

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the Meeting of Ansty and Staplefield Parish Council held in Ansty Village Hall on 12th February 2024 at 7:30pm.

Members present: Brad Williams (Chairman), Bob Birthwright, Maria Fielding, Nuala Hampshire, Heinrich Schmidt, Mandi Graves, Jon Gilley, George Morley, James Steadman, Simon Stokes.

Also present: Liz Bennett (Clerk), 15 members of the public. Malcolm Avery (MSDC Councillor), Richard Bates (MSDC Councillor), Pete Bradbury (WSCC Councillor).

1. Public Session.

Members of the public spoke regarding the following issues:

- Sugworth Farm. The Parish Council were asked to support residents opposing the inclusion of 60 houses at Penland Farm in the District Plan Reg19 consultation. This is a high-quality landscape adjacent to the AONB. In 2016 MSDC rated this site as unsuitable for development. The site is prone to flooding and development would negatively impact local infrastructure.
- Deaks Lane signage. The Parish Council were asked to agree to the village “gates” and signage at Deaks Lane. Lorries and cars are often insensitive to the residents and users of the lane including pedestrians and horse riders. The gates and signs would raise awareness of the nature of the lane.
- Planning application WSCC/007/24 water treatment works at WSCC. The Parish Council were asked if WSCC had consulted Staplefield residents as this is a potentially large development which could impact many local residents. The Chairman responded that the Parish Council were not aware of the proposal until receiving the application today.
- Planning application DM/24/0164 for a field shelter at The Lodge, Staplefield. The Parish Council were urged to object to this application. There appears to be no justification for the height and scale of the shelter which will negatively impact the AONB. The application contains some misleading information.
- Planning application DM/23/1902 to relay 70m of an existing track at Cuckfield Golf Course. The Parish Council were asked to object to this retrospective application which will have an adverse visual impact on the AONB. The application refers to a hardstanding but there is no access track. The hardstanding is not justified.
- Planning application DM/23/1902 to relay 70m of an existing track at Cuckfield Golf Course. The Parish Council were asked to support this application which is needed to get machinery from one end of the golf course to the other. It is not a hardstanding but a track. Repairs are needed due to flooding. Councillors were referred to a handout with photographs.

2. Apologies for absence.

Apologies were accepted from Crispin Salimbeni, James Steadman and Amanda Saunders

3. Declarations of interest in items on the agenda.

All Councillors have been issued with a dispensation regarding the District Plan Review.

George Morley and Brad Williams both declared an interest in agenda item 6c because George is a trustee of the Ansty Village Hall Trust and Brad is a trustee of Ansty Village Centre Trust.

4. Minutes of the Parish Council meeting held on 8th January 2024.

The minutes were AGREED and signed by the Chairman.

5. Planning decisions by MSDC.

The following decisions were noted:

- a. DM/23/2212 description: construction of new vehicular bridge and new parking with turning area. Flood risk assessment received 14.12.2023. Location: North Hall Cottage, Mallions Lane, Staplefield. Granted.
- b. DM/23/1903 description: proposed extension to the existing patio, the erection of a log store and a lean-to storage unit, adjacent to the existing building Location: Cuckfield Golf Course, Staplefield Road, Cuckfield. Granted.
- c. DM/23/2881 proposal: conversion of existing garage structure to living accommodation. Location: 5 Pullman Avenue, Haywards Heath.
- d. 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. Granted.
- e. DM/23/1288 description: demolition of existing car park, garage and external store, to extend/remodel car park and extension of existing kitchens to the north and construction of a single-storey extension to the rear. (amended plans and additional information received 01.09.2023 and 02.10.2023) Location: The Jolly Tanners, Handcross Road, Staplefield. Granted.
- f. DM/23/2570 description: 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). Location: Brew House, Cuckfield Road, Ansty. Granted.

6. Planning applications.

- a. DM/23/3178 Application Type: Householder Application Proposal: Removal of lantern to for new roof over proposed side extension Site Address: St Margarets, Brook Street, Cuckfield. No objection.
- b. DM/23/3194 Application Type: Outline Application Proposal: Outline application (all matters reserved) for the erection of 9 dwellings Site Address: Eldridge Vale Caravan Park, Valebridge Road, Burgess Hill. The Parish Council object to this application because the site was not allocated in the Neighbourhood Plan, and it is an area of countryside development restraint.
- c. DM/24/0002 Application Type: Full Application Proposal: Erection of two 4m tall poles to relocate car park LED lighting lamps from existing power pole as approval DM/22/0813. Poles to be located in the centre margin between the two

- car park sections. Site Address: Ansty Village Centre, Deaks Lane, Ansty. Brad and George declared their interest and left the room for the duration of this item. The Parish Council do not object to this application but wish to ensure that the lights only illuminate the car park and do not cause disturbance to neighbours.
- d. DM/24/0127 Application Type: Trees in a Conservation Area Proposal: 1 x Beech tree, to rear of school - fell as causing damage to drain and wall. Site Address: Brantridge School, Staplefield Place, Handcross Road, Staplefield. The Parish Council do not wish to comment on this application and will leave it to the MSDC Tree Officer.
 - e. DM/24/0164 Application Type: Full Application Proposal: Proposed single storey field shelter on land adjacent to, and subordinate to, The Old Lodge. The proposal also comprises the addition of native hedging and trees around the proposed shelter and boundary. Site Address: The Old Lodge, Ditton Place, Brantridge Lane, Balcombe. The Parish Council object to the excessive height of the shelter for which there appears to be no justification, and which is not in keeping with the area. It is overbearing on the plot and will be obtrusive in an AONB.
 - f. DM/24/0068 Application Type: Householder Application Proposal: Proposed outbuilding. Site Address: 10 Old House Lane, Haywards Heath. No objection provided that the outbuilding is tied to the original house and cannot be a dwelling in own right.
 - g. DM/24/0186 Application Type: Householder Application Proposal: Proposed roof extension, internal alterations, floor plan redesign and all associated works. Site Address: 10 Cheales Close, Haywards Heath. No objection.
 - h. DM/23/3133 Application Type: Full Application Proposal: Use of land as a travellers caravan site consisting of 1 no pitch, containing a residential mobile home, dayroom and associated development. Site Address: Land At Highfields, Brighton Road, Warninglid. The Parish Council object to this application because it is a new dwelling in an area of Countryside development restraint.
 - i. DM/23/1902 Application Type: Full Application Proposal: Amended description and application: Retrospective full Planning Application to relay 70m of an existing track with new material at Cuckfield Golf Club. Site Address: Cuckfield Golf Course, Staplefield Road, Cuckfield, Haywards Heath. The Parish Council has previously objected to this application and agreed to object to this revised application because it is a retrospective application for a track and hardstanding which has been there since 2023. There is no justification for it for the maintenance of the golf course and it will have an adverse visual impact on the High Weald AONB. It is also likely to have an adverse impact on biodiversity of the site.
 - j. WSCC/007/24 Location Staplefield Wastewater Treatment Works, Cuckfield Road, Staplefield, West Sussex, RH17 6ES Proposal Installation of Integrated Constructed Wetland (ICW) and associated infrastructure at land adjacent to Staplefield Wastewater Treatment Works. This application was only received by the Parish Council today and so the Clerk will ask for the deadline to be extended so that it can be considered at the next Parish Council meeting on 11th March. The Clerk was asked to request that this application be determined by WSCC Committee because it is a significant site. WSCC Councillor Pete Bradbury will

support this request.

7. Cuckfield Golf Course Footpath update.

The Clerk reported that the Parish Council is not the footpath authority and that WSCC, who are the footpath authority was asked to visit the site to examine the footpaths and signage. The WSCC inspection concluded that the line of footpath 45CR is insufficiently signed to make the path clear to walkers and that the Parish Council were within their rights to install informative signs. WSCC will be visiting the site to ensure that the existing footpath signs are pointing in the correct direction, and they will be installing two additional signs to further ensure that the footpath line is made clear. WSCC have stated that Cuckfield Golf Course are able to provide an alternative route but must not label it is a Public Right of Way. Cuckfield Golf Course have been instructed to place signs in their car park to state that golfers must give way to walkers on the golf course.

It is now proposed that as this item is in the hands of WSCC, the footpath authority, it will be removed from future agendas. Once WSCC have completed their works to provide clarity to the line of 45CR, the Parish Council will consider asking adjacent landowners to remove the information sign.

WSCC Councillor Pete Bradbury interjected to say that he will ensure that WSCC regularly inspect the footpath to ensure that the correct lines are maintained.

In the meantime, a Freedom of Information request has been received on which the Parish Council are seeking advice and will be responding to by the deadline of 20th February.

8. District Plan Review Reg 19 consultation.

The Regulation 19 consultation period ends on 23rd February.

There are four sites that the Parish Council wish to comment on as part of the consultation. The following actions were AGREED:

- Ansty Farms/ Cuckstye. The Parish Council will support the exclusion of this site from the District Plan review. A joint report with Cuckfield Parish Council will be updated to submit to MSDC at a cost of £200.
- Bolney Road and Challoner Road sites. The Parish Council object to the inclusion of these sites in the District Plan. The submission used as part of the Reg18 consultation will be updated and resubmitted. Brad and Simon will also review an expert report commissioned by an Ansty resident with a view to supporting that.
- Sugworth Farm site. The Parish Council object to the inclusion of this site in the District Plan. Brad, Simon and Nuala will review the resident's submission and support their objections.

9. Updates from District and County Councillors.

Pete Bradbury (WSCC Councillor) provided an update on County matters including the Council Plan and Budget. Borde Hill Lane had to be closed for a few days due to an underground stream causing flooding and dangerous road conditions when it froze. This matter has now been resolved.

He was asked about repeated temporary repairs of potholes and explained that they must repair potholes within 21 days of being made aware of them. WSCC now have new machinery and materials which should lead to more permanent pothole repairs. He asked for more details of an ongoing issue at Handcross Hill.

He mentioned that Cuckfield Parish Council are seeking a 20mph limit in Cuckfield village centre and he will be conducting his own survey to gain views. The Parish Council will discuss this at their next meeting in March.

10. Finances

a. Monthly finances.

The financial statement including the schedule of payments, the receipts and bank reconciliation was AGREED. Councillors were reminded that their Councillor Allowance should be declared as taxable income.

b. Three-year arrangement with the Internal Auditor.

The Parish Council agreed to enter a three-year arrangement with the Internal Auditor which will protect them from price increases.

11. Hire of the cricket facility and common in 2024.

The charges for the hire of the cricket facility at Staplefield will be unchanged and remain at the 2015 level. It was agreed that the charge for hiring the common for Staplefield Fete will be reduced from £300 to £150 this year.

12. To consider request to place “gates” at each end of Deaks Lane.

The Parish Council agreed in principle to erect some village gates with appropriate signage within a budget of £1000. Permission will be needed from Highways for this, and Simon Stokes agreed to discuss the proposal with the Highways Manager. Pete Bradbury lent his support to the project.

13. Mid Sussex applauds nominations.

Nuala proposed a nomination which was agreed.

14. Drainage issues at Staplefield.

The headwall and ditch adjacent to the Victory Inn were cleared at a cost of £365.80. This was authorised by the Clerk in consultation with Crispin Salimbeni and Brad Williams under delegated powers. This was ratified by the Parish Council.

The Parish Council also approved the following additional works:

- replacing and extending the fencing near the ditch and mesh across the main culvert at a cost of £1543.62+VAT.
- Unblocking the four culverts crossing the common from the road to the ditch at a cost of c£400. It was accepted that this could cost more if the contractor encounters any issues.

These expenses are all to be taken from the Operation Watershed reserve which was set up to maintain the drainage scheme.

15. Staplefield pavilion plans.

A meeting will be held next week to consider works required to improve water safety.

The Clerk was asked when the Staplefield Play Park spec would be agreed. It was previously agreed that a working party would look at this after Christmas, but this has been delayed due to a heavy workload. The Council agreed that the drainage issue must be addressed first otherwise the money on a new park could be wasted. The Clerk will ask for an update on the proposed drainage scheme by Highways in case that will help with excess water at the play park.

16. Minor matters and items for the next agenda.

- a. **Bus shelter.** The Council was pleased to see the new bus shelter at Ansty but asked that the contractors return to tidy the site. The contractors will also be asked to address the flooding which now occurs inside the shelter.
- b. **Mobile Speed Indicator Device.** The mobile SID at Rocky Lane is now working but one of the batteries is not functioning. The Clerk will purchase another one.

MEETING CLOSED.

DRAFT MINUTES SUBJECT TO APPROVAL

Ansty and Staplefield Parish Council Monthly Finances: 12th February 2024
Schedule of Payments and Receipts

Ref	Date	Cust/ Supplier	Account	Receipt	Payments		
					Net	VAT	Total
341	29/01/2024	Castle Water	Staplefield Pavilion		21.43	0.00	21.43
342	18/01/2024	EDF Energy	Staplefield Pavilion		11.00	2.20	13.20
343	12/02/2024	Haywards Heath Rugby Club	Grants		-20,000.00	0.00	-20,000.00
344	12/02/2024	WSCC	staff salaries and on costs		2,773.27	0.00	2,773.27
345	06/02/2024	Public Works Loan Board	Public works loan repayments		3,261.50	0.00	3,261.50
348	12/02/2024	Vision ICT	Equipment and software		90.00	18.00	108.00
349	12/02/2024	Bob Birthwright	Councillor allowances		282.70	0.00	282.70
350	12/02/2024	Brad Williams	Councillor allowances		425.70	0.00	425.70
351	12/02/2024	Crispin Salimbeni	Councillor allowances		282.70	0.00	282.70
352	12/02/2024	James Steadman	Councillor allowances		282.70	0.00	282.70
353	12/02/2024	Jon Gilley	Councillor allowances		282.70	0.00	282.70
354	12/02/2024	Maria Fielding	Councillor allowances		282.70	0.00	282.70
355	12/02/2024	Simon Stokes	Councillor allowances		282.70	0.00	282.70
356	12/02/2024	Nuala Hampshire	Councillor allowances		282.70	0.00	282.70
357	12/02/2024	Amanda Saunders	Councillor allowances		282.70	0.00	282.70
358	12/02/2024	Elizabeth Bennett	Clerk's Expenses		41.00	0.00	41.00
359	12/02/2024	Monarch Oak	Boards, signs, shelters		2,640.00	528.00	3,168.00
360	12/02/2024	Ansty Sports and Social Club	Room Bookings		15.00	0.00	15.00

Ref	Date	Cust/Supplier	Receipt	Payment
339	17/01/2024	From Deposit Acct		15000.00
340	17/01/2024	To Current Acct	15000.00	
346	06/02/2024	From Deposit Acct		20000.00
347	06/02/2024	To Current Acct	20000.00	

Bank Transfers

January 2024 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**20412.64****Deposit Acct****164,279.06****TOTAL NET BANK BALANCES AT 30/11/2023****184691.7****Cashbook**

Opening_balance

113112.89

Current Acct Total receipts

125,158.64

Current Acct Total payments

-56,566.59

Deposit Acct Total receipts

2986.76

Deposit Acct Total payments

0.00

Closing balance per cash book (must equal net bank balances above)**184,691.70****Signed by Chairman of Parish Council Meeting 12th February 2024**