

## STANSTED PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 5<sup>th</sup> SEPTEMBER 2022 AT 8 pm  
AT STANSTED VILLAGE HALL**

**PRESENT:** Cllr Harry Bott Chairman  
 Cllr Mrs Polly Falconer Vice-chairman  
 Cllr Tom Brooker  
 Cllr Jack Saunders  
 Cllr Daren Sefer  
 Cllr Kevin Sparkes  
 Cllr Mrs Yvonne Tisson  
 Mrs Melita Gandolfo Clerk  
 KCC Cllr Harry Rayner  
 One member of the public

**Item** *Action point*  
**Minute no**

**1 APOLOGIES**

142 There were no apologies for absence .

**2 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER**

143 Cllr Bott declared an interest in item 7 a (i) as the trees in question are on his land.

**3 MINUTES OF THE MEETING HELD ON 4<sup>th</sup> JULY 2022**

144 It was proposed by Cllr Bott, seconded by Cllr Falconer and agreed that the minutes of the meeting held on 4<sup>th</sup> July 2022 be signed as a true record.

**4 MATTERS ARISING**

145 It was noted that under item 9(i) of the 4<sup>th</sup> July minutes , Recreation field, the Clerk was to speak to Zurich Insurance re the situation of cars using the field for parking. **MG**

**Suspension of meeting for KCC and TMBC Councillors' reports**

The Chairman suspended the meeting to allow KCC Cllr Harry Rayner to speak.

Cllr Rayner said that he had spent much time and effort recently on discussing the KCC bus provision. Some routes have been stopped, leading to problems for children's journeys to school. Cllr Rayner has opposed the cutting of these bus routes.

He said that KCC's budget will be reduced next year, while costs continue to rise.

The Chairman thanked Cllr Rayner and reconvened the meeting.

**5 HIGHWAYS****a Traffic Plan, Highway Improvement Plan, Signage**

Cllr Falconer had received a very brief and somewhat negative update from Claire Venner at KCC Highways. This was disappointing after over two years of work from the

- 146 Parish Council, in particular Cllrs Falconer and Tisson, and the cost of work from our Highways consultant Les Henry. It was understood that Claire Venner was due to leave the department. Cllr Falconer will chase for a more detailed response from KCC Highways. **PF**
- 147 It was again agreed that a solicitor should be engaged to draw up an agreement for landowners to allow the new village gates to be placed on their land on a "Lift and shift" basis. The landowners should not need to engage their own solicitor. Cllr Sefer will share the contact details for his solicitor and Cllr Bott will suggest to the solicitor the wording of an agreement. **DS/ HB**
- 148 A Fairseat resident had sent an interesting newspaper article on the problem of speeding vehicles in villages (where there is no speed limit). The Clerk will send this to KCC Cllr Harry Rayner and ask for Stansted to be part of a pilot scheme looking at this issue. **MG**
- 149 The Clerk had received an enquiry from a resident on the South Ash Road asking if the Parish Council can take action on the speed of cars on that road. The Clerk will ask the resident to contact KCC Highways.
- 150 **Other Highways issues**  
No other issues were raised.
- 6. ASH DIE-BACK**
- 151 Cllr Bott had asked tree surgeon Nick Connell for costings for cutting trees impacted by ash die-back at Black Horse Green, behind the War Memorial, and in the recreation field. The Clerk to obtain two further quotations. **MG**  
It was noted that some trees were on a shared boundary with the White Cottage or The Old Rectory.  
Cllr Bott reported that TMBC are drawing up a policy regarding the cutting down of trees with ash die-back whereby planning permission can be expedited.
- 152 Cllr Bott suggested that a public meeting be held in November for all property owners affected by the problem; to be discussed at October meeting.
- 7. PLANNING**
- a Applications**
- (i) 22/01827/TNCA | 4 x Ash (shown in applicant's photos and in the locations marked on the applicants annotated aerial image) - Remove | Land North East Of War Memorial Stansted Hill Stansted Sevenoaks Kent
- 153 Cllr Bott left the meeting for this item.  
It was agreed that Stansted Parish Council would support this application.
- (ii) 22/01774/FL | Front porch extension Mulberry House Ash Lane Stansted Sevenoaks Kent TN15 7EG
- 154 No objections were raised.
- (iii) 22/01708/RD | Details of condition 9 (Layout, Boundary Treatments, Hard surfacing, External Lighting, Planting Plan and Programme of Works) pursuant to planning permission TM/20/01665/FL (Change of use of land from equestrian use to use for the stationing of 2 x mobile homes for residential use with associated 2 x touring caravans, and cess pit) | Oak Tree Stable Vigo Road Fairseat Sevenoaks Kent

155 Following discussion, it was agreed to respond as follows:

Stansted Parish Council appreciate the clarification and details given.

However we think that the number of external lights - 34 - is excessive and not suitable for this rural setting, and could have a negative impact on wildlife. We appreciate that these lights are low-level and downward pointing, but there are too many.

- (iv) 22/01698/TNCA | T1 Mixed Broad leaf trees growing along rear boundary of cottage in edge of pub car park -Prune back overhanging branches back to boundary approx. 3 metres to be removed | Black Horse Inn Tumblefield Road Stansted Sevenoaks Kent TN15 7PR

156 Following discussion, it was agreed to respond as follows:

Stansted Parish Council objects to this application.

There is insufficient detail on the application as to how many trees are to be pruned back and the species of these trees.

We also think the trees should be pruned / lifted on both sides to maintain balance.

- (v) 22/01677/FL | Erection of a two storey rear extension | Managers House Thriftwood Caravan And Camping Park Plaxdale Green Road Stansted Sevenoaks Kent TN15 7PB

157 Following discussion, it was agreed to respond as follows:

Stansted Parish Council objects to this application on the grounds of impact on the landscape and over-development in the Green Belt.

The site is not shielded by trees, and is already highly visible from Plaxdale Green Road, as the attached photo shows. Many of the trees shown on the drawing do not exist.

- (vi) 22/01666/FL | Construction of a 3.8m x 3.8m reinforced concrete foundation block and erection of a 9m galvanised steel monopole | BT Radio Mast Gravesend Road Wrotham Sevenoaks Kent

158 No objections were raised.

- (vii) 22/01685/CNA | Consultation by Sevenoaks District Council (Reference 22/01961/FUL) : The construction of a training academy facility, a groundskeeper building and a security building, an indoor pitch and outdoor football pitches including an artificial football pitch and associated training areas, car and cycle parking and hard and soft landscaping. New access to Fawkham Road | Land East Of Westfield Cottages Fawkham Road West Kingsdown Kent TN15 6AY

159 Following discussion, it was agreed to respond as follows:

Stansted Parish Council object to this proposal.

We believe that under the overall KCC strategy the roads in the area are already suffering under considerable traffic stress, and this proposal would exacerbate the problem.

- (viii) 22/01654/LDP | Lawful Development Certificate Proposed: alterations to an existing outbuilding | Plaxdale Green Farm Plaxdale Green Road Stansted Sevenoaks Kent TN15 7P

160 This LDP was noted, no comments were made.

- c     **Appeals**
- 161     I     **21/00785/FL - Lucy's Barn, Hatham Green Lane, Stansted TN15 P7L**  
Retrospective application for the change of use of agricultural land to formation of hard-standing and erection of dog kennels and shed for a temporary 2 years.  
Appeal in progress
- 162     ii    **21/00033/ENFNOT – Appeal against Enforcement Notice – 7 Oakwood Farm, Fairseat, TN15 7LT**  
Appeal in progress
- 162     iii   **22/00014/REF | Proposed replacement windows to Residence 9 white upvc – Ridgeland, Malthouse Road Stansted Sevenoaks Kent TN15 7PJ**  
Appeal against Refusal of permission – Appeal in progress
- 163     d     **Enforcement**  
Enforcement updates were given re Wentshaw Lodge, Flytipping, Cob Trees.
- 164     e     **Other Planning Matters**  
None.

## 7           **FINANCE – Appendix A**

- 165     a     **Bank Balances**  
The bank balances as listed on Appendix A were noted.
- 166     b     **To ratify payments made since last meeting**  
The payments made since last meeting, as listed on Appendix A, were ratified.
- 167     c     **Accounts for Payment**  
The accounts for payment listed on Appendix A were approved, with the addition of a payment of £480 to external auditor PKF Littlejohn.
- 168     d     **Other Finance Issues**  
A completion of Audit had been received and will be posted on the Parish Council website.
- 169     The Clerk had made inquiries with CCLA Fund Managers (Churches, Charities and Local Authorities) for investments with a higher rate of return. The Local Authorities Property fund was not considered suitable. The Clerk will inquire re the Cash Deposit fund. MG

## 8           **MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY**

- 170     I     **Recreation Field**  
Stansted Fete and Gymkhana had used the field on 3<sup>rd</sup> September.
- 171     ii    **Play park**  
Nothing to report
- 172     iii   **Brown's Field**  
The Council is still waiting for the felling licence.
- 173     iv    **Telephone box in Plaxdale Green Road**  
A local young resident had offered to improve and tidy the telephone box and create a

173 SwapShop where other items as well as books could be donated / collected. It was agreed this was an excellent idea. Clerk to reply. It was proposed by Cllr Bott, seconded by Cllr Falconer and agreed that a contribution of £50 should be offered to the resident towards the cost of paint, shelf materials, cleaning products etc.

174 **v Maintenance and handyperson**

Cllrs Tisson, Brooker and Saunders, and the Clerk, will meet the applicants for further discussion / interview on a date to be agreed.

**YT**  
**TB**  
**JS**  
**MG**

**vi Other issues**

175 Ash die-back on Parish Council land: covered under item 6 of this agenda.

**9 VILLAGE HALLS**

**i Stansted Village Hall**

176 No issues raised.

**ii Fairseat Village Hall**

177 No issues raised.

**12 CORRESPONDENCE**

178 None.

**ANY OTHER BUSINESS**

179 Cllr Tisson offered to present a defibrillator training session.

18 Cllr Brooker showed Wildlife cameras, to be considered for installation in the Parish.

**PUBLIC SESSION**

No issues were raised.

The Chairman thanked everyone for attending and closed the meeting at 9.30 pm.

Signed .....Chairman

Dated.....