

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 1st SEPTEMBER 2025 AT STANSTED VILLAGE HALL AT 8.00 PM

PRESENT: Cllr Yvonne Tisson Chair
Cllr Tom Brooker
Cllr Kelly Curtis
Cllr Peter Morris
Cllr Daren Sefer
Mr David Rice Clerk

Five members of the public

Item		Action point
Minute no		
1	CHAIRMAN	
198	Cllr Tisson took the Chair.	
2	APOLOGIES	
199	Apologies were received from Cllrs Estrada and Whitaker.	
3	DECLARATIONS OF INTEREST	
200	There were no declarations of interest.	
4	MINUTES OF THE MEETING HELD ON 7th JULY 2025	
201	It was proposed by Cllr Sefer, seconded by Cllr Morris that the minutes of the meeting held on 7 th July 2025 be signed as a true record.	
5	MATTERS ARISING	
202	It was noted that subsequent to the previous meeting Cllr Sefer had donated a Union flag for the Stansted Village Hall this was kept by Cllr Sefer.	
6	PRESENTATION ON REQUEST FOR FOOTBALL POSTS	
203	The Chair invited Masters Burlace and Malone to give their presentation to the meeting. The presentation was informative and set out the options of one or two goals and their respective costs and durability – option one for a pair of goals at £1,350 and option two for on goal for £1,649. Following a discussion of the relative benefits the PC requested if under option one, a single goal could be purchased. The PC would make a decision following the outcome of this query.	
204	The Chair thanked Masters Burlace and Malone for their time in researching and presenting the matter.	

COUNTY AND BOROUGH COUNCILLORS' REPORTS

The Chair suspended the meeting to allow Cllrs Coffin and Rayner and to update the Parish Council.

Cllr Rayner outlined the Local Government Reform and circulated a timeline which would involve the disbanding of the 14 Kent councils into a unitary structure although Kent had not been selected to be fast-tracked.

The local plan will be published shortly and following the government's commitment to increase housing stock, the revised target for TMBC is to be increased from 435 to 1150 per annum between 2025-40.

The planning appeal which gave MOTO permission to build the 200 HGV Truck Stop near Wrotham Heath was being taken to judicial review in November. This landmark case will involve a detailed analysis of the definition of 'grey-belt' which was the basis upon which MOTO had been given approval.

It was highlighted that further funds were available under the West Kent Rural Grant scheme to support economic growth initiatives and for local community facilities.

The Chair thanked Cllrs Coffin and Rayner for their reports.

7 LONDON GOLF CLUB

205 The Chair noted that following the formal consideration by TMBC on 3rd April, the planning application for the re-development of the London Golf Club had been approved by TMBC although approval was still needed from Sevenoaks District Council. There was nothing further to report at this stage.

8 REPORT FROM BLACK HORSE STEERING COMMITTEE

206 The Chair noted that since the last meeting further letter had been sent to TMBC's Chief Enforcement Officer on 30th July 2025 and this had been a 'Freedom of Information' request.

9 REPORT FROM NATIONAL LANDSCAPES STEERING COMMITTEE

207 The Chair reported that the sub-committee of the PC had been set up to request that the parish be included within the National Landscapes zone, like the other surrounding parishes. It was noted that this was a substantial long-term project but, if successful, would offer more protection for the parish from unwarranted development.

10 REPORT FROM THE SCHOOL SUB-COMMITTEE

208 The Chair noted that Tom Sheldon, the Chair of the School Sub-Committee had sent his apologies. The Chair summarised the issues discussed at the last meeting of the sub-committee held on 8th July which had noted various maintenance issues, an agreement on the cutting of the hedge (the school would be responsible for the inside and the PC the outside of the hedge) and that the official school opening would be delayed until the spring of 2026.

11 CLIMATE ACTION PLAN

209 This item was deferred for discussion as Cllr Whitaker had sent his apologies for the meeting.

12 MAINTENANCE OF LOCAL PATHS

210 The Parish Council had been asked to review a proposed upgrading of various paths to by-way status between Honeypot Lane and Fairseat Lane. The British Horse Society maintained that the by-ways were in place in the early eighteen century, however, the Parish Council considered that it would be preferable for these to be reclassified as bridleways or 'restricted by-ways' to avoid the paths to be used by motorbikes.

211 It was noted that an indefinite extension had been given but there were no developments on the submissions being gathered at the time of the meeting.

13 HIGHWAYS

212 Further to the granting of planning permission for the Moto lorry park near Wrotham Heath the Parish Council had agreed to support Wrotham Parish Council which was leading a further appeal at the High Court and, as referred to by Cllr Rayner, this was scheduled for November 2025.

213 The village signs and gateways projects were ongoing and installation was being carried out in the next couple of months.

214 The traffic plan is still under discussion and it was hoped that the London Golf Club would be able to assist with its progress.

215 It was noted that Cllr Brooker would be working on the Fairlawne Estate stiles shortly.

14 PLANNING

a Applications

216 (i) **Land between Old Manor Cottages & Little Fields, Plaxdale Green Road**
25/01307/PA – Lawful Development Certificate – existing use of land as residential curtilage associated with the main dwelling house. It was agreed that this was a confirmation of the current arrangement and any further development would require a planning application in the usual way.

217 (ii) **Seagrove Cottages, Malthouse Road, Stansted**
25/01376/PA – two storey extension
The PC was concerned about the size of the extension and the lack of details and the Clerk was requested to "call-in" the application to allow more time for it to be considered.

218 (iii) **Rumney Farm House, South Ash Road, Ash**
25/01402/PA – demolition of existing buildings and construction of self-build house.
The PC agreed to consider the proposal further and to meet the deadline for comments.

b Decisions

- 219 (i) **Four Season Park, Labour in Vain Road**
25/00117/PA – Proposed use of land as a caravan site together with amenity and ancillary areas for an additional six caravans (total 38 caravans) - **Refused 04.07.2025 and the application would be appealed.**
- 220 (ii) **Rosecomb, Plaxdale Green Farm, Plaxdale Green Road, Stansted**
24/01486/PA – Proposed new building/Granny annex – **Approved 23.07.2025**
- 221 (iii) **Court Lodge Farm, Plaxdale Green Road**
25/00773/PA – solar panel project – **Prior approval not required**
- 222 (iv) **Ruskins, Tumblefield Road, Stansted**
25/00966/PA – Further to planning TM/24/01352/PA demolition of barn and changes to residential housing plan
The Parish Council had no objections. **Approved 22.08.2025**
- 223 (v) **Oaktree Farm, Hatham Green Lane**
25/00828/PA – retrospective application re new dwellings – Approved 21.08.2025

c Outstanding decisions

The following outstanding decisions at the time of the meeting were noted:

- 224 (i) **Oak Tree Stables, Vigo Road, Fairseat**
23/03546 - Proposed erection of a shared dayroom facility forming extension of existing Cart Store, alongside external alterations
- 225 (ii) **Thriftwood Caravan & Camping Park, Plaxdale Green Road, Stansted**
24/02052/PA – Reorganisation of part of approved caravan park to allow a reduction in overall number of caravans and increase in the number of static holiday caravans (resubmission).

Appeals

- 226 There were no new appeals at the time of the meeting.

d Enforcement

- 227 (i) **Black Horse, Tumblefield Road, Stansted, TN15**
Tree removal – Emergency TPO requested 03.09.2024
Emergency Enforcement Action requested 28.10.2024
Emergency Enforcement Action requested – 02.05.2025
Letter re further planning infringements – 04.06.2025
Letter re further planning infringements – 22.07.2025
Letter re Freedom of Information Request – 30.07.2025

- 228 e **Other Planning matters**

The recent work in Westfield Wood, Fairseat was discussed and in particular the destruction of the areas of bluebells. The owners of the land had been contacted but no reply was received as at the time of the meeting. The legal position had been clarified and as the work had been carried out on private land there were no infringements.

15 FINANCE – Appendix A

Finance Report

229 a The Finance Report was noted.

Bank Balances

230 b The bank balances as listed on Appendix A and as shown on the bank statements were noted.

To approve payments made since last meeting

231 c Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the payments made since last meeting as Appendix A be approved.

d Accounts for payment

232 Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the accounts for payment listed on Appendix A be approved.

Other Finance issues

233 There were no other issues for discussion.

16 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

i Grange Park School

234 There were no additional matters to note.

ii Recreation Field

235 There were no matters to note.

iii Play park

236 There were no matters to note.

iv Browne's Field

237 The Chair noted that the suggestion of a Community Orchard was favoured rather than a Community Garden and that this proposal would be considered further.

- 238 **v Telephone box in Plaxdale Green Road**
There were no matters to note.
- 237 **vi Maintenance and handyperson**
There were no matters to note.
- 238 **vii Other issues**
The proposal from the History Society for an information board was discussed.
- 239 A walking route via individuals' properties was opposed and it was agreed that we should ask property owners' permission for a photo of their house to be included on the map.
- 17 VILLAGE HALLS**
- 240 **Stansted & Fairseat Village Halls**
It was noted that a car was parked in the SVH car park on a long-term basis and that the driver would be contacted as no specific approval for this arrangement had been sought.
- 241 It was agreed that a sign should be made to note that the car park was only available to those using the village hall.
- 18 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK**
- 242 Cllr Sefer noted that he had attended a meeting and that the approval for TMBC becoming a town council had received approval with 72% voting in favour.
- 19 BENCHES**
- 243 It was noted that interest had been received from some parishioners about paying for benches to commemorate loved ones and these would be discussed with the individuals concerned.
- 20 CORRESPONDENCE**
- 244 It was noted that the Parish Council had been contacted by TMBC that the Annual Canvass to check the electoral role would be carried out shortly.
- 245 There was a new link to be used to report potholes.
- 246 A request had been received for a wedding marquee to be placed on the SVH recreation ground on 4th July 2026 and this was approved.

21 ANY OTHER BUSINESS

247 The Chair suggested that the PC should consider providing some financial support to the local groups and societies and it was agreed to consider this at the next meeting.

PUBLIC SESSION

There were no items for discussion.

The Chair thanked everyone for attending and closed the meeting at 10.20 p.m.

SignedChair

Dated.....