

## STANSTED PARISH COUNCIL

### MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 7<sup>th</sup> APRIL 2025 AT STANSTED VILLAGE HALL AT 8.00 PM

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

Three members of the public

Item		Action point
Minute no		
<b>1</b>	<b>CHAIRMAN</b>	
1	Cllr Tisson took the Chair.	
<b>2</b>	<b>APOLOGIES</b>	
2	Apologies were received from Cllr Brooker, Cllr Estrada and Cllr Coffin.	
<b>3</b>	<b>DECLARATIONS OF INTEREST</b>	
3	There were no declarations of interest.	
<b>4</b>	<b>MINUTES OF THE MEETING HELD ON 3 MARCH 2025</b>	
4	It was proposed by Cllr Sefer, seconded by Cllr Morris that the minutes of the meeting held on 3 <sup>rd</sup> March 2025 be signed as a true record.	
<b>4</b>	<b>MATTERS ARISING</b>	
5	There were no matters arising not already included on the Agenda.	

### COUNTY AND BOROUGH COUNCILLORS' REPORTS

The Chairman suspended the meeting to allow Cllr Rayner to update the Parish Council.

The Government has provided funding for pot-hole repairs and parish councils were encouraged to report these with photos.

The costs of transporting children with Special Educational Needs, for example to the Grange Park School in Stansted, have been significantly reduced due to increased efficiencies by TMBC.

The Parish Council were reminded that there were local council elections being held on 1 May.

The Chair thanked Cllr Rayner for his report.

**6 LONDON GOLF CLUB**

6 It was noted that the application had been heard at the Planning Committee on 3 April. Following the formal consideration by TMBC, the planning application for the re-development of the London Golf Club was approved. This was subject to certain conditions which had been instigated by the Parish Council including thicker hedging to reduce light pollution, fewer tennis courts, financial support for a local traffic plan and, most importantly a commitment to be a “good neighbour” to the parish.

**7 BLACK HORSE**

7 The Chair explained that the discussions with TMBC had reached the highest decision making individuals including the Chief Executive Damian Roberts and Richard Edmonds, Senior Enforcement Officer. As at the time of the meeting there remained a stalemate whereby the owners refused entry for the purposes of the valuing the property meanwhile the six month ‘window’ offered to the community was running down.

8 Subsequent to the last Parish Council meeting, a further letter had been sent on 3 March requested TMBC to take enforcement action against the various matters previously highlighted and also the fact that a gym was being operated from the premises without obtaining prior planning permission had remained unaddressed by TMBC at the time of the meeting.

**8 UPGRADE OF FAIRSEAT RADIO STATION**

9 The Parish Council discussed the upgrading of the Fairseat Radio Station. The mast was not being extended in height but it would be having more equipment added. The Parish Council considered that this was acceptable provided that this development would ensure fewer masts were constructed in future.

**9 PROPOSAL TO INCLUDE STANSTED WITHIN LOCAL NATIONAL LANDSCAPES AREA**

10 The Chair reported that this was a substantial long-term project and that at the date of the meeting there was nothing further to report.

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

11 The Chair reported that the solar panels project had been completed and that the West Kent grant had been received.

12 The Chair suggested that for the first year following the installation of the solar panels the Parish Council could allow the school to benefit 100% from the financial savings and that for the second year, when the savings would be known, the school should be asked to bank 50% of the savings and that these could be returned to the PC. It was suggested that the PC would ring-fence those funds for the upkeep and repairs required to be made to the solar panels. Following a discussion the proposal was proposed by Cllr Morris and seconded by Cllr Curtis

**11 CLIMATE ACTION PLAN**

13 The Parish Council welcomed the recent tree planting in Browne's Field that had taken place on 15 March and thanked Cllr Whittaker for his help in co-ordinating the project. This would be rolled out with further plantings later in the year consolidating the Parish's Climate Action Plan.

14 Cllr Whitaker suggested that litter picking equipment could be sited in a couple of locations in the parish, secured with combination locks, to encouraging the picking up on litter while residents were on local walks. This would be referenced in the May edition of the Village Notes and trialed shortly.

**10 MAINTENANCE OF LOCAL PATHS**

15 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.

16 Subsequent to the meeting a further extension had been granted to allow all evidence for the appeal to be considered and this would need to be considered in June 2025.

**11 HIGHWAYS**

17 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.

18 The village signs project was continuing and installation was being carried out. It was suggested that the old street signs could be auctioned to raise funds.

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

**12 PLANNING**

**a Applications**

20 (i) **London Golf Club, Ash Lane TN15 7EN**  
**24/01620/PA – Re-development proposals**  
This application was approved, see item 6.

21 (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).**

A number of inconsistencies had been noted and an objection made on the basis that the planning application was inadequate. The Parish Council required the hedging to be thicker to reduce light pollution. It was noted that Susan Field was

currently reviewing the application and Chair had requested an extension and this was under consideration.

22     **(iii)     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)

Although not sited in the parish, the parish was affected by any developments at the park. Concerns were expressed on the drainage system which struggled to cope at the present time and this could be exacerbated with more static holiday caravans.

**b            Decisions**

23            Ruskins Lodge, Tumblefield Riad, Stansted

24/01352/PA – demolition of existing steel framed barn – Approved 12 March 2025

24            South Ash Manor, Ash Road

24/01658/PA Listing Building Application – refurbishment of existing building – Approved 3 March 2025

**c            Outstanding decisions**

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

25     **(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

26     **(ii)        Rosecomb, Plaxdale Green Farm, Plaxdale Green Road, Stansted**

24/01486/PA – Proposed new building/Granny annex

27            **Appeals**

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

**d            Enforcement**

28     **(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

Further enforcement application was issued re the unauthorised marquee.

Further enforcement application to be issued re the use of the pub as a gym.

Hannah Parker, Development Manager replied 22 March 2025 – still under investigation

29     **(ii)        Oakview Barn, Tumblefield Road, Stansted, TN15**

**24/00176/EN – Alleged unauthorised works**

It was noted that the developer had received confirmation that no further action was to be taken following the review by Enforcement. It was agreed the Clerk should contact Enforcement to check that this was correct.

- 30 (iii) **Land at Hall Wood, Gravesend Road, Wrotham, Sevenoaks  
25/00086/EN – Alleged unauthorised works**

**e Other Planning matters**

- 31 Cllr Morris confirmed that there was currently an area of land where trees were being felled on the A227 between Fairseat and Culverston Green, however, no planning application for development had been lodged at the time of the meeting.

**FINANCE – Appendix A**

**Finance Report**

- 32 a The Finance Report was noted.

**Bank Balances**

- 33 c The bank balances as listed on Appendix A and as shown on the bank statements were noted.

**To approve payments made since last meeting**

- 34 d 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**

- 35 e 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**

- 36 f There were no further matters highlighted.

*Clerk*

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

**i Grange Park School**

- 37 There were no matters to note.

**ii Recreation Field**

- 38 There were no matters to note other than the planning application that had been submitted for a multi-sport play-park and this would be withdrawn as it was submitted a possible project to be funded by the London Golf Club.

- 39     **iii     Play park**  
There were no matters to note.
- 40     **iv     Browne's Field**  
There were no matters to note.
- 41     **v     Telephone box in Plaxdale Green Road**  
There were no matters to note.
- 42     **vi     Maintenance and handyperson**  
There were no matters to note.
- 43     **vii     Other issues**  
There were no matters to note.

**24     VILLAGE HALLS**

- 44     **Stansted & Fairseat Village Halls**  
There were no matters to note.

**26     REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK**

- 45     There were no reports.

**27     CORRESPONDENCE**

- 46     A proposal from the Chair of the Stansted Horticultural Society had been received requesting land for a parish allotment area.

**28     ANY OTHER BUSINESS**

- 47     There was no further business.

**PUBLIC SESSION**

There were no specific matters highlighted in the public session

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

Signed .....Chairman

Dated.....