

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the meeting of Ansty and Staplefield Parish Council held in Ansty Village Hall on 17th October 2022 at 7:30pm.

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

Also present: Pete Bradbury (MSDC and WSCC Councillor), Sujan Wickremaratchi, members of the public. NB: The Clerk was not present due to sickness. The minutes were taken by Brad Williams and are briefer than usual but record the decisions made.

1. Public Session.

Members of the public expressed their concern at the licensing application for the High Weald Vineyard at Deaks Lane and asked the Parish Council to object to this. They are concerned at the long hours proposed for licensing and the potential for public nuisance, and the adverse effect on dark skies in an Area of Outstanding Natural Beauty.

2. Apologies for absence.

The Clerk was unwell and unable to attend the meeting. It was AGREED that Brad Williams would take notes from the meeting. Maria Fielding was absent from the meeting and subsequently sent apologies.

3. Declarations of interest in items on the agenda.

None declared.

4. Minutes of the Parish Council meeting held on 12th September 2022.

The minutes of the last meeting were AGREED.

5. Update on the widening to the entrance to Cedar Avenue and consider any action required.

Dhana Mahendran reported that WSCC first agreed to widen the entrance to Cedar Avenue over a decade ago and received funding from the developer to complete the work. Residents are still waiting for the work to start and despite repeated requests have not received any information on when this work might start. Sujan Wickremaratchi agreed that there have been unacceptable delays to this work and agreed to ensure that Highways provide a firm timetable for project delivery by the next Parish Council meeting on November 14th 2022.

6. Planning decisions.

The following decisions were noted:

- a. DM/22/2061 proposal: siting of a mobile home/caravan for purposes incidental/ancillary to the main dwelling, for use by a family member, in the curtilage of the existing dwelling. Location: Old Mill Cottage, Cuckfield Road, Ansty. Confirmed as lawful.
- b. DM/22/0358. Description: proposed agricultural access and closure of existing access. (additional highways information received 08.04.2022, additional tree information received 03.08.2022) Location: Land North Of Ansty Place/Ansty

- Farm, Cuckfield Road, Ansty. Granted.
- c. DM/22/2655 Description: Removal of HV poles 615930, 615929, 615928, 615927, 615925/6 and associated OHL's. Location: Land At Sparks Lane, Cuckfield. The authority does not have any objection to the above works, and they may proceed under the terms of the Overhead Line (Exemption) (England and Wales) Regulations 2009.
 - d. Dm/22/1990 Description: replace front conservatory with new porch. Single storey side and rear extension. Replace existing garage with oak framed garage. Location: Merrywood, Staplefield Lane, Staplefield. Granted.
 - e. DM/22/0678. Description: revised address and description and additional information submitted: change of use of land from agriculture to use as storage in association with cuckfield golf centre, including improvements to the access track, retention of hardstanding and oil tank and proposed erection of an storage barn for equipment and vehicles incorporating staff welfare facilities. LOCATION: Land At Upper Sparks Farm, Staplefield Road, Cuckfield. Refused.

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

- a. DM/22/2858 Application Type: Householder Application and DM/22/2841 Listed Building Consent. Proposal: Demolition of existing single-story pitched roof kitchen, utility and boot room. Erection of a single-story extension to build a new entrance porch, kitchen and family living/dining room and a new bay window. Site Address: Old Beech Farm, Staplefield Road, Cuckfield. No objection.,
- 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. Site Address: The Grain Store Holmsted Farm, Staplefield Road, Cuckfield. The Parish Council object to this application and have the following concerns:
 - The proposal is for a biomass operation operating 8760 hours a year (24 hours a day, 365 days a year) burning wasted wood at a rate of 350kg per hour, yet only two HGV vehicles per week are stated as the only traffic notification. The Parish Council query whether the vehicle movements are correct.
 - The Parish Council feel that the Environment Agency should monitor emissions, especially as this in AONB.
 - many businesses in the area will be impacted by pollutants.
- c. DM/22/2897 Application Type: Householder Application Proposal: Three-storey side extension. Site Address: 1 Keepers Cottages, Mallions Lane, Staplefield. No objection.
- d. DM/22/2895 Application Type: Full Application Proposal: Retrospective installation of No. x4 Air Sourced Heat Pumps. Site Address: International Bible Training Centre, Hook Place, Cuckfield Road, Burgess Hill. No objection.
- e. AP/22/0033 Planning Inspectorate Ref: APP/D3830/C/22/3306677 Land At: Beaumont House Orchard Way Warninglid Haywards Heath Proposed Development: Not built in accordance with the approved plans Change of use from garage with floor area above used incidental to dwelling/HMO to separate dwelling main file. Noted.
- f. DM/22/2996 Application Type: Trees in a Conservation Area Proposal: 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. Site Address: Trees On Land West Of Rosebank, Handcross Road, Staplefield. Noted.

- g. DM/22/2018 Application Type: Removal/Variation of Condition Proposal: 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. Site Address: Great Thorndean Barn And The Old Dairy, Slough Green Lane, Warninglid. No objection.
- h. DM/22/2833 Application Type: Householder Application Proposal: Two storey side extension with associated alterations Site Address: Amblehurst, 4 Deaks Paddock, Ansty. No objection.
- i. DM/22/2983 Application Type: Householder Application Proposal: Creation of additional Bedroom with Ensuite over existing single storey rear extension. Site Address: Wych Cottage Orchard Way Warninglid. No objection.
- j. DM/22/2869 Application Type: Householder Application Proposal: Garage conversion and first floor side extension (amended description 10/10). Site Address: 4 Buckeridge Way, Haywards Heath. No objection.
- k. DM/22/3129 Application Type: Householder Application Proposal: Proposed single storey rear extension, car port over existing side driveway, associated landscaping Site Address: Simla, Bolney Road, Ansty. No objection.
- l. Reference: LI/22/1292. Licensing application at Highweald Wine Estate, Deaks Lane, Cuckfield. The Parish Council object to this application on the grounds of public safety/ nuisance and Brad agreed to write to MSDC.

8. Planning advice to assist with complaints to MSDC.

It was agreed not to proceed with commissioning planning advice in the wake of planning enforcement action being taken at Cuckfield Gold Course.

9. Community Energy Project.

Due to the absence of the Clerk this item was carried forward to the next meeting.

10. Stop Cuck-stye Action Group (SCAG) and agree expenditure within the previously agreed limit.

Simon Stokes and Brad Williams attended a MSDC briefing at which they confirmed that the Cuck-stye/ Ansty Farms site is to be taken out of the District Plan Review, although this needs to be formally agreed at a MSDC Council meeting on 2nd November. A consultation on the revised District Plan is due to start in the middle of November and residents are urged to support the removal of the Cuck-stye site from the plan. MSDC anticipate that the developer will object to the removal of the site and so SCAG will be continuing their efforts. As part of this they have asked that the Parish Council commission a Traffic Report at a cost of £5k so that expert evidence can be used to object to the site. This expenditure was AGREED and falls within the previously agreed £10k budget.

The next SCAG event is a community walk across the Cuck-stye site on October 30th.

11. Parish Council Finances

a. Overtime payment to Clerk.

An overtime payment for 20 additional hours was AGREED.

b. Financial statement including the schedule of payments, the receipts and bank reconciliation.

The schedule of payments was AGREED except for a payment of £9376 to WSCC. The Clerk was absent from the meeting and so could not provide an explanation to the meeting. The payment will be agreed once the Clerk has provided a satisfactory explanation by email.

(NB: the Clerk subsequently explained that this payment related to several months' worth of salaries and Councillor allowances which have not yet been paid to WSCC, as the payroll provider, due to errors made by WSCC. It is all within agreed budgets. The payment has now been made.)

12. Playground inspection report.

The inspection report was noted.

13. Parish Council's Winter Maintenance Plan.

Due to the absence of the Clerk this item was deferred to the next meeting.

14. Request to use Staplefield Common during the Veteran Car Rally.

It was AGREED that Hagerty's Insurance can hire the common to erect a marquee for spectator viewing and refreshments at a cost of £650. They will be setting up the marquee on Friday 4th November and removing it the following Monday.

15. Refurbishment of fingerposts in the parish.

Due to the absence of the Clerk this item was deferred to the next meeting.

16. Deaks Lane traffic issues.

The Clerk is waiting to receive quotes for the work and will provide an update at the next meeting.

17. LGPS Funding Strategy Statement.

This was noted.

18. Updates from MSDC and WSCC Councillor.

Pete Bradbury confirmed that the Cuck-stye/ Ansty Farms is to be removed from the District Plan Review. The Parish Council thanked Pete for his tireless work to bring this about.

Pete asked if the Say No to Cuck-stye signage could be removed from the side of the roads. Brad confirmed that these are not the responsibility of the Parish Council but he will talk to the SCAG campaign group.

19. Minor matters and items for the next agenda.

a. **Laying of Poppy Wreath.**

Crispin Salimbeni agreed to lay the poppy wreath at Staplefield War Memorial.

b. **Christmas Dinner.**

The Parish Council will hold their Christmas dinner on Wednesday 7th December.

The Clerk will be asked for venue options.

MEETING CLOSED

DRAFT MINUTES SUBJECT TO CONFIRMATION.

Ansty and Staplefield Parish Council Monthly Finances 17th October 2022

Payments for approval

Voucher	Date	Supplier / customer	Account	Net	VAT	Total
118	07/10/22	EDF Energy	Staplefield Pavilion	7.62	0.38	8.00
119	17/10/22	Staplefield Village Hall	Room Bookings	10.00	0.00	10.00
120	17/10/22	WSCC	staff salaries and on costs	9,376.14	0.00	9,376.14
121	17/10/22	WSCC	Payroll Admin	74.80	14.96	89.76
122	17/10/22	WSCC	staff salaries and on costs	2,130.32	0.00	2,130.32
123	17/10/22	Ansty Village Hall	Cuckstye room bookings	49.00	0.00	49.00
124	17/10/22	Ansty S and S Club	Cuckstye room bookings	20.00	0.00	20.00
125	17/10/22	Ansty S and S Club	Cuckstye reception	310.00	0.00	310.00
126	17/10/22	GB Sports and Leisure	Playpark and ditches	115.00	23.00	138.00
127	17/10/22	Vodafone	Equipment and software	24.51	4.90	29.41
128	17/10/22	Elizabeth Bennett	Clerk's Expenses	30.48	0.00	30.48
129	17/10/22	Castle Water	Staplefield Pavilion	5.00	0.00	5.00
130	17/10/22	Philip and sons	Bus shelter installation	5275.00	0.00	5275.00
			Monthly Total	17,427.87	43.24	17,471.11
			Total to Date	36,827.29	1,758.35	38,585.64

Receipts in September

Voucher	Date	Supplier / customer	Account	Total
108	05/09/2022	HUL Client	Miscellaneous	500.00
109	09/09/2022	Hiscox	Miscellaneous	430.63
110	12/09/2022	TSSCC	Cricket	116.10
111	15/09/2022	Geoff Crosta	Cricket	387.00
112	20/09/2022	Staplefield Cricket Club	Cricket	750
113	29/09/2022	EI Group PLC	Common	1,375.00
114	30/09/2022	MSDC	Parish Precept	49,640.00
115	30/09/2022	Unity Trust	Bank Interest	149.42
			Monthly Total	53,348.15
			Total to Date	57,790.45

Bank reconciliation

30th September 2022			
Bank Accounts		Cashbook	
Current	66996.37	Opening	76,631.21
Deposit	85471.84	Total receipts	111,138.60
less uncashed payments	0	Total payments	-35301.6
Totals	152,468.21		152,468.21

Signed by Chairman of PC meeting 17th October 2022

