

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 2th JUNE 2025 AT STANSTED VILLAGE HALL AT 8.00 PM

PRESENT: Cllr Yvonne Tisson Chair
Cllr Tom Brooker
Cllr Daisy Estrada
Cllr Peter Morris
Cllr Daren Sefer
Cllr Greg Whitaker
Mr David Rice Clerk

Four members of the public

Item		Action point
Minute no		
1	CHAIRMAN	
101	Cllr Tisson took the Chair.	
2	APOLOGIES	
102	Apologies were received from Cllr Curtis.	
3	DECLARATIONS OF INTEREST	
103	There were no declarations of interest.	
4	MINUTES OF THE MEETING HELD ON 12 MAY 2025	
104	It was proposed by Cllr Brooker, seconded by Cllr Sefer that the minutes of the meeting held on 12 th May 2025 be signed as a true record.	
4	MATTERS ARISING	
105	There were no matters arising not already included on the Agenda.	

COUNTY AND BOROUGH COUNCILLORS' REPORTS

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

Cllr Rayner explained that there were significant operational issues for Kent County Council now that the majority of councillors were from the Reform party as many had stood, not expecting to be elected, and were unable to meet the commitment of regular meetings as they were employed elsewhere.

Cllr Coffin highlighted that TMBC was actively tackling anti-social behaviour with a task-force regularly visiting affected parishes; this was having a positive impact on local communities although parishes were expected to make a financial contribution; this was not considered necessary for our parish.

The Chair thanked Cllrs Rayner and Coffin for their reports.

6 LONDON GOLF CLUB

106 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.

7 BLACK HORSE

107 The Chair noted that since the last meeting a response had been received from TMBC's Chief Enforcement Officer to the Parish Council's letter dated 2nd May.

108 The Parish Council's letter had highlighted further planning infringements by the current owners. TMBC had informed the Parish Council that the owners of the Black Horse had been asked to present details of trees to be replanted but these had not been received and TMBC would be issuing a formal replanting notice outlining the size and species of trees to be replanted and the timeframe for this to occur with prosecution still being an option. In addition the owners of the Black Horse have been asked to submit a planning application for change of use for the manager's accommodation and the B & B accommodation (which was changed to private use) and the setting up of a gym. As at the time of the meeting no applications had been received and if TMBC had not received a reply shortly then they will issue a formal enforcement notice.

109 It was noted that the six month period in which the Parish Council had the right to offer to buy the pub would run out on 26th July 2025.

8 PROPOSAL TO INCLUDE STANSTED WITHIN LOCAL NATIONAL LANDSCAPES AREA

110 The Chair reported that this was a substantial long-term project which, it was hoped, would offer more protection for the parish from further unwanted development. At the date of the meeting there was nothing further to report.

10 REPORT FROM THE SCHOOL SUB-COMMITTEE

111 The Chair noted that a meeting had been set up on 20th June for the School Sub-Committee to make its annual inspection of the Grange Park School to meet the Head Teacher and other key staff to check the general fabric of the building and to officially handover responsibility for the newly installed solar panels.

112 An official opening of the school was being planned for later in the year.

11 CLIMATE ACTION PLAN

113 The Parish Council welcomed the litter picking stations which had been installed at two sites and the pupils from Grange Park School were actively involved in collecting litter around the school.

10 MAINTENANCE OF LOCAL PATHS

114 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.

115 It was noted that an extension had been given to 30 June 2025 but there were no developments on the submissions being gathered at the time of the meeting.

11 HIGHWAYS

116 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 but at the time of the meeting there was nothing further to report.

117 The village signs project was continuing and installation was being carried out in the next few weeks.

118 The traffic plan was under discussion as part of the London Golf development project.

119 The green outside Oak Tree Farm was discussed and it was agreed that the owners should be contacted to confirm when the site would be made good.

Clerk

12 PLANNING

a Applications

120 (i) **Fairseat Manor, Vigo Road, Stansted TN15 7LU**
25/00788/PA – Reduce yew and beech trees
The Parish Council had no objections.

121 (ii) **Court Lodge Farm, Plaxdale Green Road TN15**
25/00773/PA – solar panel project
The Parish Council had no objections.

b Decisions

122 There were no new decisions at the time of the meeting.

c Outstanding decisions

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

123 (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

- 124 (ii) **Rosecomb, Plaxdale Green Farm, Plaxdale Green Road, Stansted**
24/01486/PA – Proposed new building/Granny annex
- 125 (iii) **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).
- 126 (iv) **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)

Appeals

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

d Enforcement

- 128 (i) **Black Horse, Tumblefield Road, Stansted, TN15**
Tree removal – Emergency TPO requested 03.09.2024
Emergency Enforcement Action requested 28.10.2024
Further enforcement application was issued re the unauthorised marquee.
Further enforcement application was issued re the use of the pub as a gym.
Further enforcement application was issued re further planning infringements.
- 129 (ii) **Land at Hall Wood, Gravesend Road, Wrotham, Sevenoaks**
25/00086/EN – Alleged unauthorised works.
It was confirmed that the work had been approved by the Forestry Commission and was therefore authorised.

e Other Planning matters

- 130 There were no specific developments regarding planning matters highlighted at the meeting.

13 FINANCE – Appendix A

Finance Report

- 131 a The Finance Report was noted.

Bank Balances

- 132 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

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

- 134 **d** **Accounts for payment**
Cllr Sefer proposed and Cllr Brooker seconded and it was agreed that the accounts for payment listed on Appendix A be approved.
- 135 **e** **Accounts for 2024-2025**
It was proposed by Cllr Sefer, seconded by Cllr Brooker that the accounts for 2024-25 be agreed and signed by the Chairman and the Responsible Financial Officer.
- 136 **f** **Internal Auditor's Report 2024-2025**
The Internal Auditor's Report 2024-25 was received. No significant issues were identified.
- 137 **g** **External Audit Annual Return Governance Statement 2024-2025**
It was proposed by Cllr Brooker, seconded by Cllr Sefer and agreed that the External Audit Annual Return Governance Statement for the year to 31 March 2025, be agreed and signed by the Chairman and Responsible Financial Officer.
- 138 **h** **External Audit Statement of Accounts 2024-2025**
It was proposed by Cllr Brooker, seconded by Cllr Sefer and agreed that the External Audit Annual Return Statement of Accounts for the year to 31 March 2025 be agreed and signed by the Chairman and Responsible Financial Officer.
- 139 **i** **Other Finance issues**
There were no other matters to note at the time of the meeting.

14 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

- 140 **i** **Grange Park School**
There were no additional matters to note.
- 141 **ii** **Recreation Field**
There were no matters to note.
- 142 **iii** **Play park**
The Chair noted that the equipment in the recreation field require a clean.
- 143 **iv** **Browne's Field**
The Chair noted that there were plans for the Parish Council to upgrade the collapsing asbestos shed on the site with two shipping containers in order to store Parish Council equipment and an update would be provided shortly.

144 **v Telephone box in Plaxdale Green Road**

There were no matters to note.

145 **vi Maintenance and handyperson**

Cllr Morris confirmed that quotes had been received to cut back the trees on the corner of Hatham Green Land and Plaxdale Green Road. Cllr Brooker proposed and Cllr Sefer seconded approval for the quote of £3,400.

146 **vii Other issues**

There were no matters to note.

24 VILLAGE HALLS

Stansted & Fairseat Village Halls

147 It was agreed that a new union flag should be purchased for Stansted Village Hall and Cllr Sefer agreed to research the matter.

25 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

148 Cllr Sefer summarised some of the discussions at the recent PPP meeting which had highlighted the continued housing shortage and that some social housing was being provided at Kings Hill. Plans to tackle anti-social behaviour were showing some success although it was noted that TMBC had the lowest levels of such disorder in Kent.

26 ANY OTHER BUSINESS

149 There being no further business the formal meeting was closed.

PUBLIC SESSION

Mr James Burlace requested that the PC consider whether football posts and a net could be installed on the recreation field. The PC was supportive and requested further details on exactly what size the goal was proposed and where it would be sited.

The Chair thanked everyone for attending and closed the meeting at 9.30 p.m.

SignedChairman

Dated.....

