

## STANSTED PARISH COUNCIL

### MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 2<sup>nd</sup> DECEMBER 2024 AT STANSTED VILLAGE HALL AT 8.00 PM

**PRESENT:** Cllr Yvonne Tisson Chair  
Cllr Kelly Curtis  
Cllr Peter Morris  
Cllr Daren Sefer  
Mr David Rice Clerk  
Three members of the public

Item		Action point
Minute no		
<b>1</b>	<b>CHAIRMAN</b>	
324	Cllr Tisson took the Chair.	
<b>2</b>	<b>APOLOGIES</b>	
325	Apologies were received from Cllrs Brooker, Whitaker and Saunders.	
326	Apologies were received from TMBC Cllrs Rayner , Betts & Coffin.	
<b>3</b>	<b>DECLARATIONS OF INTEREST</b>	
327	There were no declarations of interest.	
<b>4</b>	<b>MINUTES OF THE MEETING HELD ON 4<sup>th</sup> NOVEMBER 2024</b>	
328	It was proposed by Cllr Sefer, seconded by Cllr Tisson that the minutes of the meeting held on 4 <sup>th</sup> November 2024 be signed as a true record.	
<b>5</b>	<b>MATTERS ARISING</b>	
329	There were no matters arising.	
<b>6</b>	<b>CLIMATE ACTION PLAN – Action 1 – Plant more tree and maintain hedges</b>	
330	It was noted that delivery of the 420 trees from the Woodland Trust had been delayed until March 2025.	
<b>8</b>	<b>CLIMATE ACTION PLAN – Action 2 – Green infrastructure</b>	
331	Discussion deferred to a subsequent meeting.	
<b>9</b>	<b>CLIMATE ACTION PLAN – Action 3 – Upgrade to low energy internal LEDs</b>	
332	Discussion deferred to a subsequent meeting.	
<b>10</b>	<b>CLIMATE ACTION PLAN – Action 4 – Low wattage outdoor lighting</b>	
333	Discussion deferred to a subsequent meeting.	

**11 CLIMATE ACTION PLAN – Action 5 – Solar panels for the Stansted School Building**

334 Discussion deferred to a subsequent meeting.

**12 CLIMATE ACTION PLAN – Action 6 - Consider water management (rainwater harvesting may be an option for the school**

335 Discussion deferred to a subsequent meeting.

**13 CLIMATE ACTION PLAN – Action 7 – Consider water storage such as ponds or small reservoirs to reserve water for drier periods.**

336 Discussion deferred to a subsequent meeting.

**14 LONDON GOLF CLUB – “LONDON PROJECT”**

337 There was a discussion regarding the planning application which had been made with TMBC and comprised 436 documents which each needed to be reviewed in detail. In summary the issues of concern for the Parish Council were:

- The number of lodges to be built on the eastern side has increased from the original plan;
- Insufficient measures to address increased traffic congestion through Stansted and Fairseat; and
- Light pollution issues from increased development.

338 The original deadline for comments was 20<sup>th</sup> December 2024 and in order to allow the Parish Council more time to provide a detailed response, a ‘holding objection’ was filed with both Tonbridge and Malling and Sevenoaks Borough Councils after the meeting. Subsequent to the meeting an extension to 17 January 2025 was agreed.

339 It was noted that the developers had presented the proposal as economically benefitting the parish but there were concerns that any possible benefit would be outweighed by the detrimental impact on the local infrastructure and landscape. A group representing the Parish Council is to be arranged to meet with representatives of the golf club to discuss all the issues referred to above.

**15 REPORT FROM THE SCHOOL SUB-COMMITTEE**

340 Progress was being made for the installation of solar panels on the school building and a site visit had been arranged with JPS.

341 Subsequent to the meeting, it was confirmed that the installation of solar panels would not require prior planning permission.

**16 VILLAGE SECURITY**

342 It was agreed that the installation of ANPR cameras should be investigated.

**17 PROPOSAL FOR INFORMATION BOARD BY THE NEW MEMORIAL**

343 The Parish Council’s response on the siting of the information board had been fed back to the Stansted and Fairseat History Society and further discussion of the matter was deferred to a subsequent meeting when a response had been received.

*Cllr Morris*

## **19 MAINTENANCE OF LOCAL PATHS**

- 344 As previously agreed, progress was being made for the Parish Council to use the £5.35 per parishioner allowance to improve the stiles in the parish and that if landowners provided the stiles or kissing gates the Parish Council could fund the costs of installation.
- 345 The trees on the triangle of land at the bottom of Hatham Green Lane would be assessed with a view to removing the overhanging branches by tree surgeons in the new year.
- 346 There was a discussion on the letter from Kent County Council on the proposed upgrading to 'restricted Byway status' for part of the public footpaths SD 254, MR204 and MR205 between the restricted By-way SD255 Honeyplot Lane and Fairseat Lane at Ash-cum-Ridley and Stansted.
- 347 The letter referred to the upgrading being in compliance with 'historical documentary evidence' and it was agreed that this should be provided for the Parish Council's consideration as this was unknown to parishioners, most of whom had lived in the parish for a number of years.
- 348 The Parish Council had concerns that the 'modification' would have a significant impact for some of the parishioners and it was agreed to ask for an extension of the deadline for comment beyond 20<sup>th</sup> December and receipt of the 'historical documentary evidence' cited before a formal decision could be taken.

## **20 HIGHWAYS**

- 349 The Parish Council had agreed to help fund the appeal being lodged by Moto for the lorry park. The Parish Council's contribution would be £1,043.
- 350 The Chair noted that the village gateway sign on Labour-in-Vane Road had been damaged and Tom Brooker had been tasked with replacing it or making a repair.

## **21 PLANNING**

### **a Applications**

- 351 (i) **London Golf Club, Ash Lane TN15 7EN**  
**24/01620/PA – Re-development proposals**  
This application was discussed, see minute 337.
- 352 (ii) **North Down, Plaxdale Green Road, Stansted TN15 7PB**  
**24/01789/PA – First-floor extension and two storey rear extension**  
Following a discussion this application was not approved.
- 353 (iii) **White House, Tumblefield Road, Stansted TN15 7PP**  
**24/01785/PA – Tree reduction work**  
Following a discussion this application was approved.
- 354 (iv) **Rosecomb, Plaxdale Green Farm, Plaxdale Green Road, Stansted**  
**24/01486/PA – Proposed new building/Granny annex**

Following a discussion further information was requested from TMBC planning.

**b Decisions**

355 (i) **Oak Tree Farm, Hatham Green Lane, Stansted**  
**24/00186/EN** – Removal of hedges – native trees to be planted – Closed

(ii) **Land next to Kit's House, Plaxdale Green Road, Stansted**  
**24/00145/EN** – Breach of planning control identified but not considered expedient to take action – Closed

**c Appeals**

356 (i) There were no new appeals at the time of the meeting.

**d Enforcement**

357 (i) **Black Horse, Tumblefield Road, Stansted, TN15**  
**Tree removal – Emergency TPO requested 03.09.2024**  
**Emergency Enforcement Action requested 28.10.2024**  
Awaiting responses from TMBC

358 (ii) **Oakview Barn, Tumblefield Road, Stansted, TN15**  
**24/00176/EN – Alleged unauthorised works** – subject to TMBC further review following site visit.

**e Other Planning matters**

359 There were no developments on other planning matters discussed at the time of the meeting.

**22 FINANCE – Appendix A**

**a Budget**

360 The Chair requested prior approval for payment of up to £20,000 to pay for surveys of the business and infrastructure which would be required should the pub come up for sale. This would be need to be spent in order to ascertain the true value of the pub and present the parish with an accurate business plan. Cllr Sefer proposed and Cllr Curtis seconded and it was agreed that this amount be paid by the Parish Council if the pub were to be purchased for the community. The budget for 2024-25 would therefore be amended accordingly.

361 The Black Horse Project Steering Group ("PSG") had held a number of fact finding meetings. The Chair of the PSG had reached out to the Black Horse with an offer to meet up and has been informed that they will be in touch in the new year once the findings of the pre-planning application are known. It is believed but not confirmed that a pre-app has been submitted to TMBC and the PSG await any information coming from the Black Horse about what its intentions will be.

**Clerk**

- b Bank Balances**  
362 The bank balances as listed on Appendix A and as shown on the bank statements were noted.
- c To approve payments made since last meeting**  
363 Cllr Tisson 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**  
364 Cllr Sefer proposed and Cllr Tisson seconded and it was agreed that the accounts for payment listed on Appendix A be approved.
- e Other Finance issues**  
365 There were no other matters to note at the time of the meeting.

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

- i Grange Park School**  
366 There were no matters to note.
- ii Recreation Field**  
367 It was suggested that more benches could be acquired and that these could be funded by parishioners wishing to commemorate family members. Details would be advertised in the Village Notes.
- iii Play park**  
368 There were no matters to note.
- iv Browne's Field**  
369 There were no matters to note.
- v Telephone box in Plaxdale Green Road**  
370 There were no matters to note.
- vi Maintenance and handyperson**  
371 It was noted that following heavy traffic passing through the villages due to diverted traffic from the M20/M26 accidents and road closures in recent weeks the verges on some of the single-track roads had been eroded and needed to be re-instated. It was agreed to obtain quotes for this work.

- vii Other issues**  
372 The Parish Council were pleased with the format of the new Village Notes and were very grateful to the new team which had been established.
- 24 VILLAGE HALLS**
- Stansted & Fairseat Village Halls**  
373 Both Village Halls were grateful for the annual grants which had been received.
- 25 WILDLIFE CAMERAS & SIGNS**
- 374 This matter was under review following the agreement to consider the installation of the ANPR cameras.
- 26 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK**
- 375 There were no reports.
- 27 CORRESPONDENCE**
- 376 There was no correspondence to be reported.
- 29 ANY OTHER BUSINESS**
- 377 There were no further issues to be discussed.

#### **PUBLIC SESSION**

The Chair welcomed Peter Tasker who gave an overview on the proposed solar and battery installation on land between New Ash Green and Ridley. The solar farm would cover 235 acres of green belt land. The Parish Council supported the opposition to the proposal and agreed to include flyers with the January edition of the Village Notes to help parishioners sign the petition. It was noted that the petition group were looking for financial contributions to assist their work.

The Chair thanked everyone for attending and closed the meeting at 10.00 p.m.

Signed .....Chairman

Dated.....