

STANSTED PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 12th APRIL 2021 AT 8 pm
ON ZOOM DUE TO COVID RESTRICTIONS**

PRESENT:	Cllr Mrs Polly Falconer	Vice-chairman	(in the Chair)
	Cllr Daren Sefer		
	Cllr Kevin Sparkes		
	Cllr Yvonne Tisson		
	Mrs Melita Gandolfo	Clerk	
In attendance	Cllr Harry Rayner	Kent County Council (part of meeting)	
	Cllr Martin Coffin	Tonbridge and Malling Borough Council (part of meeting)	
	8 members of the public		

Item	Action point
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Minute no 2020/21

1 APOLOGIES

1 Apologies for absence were received from Chairman Cllr Harry Bott (on holiday) and were accepted. Vice-Chairman Cllr Polly Falconer took the chair.

2 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER

2 Cllr Falconer declared an interest in Item 5 (i) and 5 (vii) (Planning applications) as she was related to the applicants. It was agreed that Cllr Sparkes would take the Chair for those two items.

3 MINUTES OF THE MEETING HELD ON 1st MARCH 2021

3 It was proposed by Cllr Tisson, seconded by Cllr Sefer and agreed the minutes of the meeting held on 1st March 2021 were a true record and would be signed when Covid-19 restrictions were lifted.

4 MATTERS ARISING

4 There were no matters arising.

As members of the public were present, it was agreed to change the Agenda order.

5 PLANNING

a Applications

5 (i) **21/00515/FL** | Change of use from single dwelling to two dwellings including extensions and alterations |
Court House Vigo Road Fairseat Sevenoaks Kent TN15 7LU
No objection.

- 6 (ii) **21/00765/FL** | Construction of access drive |
Formerly Lucys Barn Campsite Ash Lane Stansted Sevenoaks Kent TN15 7PL
Following discussion, it was proposed by Cllr Falconer, seconded by Cllr Tisson and agreed that the Clerk should ask Highways Engineer Les Henry to produce a report on the safety aspects of the access.

Following discussion, it was agreed to respond to the application as follows.

Stansted Parish Council objects strongly to this retrospective application.

Stansted Parish Council appreciates that this is the original field gate access point to the field in question, however as an entrance to an agricultural field it would have had limited and only occasional use.

It was then used as access for Lucy's Barn Campsite; again, as such it would historically have had limited use for a limited number of days in the year. We understand that the campsite no longer has its licence from the Camping and Caravan Club.

However now the access drive is to serve the rear of the Lucy's Barn building, so will have heavy and regular use, especially during the period when the barn is being converted. Lucy's Barn already has access from Hatham Green Lane so the additional drive is unnecessary.

The Planning Statement for the barn conversion 18/01579/PDVAR refers to this access on Hatham Green Lane and states: " With regard to transport and highways impact of the development, the property benefits from an existing access onto the public highway and there is adequate parking area to the front of the building. Vehicles are able to manoeuvre on the existing hardstanding area and to exit the site in a forward gear. With adequate visibility it is clear that no safety issues will arise."

The access from Ash Road has extremely poor visibility and is unsuitable for access to the Lucy's Barn building. Stansted Parish Council will be requesting a report from a Highways Engineer and would ask TMBC to wait for this before making a decision. Stansted Parish Council strongly urges this retrospective application to be refused.

- 7 (iii) **21/00785/FL** | Retrospective application for the change of use of agricultural land to formation of temporary hard-standing and erection of dog kennels and shed for a temporary 2 year period Lucys Barn Hatham Green Lane Stansted Sevenoaks Kent TN15 7PL

Following discussion, it was agreed to respond as follows:

Stansted Parish Council objects to this retrospective application. We understand that Lucys Barn benefits from other areas of hard standing which can be used while works are being carried out on the barn conversion, and this area is not necessary for the works.

Moreover the Parish Council strongly objects to the access road to the rear of Lucy's Barn, as the exit onto Ash Lane has very poor visibility, and we have sent a separate comment under 21/00765/FL /Construction of access drive.

The Planning Statement for the barn conversion 18/01579/PDVAR refers to the access on Hatham Green Lane and acknowledges the existing hard standing areas, and states:

" With regard to transport and highways impact of the development, the property benefits from an existing access onto the public highway and there is adequate parking area to the front of the building. Vehicles are able to manoeuvre on the existing hardstanding area and to exit the site in a forward gear. With adequate visibility it is clear that no safety issues will arise."

If this retrospective application is granted, we would ask TMBC to ensure that the area is returned to agricultural land at the end of the temporary two year period.

- 8 (iv) **21/00818/NMA** | Non Material Amendment to planning permission TM/20/01087/FL: Unit 1 (previously identified as plot 3):
Anchor and Hope South Ash Road Ash Sevenoaks Kent TN15 7ER

No objections.

- 9 (v) **21/00822/FL** | Erect a double garage to match the existing residential dwellings that was granted on 25th September 2020, ref number TM/18/01820/FL |
Unit B Plaxdale Green Farm Plaxdale Green Road Stansted Sevenoaks Kent

Following discussion, it was agreed to respond as follows:

Stansted Parish Council have no objection to this application.

However, we would ask that if TMBC are minded to grant permission, clarification re the access road and planting are provided, and also that no outside lighting is permitted.

- 10 (vi) **21/00910/PDVAR** | Prior Notification: change of use of agricultural building to single residential dwelling (Part 3 Class Q) |
Barn West of Dairy Cottages Manor Farm Land Vigo Road Fairseat Sevenoaks Kent

This Prior Notification was noted. No objections were raised.

- 11 (vii) **21/00893/RD** | Details of condition 3 (boundary treatments) pursuant to planning permission TM/18/01783/FL (Existing redundant agricultural barn to be converted into single family private dwelling with associated external works) | Court House Vigo Road Fairseat Sevenoaks Kent TN15 7LU

This application had been received after the Agenda had been sent out and Councillors were notified by email.

The details of condition 3 (boundary treatment) were noted.

12 **b Decisions**

There were no new decisions to report..

c Appeals

13 **Oak Tree Stable, Vigo Road, Fairseat - TM20/01665/FL – Appeal 21/00002/REF**

Appeal in progress.

Rule 6 status had been granted, allowing the Parish Council to be a statutory part of the Appeal process. Knights Solicitors were preparing the Rule 6 submission.

d Enforcement

i The Clerk had circulated Appendix B giving updates from Enforcement on the cases in the Parish. One of the cases had been closed:

14 Oaktree Farm, Stansted - second storey being built on barn
No breach of planning control has been identified by investigation and no further enforcement action is required.

15 Investigations were still ongoing in the following cases:

Littlefields, Stansted TN15 7PE - Tree house
Lucy's Barn Camp Site, Ash Lane – further unauthorised development
Cob Trees, Stansted – Tree house
Wentshaw Lodge, Vigo Road, Fairseat – unauthorised building works
Fly-tipping - Ref 10874 – being investigated by TMBC and Sevenoaks District Council

Suspension of meeting for County and Borough Councillors' Reports

The Chairman suspended the meeting to allow KCC Cllr Harry Rayner and TMBC Cllr Martin Coffin to speak.

Cllr Rayner said that Kent continued to maintain a high rate of recycling, with TMBC achieving the best rate in Kent.

Regarding the Local Plan, Cllr Rayner said that TMBC would not proceed with a judicial review against the Inspectors' decision. TMBC would eventually have to present a new plan.

Cllr Rayner said KCC continues with its Vision Zero road traffic safety plan. As there were concerns regarding safety at the A20 junction at the Hilltop, and the A227 Vigo crossroads, Stansted Parish Council might qualify for funding to address these areas.

Cllr Coffin said that there is a small shortfall in the number of Traveller sites / pitches in the Borough. With regard to the Oaktree Stable, Vigo Road Appeal, Cllr Coffin confirmed that the TMBC barrister and the Parish Council barrister would liaise. Enforcement had visited the site recently.

Cllr Coffin said that Covid vaccinations continued at the Angel Centre in Tonbridge. He said the team would also reach out to people who were housebound or had transport problems. He said that Covid marshalls were active in local high streets .

He said that under current government legislation there would be no legal ability to hold virtual council meetings after 6th May. TMBC would be opposing this decision.

Cllr Coffin said that fly tipping and litter continued to be problematic, but more

resources would be put in to tackling this problem, and the result should be changing attitudes and an increase in prosecutions.

6 **FINANCE**

a **Bank Balances**

16

The bank balances as listed on Appendix A were noted.

17 **b Payments made since last meeting to be ratified**

It was proposed by Cllr Falconer, seconded by Cllr Sefer and agreed that the payments to be ratified as listed on Appendix A be approved (previously agreed on email by Cllr Bott and Cllr Falconer.

18 **c Accounts for Payment**

It was proposed by Cllr Falconer, seconded by Cllr Sefer and agreed that the accounts for payment as listed on Appendix A be paid online.

19 **d Other Finance issues**

Nothing to report

7 **HIGHWAYS**

a **Traffic Plan, Highways Improvement Plan, Signage**

20 **Signage and Parish gateways**

It was noted that Mark Haley had carried out the cleaning and tidying of signs as agreed. It was agreed that the Clerk would ask Mark Haley if he had identified the signs to be removed.

21 Cllr Tisson agreed to research Parish gateways for installation in Stansted and Fairseat.

22 Les Henry had not yet sent his feedback following the meeting with Cllr Falconer, Cllr Tisson and the Clerk in February. It was agreed the Clerk would contact Les.

JS/

TB

23 **b Other Highways issues**

No other issues were raised.

MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

i Recreation ground

24 Stansted Village Hall committee had asked to use the field on Saturday 26th June for a picnic for the two villages; and also on Saturday 4th September for the Fete. Agreed.

JS/

HB

25 It was noted that the flagpole was leaning and that the flag was looking worn. Cllr Sefer offered to replace the flag and get the flagpole adjusted, and this offer was gratefully accepted.

26 **ii Play park**

Stansted Village Hall committee asked whether one or two picnic benches could be installed near the play area. The Clerk agreed to get information on the benches recently installed in Fairseat recreation ground.

27 It was noted that the missing safety surface areas around the play equipment had been repaired by Home Counties Play.

28 **iii Brown’s Field** *MG*
To be carried forward. The Clerk had registered for a felling licence. */HB*

29 **iv Other issues – Ash die-back**
It was noted that the tree at the back of the War Memorial garden was suffering from Ash die-back. The Chairman had obtained a quote from Nick Connell for £850 to remove the tree. It was suggested that more than one expert opinion should be sought, and that the Clerk should ask when Nick Connell would be coming to work on other trees in the Parish.

9 VILLAGE HALLS

30 Stansted Village Hall committee asked if they could plant a tree and install a bench on the recreation field in memory of Penny and George Goring; it was agreed that the Parish Council would have no objection to this but would need to approve a more detailed proposal .

10 PARISH MAGAZINE

31 380 copies of the magazine had been ordered for April. This total could be adjusted after a trial period. *MG*
It was agreed to charge for advertising as follows:
£100 pa for half page, £60 pa for quarter page, £40 pa for one eighth.

11 AIRFIELD PLAQUE

32 As Cllr Brooker was not at the meeting, it was agreed that the Clerk would email him to ask if he was still willing to install the plaque and build a flint-faced cairn, and to then ask Cllr Brooker to liaise with Cllr Bott.

12 ANY OTHER BUSINESS

33 It was suggested that decorative village signs could be installed. Cllr Falconer said that they are very expensive (around £5,000) but the idea could be considered.

PUBLIC SESSION

34 No matters were raised.

The Chairman thanked everyone for attending and closed the meeting at 10.05 pm

SignedChairman

On theday of2021