk was asked to add Staplefield Play park to the next agenda.**
- c. **The Clerk was asked to add Parish Council name change to the next agenda.**

**Meeting Closed**

**Draft Minutes Subject To Confirmation.**

**Ansty and Staplefield Parish Council Monthly Finances 13<sup>th</sup> March 2023**

**Payments for approval**

Voucher	Date	Supplier / customer	Account	Net	VAT	Total
116	30/09/2022	Unity Trust	Bank Charges	0.30	0.00	0.30
117	30/09/2022	Unity Trust	Bank Charges	25.65	0.00	25.65
188	13/03/2023	Information Commissioner	Subscriptions	35.00	0.00	35.00
189	13/03/2023	EDF Energy	Staplefield Pavilion	8.57	0.43	9.00
190	13/03/2023	Castle Water	Staplefield Pavilion	5.00	0.00	5.00
191	13/03/2023	Vodafone	Equipment and software	24.51	4.90	29.41
192	13/03/2023	WSCC	Salaries and on costs	2241.78	0.00	2241.78
193	13/03/2023	Elizabeth Bennett	Clerk's Expenses	22.00	0.00	22.00

NB: Vouchers 116 and 117 were not previously formally authorised at a meeting.

I am pursuing a refund from Castle Water who notified me that they would not collect the last DD (Voucher 179 for £5) This was approved at the last meeting but has now been deleted. Since then, they have said they will continue to collect the DD but will also process a refund.

**Receipts in February**

There were no receipts in February

**Bank reconciliation.**

28th February 2023			
Bank Accounts		Cashbook	
Current	13,903.25	Opening	76,631.21
Deposit	100811.49	Total receipts	120,416.28
less uncleared paym	0	Total payments	-82332.75
<b>Totals</b>	<b>114,714.74</b>		<b>114,714.74</b>

Signed by Chairman of PC meeting 13<sup>th</sup> March 2023