

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the Meeting of Ansty and Staplefield Parish Council held in Ansty Village Hall on 12th June 2023 at 7:30pm.

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

Also present: Liz Bennett (Clerk), 2 members of the public, Pete Bradbury (County Councillor)

1. Public Session.

A member of the public spoke regarding planning application DM/22/1705 at Silverdale, Ansty. They objected to several aspects of this proposal including:

- The size and design of the proposed dwelling and garage which is replacing a much smaller bungalow and is outside the village development boundary.
- The height of the roof ridge which is over 2m higher than the existing bungalow and will compromise the privacy of the neighbours.
- The use of large vehicles including articulated lorries which will not be able to get down the narrow, single-track lane without damaging neighbouring hedges.

The member of the public has also heard that Parish Councillors attended a meeting about this application which has not been documented. This was strongly denied by the Councillors. The Parish Council has not been involved in any meetings of this sort. The Parish Council last discussed the application at the Parish Council meeting in December 2022, which like all Parish Council meetings was open to the public. The minutes from this meeting are available on the Parish Council website. Simon Stokes had to leave that meeting for the discussion on this planning application due to his prejudicial interest.

2. Apologies for absence.

All members were presented.

3. Declarations of interest in items on the agenda.

Simon Stokes declared a prejudicial interest in agenda item 7e DM/22/1705 because he is a neighbour. Crispin Salimbeni declared a prejudicial interest in agenda item 7a because he owns Tanyards Lane. Crispin Salimbeni declared a prejudicial interest in agenda item 7h DM/22/2967 because it neighbours one of his properties. Crispin Salimbeni and Maria Fielding both declared prejudicial interests in agenda item 7i because they are on the Staplefield Village Trust with the applicant.

4. Minutes of the Parish Council meeting held on 10th May 2023.

The minutes were AGREED and signed by the Chairman.

5. Update on the District Plan Review.

Pete Bradbury, who is no longer a member of the District Council, suggested that the Parish Council should seek clarity from the new Leader of MSDC regarding the District

Plan.

6. Planning decisions.

The following planning decisions were noted:

- a. DM/23/0793. Description: 9 x ash to be dismantled Location: 2 Gable Cottages Cuckfield Road Staplefield. No objection.
- b. DM/22/2141 and DM/22/2142. Description: (amended plans received 13.04.2023) proposal to convert the grade ii listed outbuilding into residential accommodation as a single two-bedroom dwelling, with new openings, upgraded insulation and new weatherboarding. To amend the landscape to form a sunken private terrace. Location: Brook Farm, Brook Street, Cuckfield. Granted.
- c. DM/23/0767. Description: removal of condition no. 6 relating to application DM/22/0813 - to allow retention of the existing tarmac car park. Location: Ansty Village Centre, Deaks Lane, Ansty. Granted.
- d. Appeal Ref: APP/D3830/W/23/3316817 Graftons, Brighton Road, Warninglid. Appeal dismissed.
- e. DM/23/1165. Description: proposed agricultural building for the storage of machinery and straw. Location: Lullings Farm, Borde Hill, Cuckfield. Granted.
- f. DM/23/0868. Proposal: outbuilding for garden room location: 21 Rocky Drive, Haywards Heath. Certificate of Lawful Development granted.
- g. DM/23/0853. Description: variation of condition no: 2, of planning permission DM/20/1760 to amend the approval plans to allow for changes in design which would create additional habitable space, including a bedroom and mezzanine, as well as extend the gross internal area of the scheme by increasing its length by 4.5 metres to accommodate the garage. This only applies to plot 1 of the proposed scheme. Location: Oaktree Farm, Burgess Hill Road, Ansty. Granted.
- h. DM/23/0446.description: erection of a way marker Location: Ansty Village Centre, Deaks Lane, Ansty. Granted.

7. Planning applications.

- a. DM/22/0499 Application Type: Full Application Proposal: Proposed vineyard ancillary building providing office, sampling/tasting, packing storage and machinery workshop/store, and the Installation of a Klargestep septic tank. (Amended plans 26.04.2023, planning statement 31.10.2022, heritage statement 31.10.2022 and drainage statement 21.02.2022) Site Address: Dillions, Tanyard Lane, Staplefield. Crispin left the room for the whole of this agenda item. The Parish Council object to this item because the vineyard is located down a small lane which is also a public footpath. It is unsuitable for use by visitors and deliveries to the vineyard and could put footpath users in danger. There are only 4 parking bays available and the lane itself is unsuitable for parking. This proposal will have an adverse effect on the AONB.
- b. DM/23/0294 Application Type: Full Application Proposal: Retrospective Installation of mobile structure for wine tasting and associated decking, landscaping, and access track. AMENDED PLANS received 11/5/2023 removing stairs and viewing platform include timber weatherboarding to clad wine tasting building, changes to the landscaped area and a swept path analysis for the

trackway to the winery building. Site Address: Highweald Wine Estate, Deaks Lane, Cuckfield. The Parish Council has already considered this application and their original objections still stand.

- c. DM/23/1145 Application Type: Householder Application Proposal: Construction of a log store on the site of a previous outbuilding. Site Address: Legh Manor, Cuckfield Road, Ansty. No objection.
- d. DM/23/1251 Application Type: Removal/Variation of Condition Proposal: Variation of condition 2 of application DM/22/2315 to amend the approved plans in regards of design and location of the proposed dwelling. Site Address: Birch Trees Farm, Cuckfield Road, Ansty. No objection.
- e. DM/22/1705 Application Type: Full Application Proposal: (Additional information received 22/11/2022, Amended proposed block plan altering the position of the dwelling 21/05/2023) Demolition of existing dwelling, outbuildings, and garage. Proposed five-bedroom dwelling with garage and associated landscaping works. Change of house type from that approved under Ref: DM/20/0842 Site Address: Silverdale, Bolney Road, Ansty. Simon Stokes left the room for the whole of this agenda item. The Parish Council has already objected to this application and their original objections still stand. The new plans require even more trees to be removed on land adjacent to the AONB. The Parish Council is also concerned about the width of the lane which is unsuitable for access vehicles.
- f. DM/23/1355 Application Type: Householder Application Proposal: Erection of oak framed outbuilding comprising of a home office and gym. Site Address: Merrywood, Staplefield Lane, Staplefield. No objection.
- g. DM/23/1406 Application Type: Removal/Variation of Condition Proposal: Variation of condition no. 1 relating to planning application DM/20/3847 - to update the proposed plans to allow for design changes Site Address: Winscot, Deaks Lane, Cuckfield. No objection.
- h. DM/22/2967 Application Type: Full Application Proposal: Part retrospective application for retention of two no. mobile stables, improvement to track to east of the WSCC Playing Field to Brantridge Lane, parking and turning area at end of existing field access track. Site Address: The Old Vicarage, Brantridge Lane, Staplefield. Crispin left the room for the duration of this item. The Parish Council have already considered this application and their original objections still stand. It was also agreed that the land being crossed by the track is in the ownership of Highways and so an easement is not required.
- i. DM/23/0208 Application Type: Change of Use Application Proposal: Change of use of agricultural land to use for exercising of dogs including perimeter fence, pathway, shelter and associated parking. (Additional Highways Information received 10.02.2023 and visibility splays received 08.06.2023) Site Address: Land To South Of Holmsted Farm Staplefield Road. Crispin remained out of the room. Maria Fielding left the room for the duration of this item. The Parish Council has already considered this application and their original objections still stand.
- j. DM/23/1174 Description: Replacement clubhouse and new storage facility following the demolition of the existing premises. The proposal also includes amendments to the vehicular access via Whitemans Green (some of which have been carried out previously by West Sussex County Council), and additional car parking and servicing arrangements. Location: Haywards Heath Rugby Football

Club Sports Pavilion, Whitemans Green, Cuckfield. No objection.

- k. DM/23/1400 Application Type: Full Application Proposal: Demolition of existing commercial buildings and the erection of a replacement building. Site Address: Brook Street Garage, Brook Street Garage, Forge Works, Sparks Lane. The MSDC website was down earlier and so the Clerk was asked to request an extension for this application which will be considered at the next meeting.

It was AGREED to bring agenda item 16 forward.

8. Definitive Map Modification Order.

Cuckfield Golf Course have made several changes to footpaths without permission. Walkers are now directed away from the High Weald Landscape Trail which follows the ridge and has outstanding views, to a path 60m away with no views. Further to the North is a path which runs both sides of a hedge. Cuckfield Golf Course has tried to close off the path which is on their land sending walkers to the other side. The other side includes three stiles and a field of horses and so is not suitable for many walkers especially those with dogs. Land Registry documents from over 20 years ago show both paths but the one on Cuckfield Golf Course land does not appear on the Definitive Map. Pete Bradbury agreed to support a Definitive Map Modification Order to include this path and will speak to the Rights of Way team about the path that has moved from the ridge. The Clerk will write to him with full details.

Pete Bradbury left the meeting.

9. To consider whether application DM/22/2967 will require an easement from the Parish Council for crossing common land.

This was discussed under agenda item 7h.

10. Annual Governance and Accountability Review

a. Report from internal auditor.

The report was noted by the Council.

b. AGAR section 1 Annual Governance Statement.

The Annual Governance Statement was AGREED by the Council and signed by the Chairman.

c. AGAR section 2 Accounting Statements.

The Accounting Statement was AGREED by the Council and signed by the Chairman.

11. Monthly finances.

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

12. Parish Council name change.

The process for changing the name is quite straight forward but there would also be administrative costs for changing the Parish Council website name and all the email addresses etc. The Clerk was asked to find out how much it would all cost. She was also asked to write to MSDC to let them know that the Parish Council is considering a name

change.

13. Disconnection of showers at Staplefield Pavilion.

James Steadman has sought advice on this and is hoping to arrange an inspection.

14. Report from meeting with IdVerde and to note the inspection report for Staplefield Play Park.

The reports were noted.

15. Capital projects for consideration in the Autumn.

An initial meeting of the Capital Projects Working Party will be held to agree the process for identifying and prioritising projects.

16. Parking issues in Staplefield.

The Clerk was asked to write to Brantridge School to ask that their staff and parents don't park on the common.

17. New District Councillors.

The Clerk was asked to write to the six new District Councillors that cover our parish to invite them to attend a Parish Council meeting to introduce themselves.

18. Minor matters and items for the next agenda.

- a. **Tree report.** An Ash tree suffering from dieback needs to be removed urgently. The Clerk was authorised to obtain quotes and appoint a suitable contractor to deal with it asap.
- b. **Cuckfield PC BBQ.** Councillors were reminded to reply to the invitation to Cuckfield Parish Council BBQ.
- c. **Register of Interests.** Councillors were reminded to complete their Register of Interests and send to the Clerk asap.
- d. **Caretaker.** The Clerk will write to the cricket clubs to inform them that the caretaker is unwell.
- e. **Traffic calming from Worlds end to north side of railway bridge on Rocky Lane.** This proposal is already supported by the County Councillor and the Parish Council is happy to lend its support.
- f. **Hole near the bus stop barriers around it near The Tanners.** The Clerk was asked to report the hole to Highways.
- g. **Waste near phone box on Tanyards Lane.** The Clerk was asked to write to Nymans Gardens to ask them to remove the waste left there by contractors.

Ansty and Staplefield Parish Council Monthly Finances

Schedule of Payments and Receipts

Ref	Date	Supplier / customer	Account	RECEIPTS	PAYMENTS		
					Net	VAT	Total
222	15/05/2023	Crinnan Gould (Cycling event)	Common	32.25			
223	22/05/2023	CPRE	Subscriptions		60.00	0.00	60
224	26/05/2023	Jalal IA (Crawley Eagles)	Cricket	116.10			
225	30/05/2023	Castle Water	Staplefield Pavilion		5.00	0.00	5
226	15/05/2023	Vodafone	Equipment and software		28.00	5.60	33.6
227	01/06/2023	Staplefield Village Fete	Common	150.00			
228	12/06/2023	Staplefield Village Hall	Room Bookings		22.00	0.00	22.00
229	12/06/2023	GB Sports and Leisure	Playpark and ditches		95.00	19.00	114.00
230	12/06/2023	WSCC	streetlighting		4,525.16	905.03	5,430.19
231	12/06/2023	WSCC	staff salaries and on costs		2,224.85	0.00	2,224.85
232	12/06/2023	Screwed and Glued	Fingerpost repairs		280.00	0.00	280.00
233	12/06/2023	Symes Tree Surgery	Staplefield Trees		850.00	0.00	850.00
234	12/06/2023	Elizabeth Bennett	Expenses		45.80	0.00	45.80
235	08/06/2023	EDF Energy	Pavilion electricity		23.81	1.19	25.00

Council name	Ansty and Staplefield Parish Council
Bank account	Current Acct and Deposit Acct
Balance per bank statement at 31/05/2023	17,628.83
	151292.3
TOTAL NET BANK BALANCES AT 31/05/2023	168,921.13
Opening_balance	113,112.89
Total receipts	62,398.55
Total payments	-6,590.31
Closing balance per cash book (must equal net bank balances above)	168,921.13

Signed by Chairman of Parish Council Meeting 12/06/2023