

ANSTY AND STAPLEFIELD PARISH COUNCIL

The minutes of the meeting of Ansty and Staplefield Parish Council held in Ansty Village Hall on 14th August 2023 at 7:30pm.

Members present: Brad Williams, Bob Birthwright, Crispin Salimbeni, Maria Fielding, Jon Gilley, George Morley, Nuala Hampshire, Amanda Saunders, Heinrich Schmidt.

Also present: One member of the public. District Councillors: Gary Marsh, Jenny Edwards, Richard Bates and Malcolm Avery.

The Clerk was absent from the meeting with Covid.

1. Public Session.

One member of the public spoke to oppose the planning applications at Cuckfield Golf Course – DM/23/1902 and DM/23/1903.

2. Co-option of a new member to the Parish Council.

Heinrich Schmidt was co-opted to the Parish Council and will represent Rocky Lane ward.

3. District Councillor introductions.

The following District Councillors, elected in May, introduced themselves to the meeting:

Gary Marsh (Conservative) and Jenny Edwards (Green Party) representing Ardingly, Balcombe and Turners Hill ward.

Richard Bates (Lib Dem) representing Ashenground ward.

Malcolm Avery (Conservative) representing Cuckfield ward.

District Councillors Jim Bates (Conservative) from Cuckfield Ward and Duncan Pascoe (Lib Dem) from Ashenground ward sent their apologies to the meeting.

4. Apologies for absence.

Apologies were accepted from Councillors Simon Stokes and James Steadman. The Clerk, Liz Bennett, also sent apologies.

5. Declarations of interest in items on the agenda.

No declarations were made.

6. Minutes of the Parish Council meeting held on 10th July 2023.

The minutes of the meeting were AGREED.

7. Planning decisions by MSDC.

The following planning decisions were noted:

- a. DM/23/1251. Description: variation of condition 2 of application dm/22/2315 to amend the approved plans in regards of design and location of the proposed dwelling. Location: Birch Trees Farm, Cuckfield Road, Ansty. Granted.

- b. DM/23/1355. Description: erection of oak framed outbuilding comprising of a home office and gym. Location: Merrywood, Staplefield Lane, Staplefield. Granted.
- c. DM/23/0294. Description: 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. Location: Highweald Wine Estate, Deaks Lane, Ansty. Granted.
- d. DM/23/0218. Description: continued use of existing building for residential purposes. Location: Highfields, Brighton Road, Warninglid.
- e. DM/23/1715. Description: 4 no. New polytunnels and creation of a new agricultural track Location: Sugworth Farm, Borde Hill Lane, Haywards Heath. Prior approval is not required.
- f. 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 (Amended plans, Design and Access Addendum, Bat Emergence Survey and Biodiversity Net Gain information received 20 June 2023) Site Address: Stable Block, Borde Hill Garden, Borde Hill Lane, Haywards Heath.
- g. DM/22/3734 Application Type: Full Application Proposal: Part retrospective planning application for a new garage and alternative surfacing to previously permitted driveway and the proposed provision of a new swimming pool. Amended plans and additional information including Heritage Statement received 20.07.2023, to show proposed swimming pool removed and to include change of use of adjoining agricultural land to private garden area. Site Address: Great Thorndean Farm Gables, Slough Green Lane, Warninglid.
- h. DM/22/1705. Description: (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 Location: Silverdale, Bolney Road, Ansty. Granted.
- i. DM/23/1406. Description: variation of condition no. 1 relating to planning application dm/20/3847 - to update the proposed plans to allow for design changes Location: Winscot, Deaks Lane, Cuckfield. Granted.
- j. DM/23/1627. Proposal: the application is for use of the land for siting a mobile home for use incidental to the main dwelling and the proposed mobile home meets the definition of a caravan as set out in the caravan sites act 1968, and as amended in October 2006 (CSA). Location: Graftons, Brighton Road, Warninglid. Lawful development certificate granted.
- k. DM/22/2967. Description: part retrospective application for retention of two no. Mobile stables, improvement to track to east of the wsccl playing field to brantridge lane, parking and turning area at end of existing field access track (amended 9/5/23). Location: The Old Vicarage, Brantridge Lane, Staplefield.

Granted.

- I. DM/22/3357. Description: Three Bay Garage And Wooden Jetty. Revised Location Plan Received On 19.12.2022. Amended Elevational Drawings Received On 17.02.2023. Amended Drawings Received On 27.06.2023 To Change Design And Relocate Triple Garage. Location: Slough Place Farm, Staplefield Road, Cuckfield. Granted.

8. Planning Applications.

- a. DM/23/1845 Application Type: Householder Application Proposal and DM/23/1846 Listed Building Consent: Proposed kitchen extension following demolition of single storey kitchen/utility wing, and alterations to existing facade. Site Address: Old Beech Farm, Staplefield Road, Cuckfield. No objection.
- b. DM/23/1902 Application Type: Full Application Proposal: Full Planning Application to relay an existing track with new material (Part Retrospective) at Cuckfield Golf Club. Site Address: Cuckfield Golf Course, Staplefield Road, Cuckfield. The Parish Council object to this application which is contrary to planning policies detailed in the High Weald AONB Management Plan, the Ansty & Staplefield Neighbourhood Plan the NPPF and the Mid Sussex District Plan. The track has been partially built without permission and adds to the cumulative visual and environmental effects of the many previous applications from Cuckfield Golf Course. The Parish Council request that MSDC conduct an Environmental Impact Assessment of the whole site.
- c. DM/23/1903 Application Type: Full Application Proposal: Proposed extension to the existing patio, the erection of a log store and a lean-to storage unit, adjacent to the existing building Site Address: Cuckfield Golf Course, Staplefield Road, Cuckfield. The Parish Council object to this application which is contrary to policies in the High Weald AONB Management Plan, the Ansty & Staplefield Neighbourhood Plan, the NPPF and the Mid Sussex District Plan. The store and patio have already been built and add to the cumulative visual and environmental effects of the many previous applications from Cuckfield Golf Course. The Parish Council request that MSDC conduct an Environmental Impact Assessment of the whole site.
- d. DM/23/1957 Application Type: Lawful Development Certificate -Proposed Proposal: Proposed dormer, internal alterations, floor plan redesign and all associated works. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account. Site Address: 10 Cheales Close, Haywards Heath. Noted.
- e. DM/23/1937 Application Type: Householder Application Proposal: Proposed ground and first floor rear and side extension, internal alterations and all associated works. Site Address: 10 Cheales Close, Haywards Heath. No objection.
- f. DM/23/1904 Application Type: Householder Application Proposal: Removal of the external part of a chimney stack. Site Address: Meadow Cottage, Rose Cottage Lane, Staplefield. No objection.
- g. DM/23/1638 Application Type: Householder Application Proposal: Proposed double storey side extension. (amended proposed ground floor received 05/08) Site Address: 10 The Holt Haywards Heath. No objection.

- h. Proposed telecommunications mast at Sugworth Farm. A planning application for this will be submitted at a later date. Noted.

9. Monthly finances.

The financial statement including the schedule of payments, the receipts and bank reconciliation was AGREED.

10. Updates from District and County Councillors including the District Plan Review.

The four District Councillors gave an update on the District Plan process; it was also noted that ASPC and Cuckfield Parish Council have been invited to a joint meeting at MSDC.

Gary Marsh said MSDC have a robust 5-land supply and noted that this is being tested by a developer appeal. All four District Councillors said they were not in favour of the Ansty Farms (Cuckstye) proposal. Chair Brad Williams said the PC would work alongside councillors on a strictly non-party political basis, as was noted we are represented by three Conservatives, two Lib Dems and a Green. All District Councillors said that at present the timetable for the District Plan was on time and since election there has been a determination for councillor work together to progress plan on a non-partisan basis. It was expected there will be a planning examination of the District Plan next Spring

11. Update on the 45CR footpath issues.

Nuala Hampshire provided an update on the footpath issues at Cuckfield Golf Course.

12. Salt bins for Wychwood Park development.

The purchase of six new salt bins for the Wychwood Park development at Rocky Lane was AGREED.

13. Capital Project Grants pilot.

This item was deferred to the next meeting due to the absence of the Clerk and Simon Stokes.

14. Parish Council name change.

This item was deferred to the next meeting.

15. Reports of accidents at Hanlye Lane.

It was AGREED that no action will be taken.

16. Updates from District and County Councillors.

This item was dealt with under item 10.

17. Disconnection of showers at Staplefield Pavilion.

This item was deferred to the next meeting.

18. Quote for removing fallen tree on Brantridge Lane Staplefield.

It was AGREED that the tree should be removed asap with the most competitive quote. To be agreed by the Chairman and the Clerk.

19. Use of equipment at Staplefield Pavilion.

This item was deferred to the next meeting.

20. Replacement of the fingerpost arms at Bishopstone Lane.

This item was deferred to the next meeting.

21. October meeting date. from the 9th to 16th.

It was AGREED to move the October meeting from the 9th to the 16th.

22. Minor matters and items for the next agenda.

No minor matters were raised.

MEETING CLOSED

DRAFT MINUTES SUBJECT TO CONFIRMATION.