

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6th OCTOBER 2025 AT FAIRSEAT VILLAGE HALL AT 8.00 PM

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

Two members of the public

Item		Action point
Minute no		

1	CHAIRMAN	
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248	Cllr Tisson took the Chair.	
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2	APOLOGIES	
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249	Apologies had been received from Cllr Estrada and Cllr Rayner.	
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3	DECLARATIONS OF INTEREST	
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250	There were no declarations of interest.	
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4	MINUTES OF THE MEETING HELD ON 7th JULY 2025	
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251	It was proposed by Cllr Morris, seconded by Cllr Sefer that the minutes of the meeting held on 1 st September 2025 be signed as a true record.	
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5	MATTERS ARISING	
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252	There were no matters arising for discussion not covered the items on the agenda.	
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COUNTY AND BOROUGH COUNCILLORS' REPORTS

There were no reports from count or borough councillors.

6	LONDON GOLF CLUB	
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253	The Chair noted that following the formal consideration by TMBC on 3 rd 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.	
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7	REPORT FROM BLACK HORSE STEERING COMMITTEE	
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254	The Chair noted that since the last meeting the Steering Committee had obtained details of the pre-application, submitted by the owners of the Black Horse in October 2024, from TMBC's Enforcement team following a 'Freedom of Information' request from the Parish Council dated 30 th July 2025.	
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255 The pre-application had included a proposed demolition of some of the existing outbuildings and the construction of three detached, 2 semi-detached houses with the existing building being converted into two one-bedroomed flats with a pub much reduced in size. TMBC had not considered this application favourably and had responded to the owners accordingly in February 2025.

256 There was a discussion on the pre-application and it was noted that, if the pub was reduced in size, it could be unviable as a business, although this was not an aspect that was considered by TMBC as a part of the planning application.

9 REPORT FROM NATIONAL LANDSCAPES STEERING COMMITTEE (“NLSC”)

257 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. The Chair of the NLSC was Phil Chamberlain and members included Julie Peat with Daisy Estrada and Polly Falconer sharing a place on the committee.

258 It was noted that some local areas were already being considered for inclusion within the National Landscapes designation and a submission on behalf of Stansted and Fairseat would be made before the forthcoming November deadline.

10 REPORT FROM THE SCHOOL SUB-COMMITTEE

259 The Chair noted that the School Sub-Committee had not met since the last PC meeting and the next scheduled meeting was set for 13th January 2026.

11 CLIMATE ACTION PLAN

260 Cllr Whitaker commented that the litter picking initiative was popular and was being used by many parishioners.

261 There was a discussion about upgrading the lighting in Stansted Village Hall and quotes would be sought for consideration at the PC meeting in November. **PM**

12 MAINTENANCE OF LOCAL PATHS

262 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.

263 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

264 Further to the granting of planning permission for the MOTO lorry park near Wrotham Heath it was noted that, despite not being requested, the Parish Council had agreed to support Wrotham Parish Council which was leading a further appeal at the High Court scheduled for November 2025.

- 265 The village signs and gateways projects were ongoing and installation was expected to be completed by the end of October 2025.
- 266 The traffic plan is still under discussion and it was hoped that the London Golf Club would be able to assist with its progress.
- 267 The Chair noted that South East Water had been contacted to make good the considerable damage to verges caused by cars and lorries gridlocked in the parish whilst they carried out drain work. South East maintained that the damage was caused by drivers of cars and lorries even though their work underlying cause of the problem.
- 268 It was confirmed that the annual hedge-cutting would be progressed and that this would be paid from the Parish Council's own funds.

14 PLANNING

a Applications

- 269 (i) **Seagrove Cottages, Malthouse Road, Stansted**
25/01376/PA – two storey extension
Since the last meeting the planning application had been “called-in” to allow the PC more time to consider the application.

- 270 (ii) **8 Platt House Lane, Fairseat**
25/01496/PA – two storey extension
The PC discussed the application and, whilst it did not oppose the proposed development, it noted the substantial increase in the size of the property from two to four bedrooms. The PC therefore suggested that it should be specifically stipulated that, if approved, the parking to the front of the property should not to be reduced by this or any future development. The PC noted that there was no parking on the road in front of the property and, if at a future date the house was occupied by a large family or for multiple occupancy, the current parking would need to be retained to ensure it is future proofed for several cars.

b Decisions

- 271 (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.**

c Outstanding decisions

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

- 272 (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.

- (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).
- (iii) **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.
- (iv) **Rumney Farm House, South Ash Road, Ash**
25/01402/PA – demolition of existing buildings and construction of self-build house.

Appeals

273 There were no new appeals at the time of the meeting.

d Enforcement

274 (i) **Black Horse, Tumblefield Road, Stansted, TN15**
Tree removal – Emergency TPO requested 03.09.2024

A tree replacement notice had been issued to the owners for restoration of the trees felled without authorisation by November 2025, however, this had been appealed.

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

275 **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. It was confirmed by Sevenoaks Planning Department that there had been a breach of planning regulations.

It was confirmed that Jack Saunders had clarified that he would be selling and removing the caravan currently sited on his land.

There was a planning application with Sevenoaks for a c. 500 houses to be built in Kemsing.

The PC had received a number of queries regarding work on a drive being carried out to the rear of one of the properties at The Herons in Vigo Road. The matter had been followed up with the planning department at TMBC which had confirmed that the work was on the on the owners' land, rather than the public highway and there was no infringement of planning regulations.

15 FINANCE – Appendix A

Finance Report

276 a The Finance Report was noted.

Bank Balances

277 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

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

Accounts for payment

279 d 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

280 There were no other issues for discussion.

16 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

i Grange Park School

281 There were no specific matters to note.

ii Recreation Field

282 There were no matters to note.

iii Play park

283 There were no matters to note.

iv Browne's Field

284 There were no matters to note.

v Telephone box in Plaxdale Green Road

285 There were no matters to note.

vi **Maintenance and handyperson**
286 There were no matters to note.

vii **Other issues**
287 The defibrillator needed re-setting after a power cut. **PM**

17 VILLAGE HALLS

Stansted & Fairseat Village Halls
288 There were no specific issues to note.

18 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

289 The Chair noted that she had attended the “Peer Challenge” which had explained how TMBC tackled planning issues.

290 The Chair also highlighted that, following approval for the Lower Thames Crossing which was expected to open by 2032, there had been concern within the local community regarding the possible impact of increased traffic, specifically on the A227. The PC noted that KCC had applied for a £250m grant to build some infrastructure near Bluebell Hill which would hopefully divert much of the traffic away from the parish and the surrounding area.

291 There was a national initiative to increase the number of electric car charging points and this would be discussed in more detail at the PC meeting on 3rd November.

292 The Chair noted that there was data confirming that having security cameras did reduce crime. It was agreed to discuss this further at the PC meeting on 3rd November.

19 BENCHES

293 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

294 There was no specific correspondence to be noted.

21 ANY OTHER BUSINESS

295 It was agreed that Cllr Brooker order salt bins and salt ahead of the winter. **TB**

296 It was agreed that Cllr Whitaker advertise and arrange the sale of the old street signs at one of the pop-up-pub evenings. **GW**

297 It was agreed that Cllr Curtis research what could and could not be done in public spaces as defined in the Public Space Protection Order and to report back to the PC. **KC**

- 298 It was agreed that Cllr Morris would arrange for a sign to be erected to explain that cars should only be parked whilst on business at the village hall. **PM**
- 299 It was agreed that the Clerk should follow up on the order of the football goals, arrange the new domain name for the website, obtain a card for the bank account designated the Black Horse Fund and invite the Community Support Officer to attend a PC meeting in either January or February 2026. **Clerk**
- 300 The Chair had suggested at the previous meeting that local groups and societies could be supported financially by the PC. It was agreed that the Clerk should check on the regulations for making donations. **Clerk**

PUBLIC SESSION

Tom Sheldon noted that the Borough Green station car-park was getting very bust and it was suggested that the matter should be raised with Cllr Harry Rayner. **Clerk**

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

SignedChair

Dated.....