

## ANSTY AND STAPLEFIELD PARISH COUNCIL

### **The minutes of the meeting of Ansty and Staplefield Parish Council meeting held on Monday 10<sup>th</sup> August 2020 at 7:30pm.**

In response to the Coronavirus pandemic the Government has introduced new regulations which allow Parish Councils to hold their meetings online. These are the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020. This meeting was held by Zoom.

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

**Also present** Liz Bennett (Clerk), Pete Bradbury (MSDC and WSCC Councillor), 2 members of the public.

#### **1. Chairman's introduction.**

The Chairman opened the meeting and outlined guidance for online meetings.

#### **2. Public Session.**

A member of the public spoke to object to agenda item 7e DM/20/1289. This application will lead to the loss of playing fields which need to be retained with a growing population in Mid Sussex. The site will have an adverse visual impact on the AONB. It will increase local traffic including caravans and trailers and adversely affect the amenity of neighbouring properties. The proposal is contrary to the NPPF, the Mid Sussex District Plan, the Neighbourhood Plan and the High Weald Management Plan.

#### **3. Apologies for absence.**

Apologies were accepted from James Steadman.

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

Dhana Mahendran declared a prejudicial interest in agenda item 7f DM/20/5207 because she would be impacted if the application is successful. Crispin and Maria declared a personal interest in agenda items 7DM/20/2018 and 7e DM/20/1289 because they are on committees with a person connected to the applicant.

#### **5. Minutes of the Parish Council meeting held on 6<sup>th</sup> July 2020.**

The minutes were AGREED.

#### **6. Planning decisions.**

- a. DM/20/2349 Description: agricultural steel framed hay barn Location: Bucklands Farm, Brantridge Lane, Balcombe. Granted.
- b. DM/20/1877 Description: single storey side extension to the west, two storey side and rear extension to dwelling and new roof to existing detached annexe/garage. Location: Jarretts Farm, Brantridge Lane, Balcombe. Granted.

## 7. Planning applications.

- a. DM/20/2018 Application Type: Change of Use Application Proposal: Change of use of agricultural building to 4 x commercial units; 1 x fitness studio (Use Class D2), 1 x car polishing workshop (Use Class B1) (retrospective) and 2 x flexible commercial use (Use Class B1/B8/D2). Including siting of associated external toilet block and provision of car parking with alterations to door, windows and external staircases. Site Address: Holmsted Farm, Staplefield Road, Cuckfield. No objection.
- b. DM/20/2387 Application Type: Trees in a Conservation Area Proposal: T1, Sycamore, remove to ground level. T2. Ash crown reduction by 3meters. T3. Ash crown reduction by 3meters. Site Address: 2 Gable Cottages, Cuckfield Road, Staplefield. No objection.
- c. DM/20/2412 Application Type: Removal/Variation of Condition Proposal: Variation of condition 2 relating to planning application DM/20/0607 to allow for changes to the approved design. Site Address: Oakfield House, Deaks Lane, Cuckfield. No objection.
- d. DM/20/1719 Application Type: Listed Building Consent Proposal: Conversion of timber frame barn outbuilding in to living accommodation for visitors to the main house. Site Address: The Barn House, Cuckfield Road, Ansty. No objection.
- e. DM/20/1289 Application Type: Full Application Proposal: Proposed change of use of land for up to 35 pitch campsite together with erection of single storey toilet/shower block with associated car parking and landscaping (Amended description and plans received on 15 July 2020) Site Address: Land At Sparks Farm Former Playing Field, Staplefield Road, Cuckfield. The Parish Council object to this application because it represents overdevelopment of a site in AONB. It is on the crest of a ridge and would have an adverse visual impact on the AONB. It would mean the loss of playing fields at a time when the population in Mid Sussex is set to significantly increase. The access at Cleavers Lane would be dangerous with trailers and caravans. There is no topographical survey so it is difficult to understand how the site will be made suitable for camping. The proposal is contrary to policies in the Neighbourhood Plan.
- f. DM/19/5207 Application Type: Full Application Proposal: Detailed application for 72.no residential dwellings (providing some alterations to the schemes already approved under DM/16/4496 and DM/17/4190 - namely to allow 23.no additional dwellings). (Amended plans received 18th June relating to design matters and taller house type to plots 26/27 and 38/39.) Site Address: Rookery Farm, Rocky Lane, Haywards Heath. The Parish Council is concerned that additional houses will make the single access to and from the site dangerous. The Parish Council would like planning conditions to include the provision of bus shelters and a Vehicle Activated Sign on Rocky Lane as well as salt bins within the development.
- g. DM/20/2572 Application Type: Outline Application Proposal: Outline application for erection of two new detached dwellings with all matters reserved apart from access. Site Address: Chideok, Valebridge Road, Burgess Hill. The Parish Council object to this application because it is an overdevelopment of the site, it is not in the Neighbourhood Plan and is in an area of Countryside Development Restraint.
- h. DM/20/2428 Application Type: Householder Application Proposal: Erection of

two storey side extension and single storey rear extension. Site Address: Barnsnape Lodge, Slough Green Lane, Warninglid. No objection.

- i. DM/20/2622 Application Type: Listed Building Consent Proposal: Proposed internal alterations to create additional staircase, and reconfiguration of existing kitchen and sunroom to include creation of new boot room. Site Address: Barnsnape Farm, Broxmead Lane, Cuckfield. No objection.
- j. DM/20/2671 Application Type: Full Application Proposal: Realignment of existing car park, provision of new access off B2036 Cuckfield Road, demolition of part of the existing driving range building at the Burgess Hill, Golf Centre and associated hard and soft landscaping at the Oak Barn Restaurant. Site Address: Burgess Hill Golf Academy, Cuckfield Road, Burgess Hill. No objection.
- k. DM/20/1430 Application Type: Full Application Proposal: Revised description and plans - Reconstruct the practice putting green, enlarge tees at 5th, 7th, 11th, 15th, and 16th holes, relocate tee at 10th hole, install new bunker at 7th hole, to move and reconstruct the 2nd/11th hole, improve greens at 4th/13th, 6th/15th and 8th/17th holes together with the installation of new pathway network serving all holes/ Site Address: Cuckfield Golf Course, Staplefield Road, Cuckfield. This application was received just before the meeting. It was agreed that an extension will be requested so that it can be considered at the September meeting. If this is not possible the decision is delegated to Nuala, Brad and the Clerk.
- l. DM/20/2400 Application Type: Listed Building Consent Proposal: Replacement of rotten, unsafe and non-original ground floor windows in non-historic rear of the building. Site Address: Northlands, Brook Street, Cuckfield. This application was received just before the meeting. It was agreed that an extension will be requested so that it can be considered at the September meeting. If this is not possible the decision is delegated to Nuala, Brad and the Clerk.

## 8. Finances.

- a. **Financial Statement.** The financial statement including the payments for approval, the receipts and bank reconciliation was reviewed. The Clerk was asked to query the additional £200 for Hollinger Trenching but all other payments were AGREED.
- b. **Revised budget.** The revised budget which reflects changes in income due to the pandemic was noted.
- c. **s106 contributions.** The Clerk provided a report on all the s106 contributions that are available to the parish and how they can be spent. The Clerk will work with Jon, James and Simon to agree the design and location of new bus shelters at Ansty that can be provided from application DM/17/3105 at Hook Place.

It was agreed that bus shelters and four salt bins should be provided at Rocky Lane from application 10/02410/FUL at Sandrocks. It was also agreed that the remaining money from this development should be used to purchase three Bluetooth mobile SIDs. With the existing SID this will mean that each of the four wards in the parish can have their own SID. The existing SID will be converted to Bluetooth. The Clerk will confirm full costings and that this can all be achieved within the money available before proceeding.

There is also s106 available from application DM/16/2347, Bolney Road, Ansty that can be spent on adult fitness equipment. The Clerk will ask if some of this can be spent on bicycle racks.

**9. Staplefield bus shelter.**

The bus shelter near the play park at Staplefield is in poor condition and is leaning. It is not thought to be dangerous but will need to be repaired or replaced. Bob will ask the contractor working at Staplefield Pavilion to look at it and the bus shelter near the notice boards in Staplefield.

**10. Use of Staplefield Common.**

The Clerk was asked to write to The Victory pub in Staplefield which has extended its outside seating area to include part of the car park and has fenced it off. The license agreement does not include this new area. The Parish Council understand that in the current crisis it is necessary to seat people outdoors where possible and wish to support the pub. They are happy to grant permission on a rolling basis until the crisis is over but would also like to ensure that the pub's public liability insurance covers them for any accidents that might occur in that area.

**11. Post and chain fence around Ansty green.**

This item will be carried over to the next meeting.

**12. Nominations for Mid Sussex Applauds.**

Councillors will consider suitable nominations and discuss at the next meeting.

**13. Ansty Village Centre.**

The ground floor is in place and work on the first floor is due to start on Wednesday. The building is still scheduled to finish in February.

**14. Mobile SID and Brook Street speeding issues.**

The mobile SID has been moved from Staplefield to Ansty. The Clerk and Nuala Hampshire met with the WSCC Highways Manager to discuss the speeding issues at Brook Street. He has agreed that further signage and other measures are appropriate. He will be meeting with the Engineer to consider the options and hopes that changes will be made in around three months.

There is a problem with overgrown trees in Brook Street obscuring the footway and highway. WSCC are not responsible for cutting back these trees and Pete Bradbury advised that they should be reported on the Love West Sussex app. WSCC will then write to the landowners.

**15. Staplefield Pavilion maintenance work.**

The work at Staplefield pavilion is progressing well. The new windows are in and the timber replacement is complete. The painting, window beading, guttering and roof repairs are underway.

The Clerk was asked to report the poor condition of the cricket square to the grass

cutting contractors.

**16. Updates from MSDC and WSCC Councillor.**

Pete Bradbury provided a report from WSCC and MSDC which are both suffering losses because of the pandemic.

Haywards Heath Sixth Form College will be opening in September with a full complement.

Pete agreed to investigate the rural Broadband grants available from the Government and how they can be accessed.

**17. Parish fingerposts.**

No update.

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

None received.

**MEETING CLOSED**

**DRAFT MINUTES SUBJECT TO CONFIRMATION**

**Ansty and Staplefield Parish Council Finances 10<sup>th</sup> August 2020**

**Payments for approval.**

	<b>Ref</b>	<b>Description</b>	<b>Amount</b>
EDF Energy	31	Pavilion electricity	<b>16.00</b>
Hollinger Trenching	32	Play park drainage (Watershed) £200 extra	<b>3188.40</b>
Business Stream	33	Pavilion waste water	<b>32.78</b>
WSCC	34	Salaries	<b>2019.69</b>
WSCC	35	Street lighting	<b>3451.85</b>
DP Mason Building	36	Staplefield Pavilion – 50% payment	<b>8135.25</b>
Elizabeth Bennett	37	Clerk's expenses	<b>81.59</b>
Ansty Village Centre	38	Final instalment of grant.	<b>25000</b>
Vodafone	39	Phone	<b>21.55</b>

**Receipts in July**

	<b>Ref</b>	<b>Description</b>	<b>Amount</b>
WSCC	G	Operation Watershed grant – play park	<b>2457.00</b>
The Sunday Seconds	H	Cricket	<b>83.85</b>
ANSAR MRM	I	Cricket	<b>83.85</b>
The Sunday Seconds	J	Cricket	<b>83.85</b>

31st July 2020

<b>Bank</b>		<b>Cashbook</b>	
Current Account	18414.78	Balance forward	56862.78
Deposit Account	45201.72	Receipts	46230.86
uncashed	-9.68	less payments	-39260.87
		less unbanked deposit	-225.95
	<b>63606.82</b>		<b>63606.82</b>

**Approved at Parish Council Meeting 10<sup>th</sup> August 2020**