

**STANSTED PARISH COUNCIL****MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3 SEPTEMBER 2018 AT FAIRSEAT VILLAGE HALL, VIGO ROAD, FAIRSEAT AT 8.00 pm**

<b>PRESENT:</b>	Cllr Harry Bott	Chairman	Except item 6b
	Cllr Mrs Polly Falconer	Vice-chairman	In the chair item 6b
	Cllr Tom Brooker		
	Cllr Mrs Sheila Goodworth		
	Cllr Michael Osborne		
	Cllr Daren Sefer		
	Cllr Kevin Sparkes		
	Mrs Roxana Brammer	Clerk	
In attendance	Cllr Harry Rayner	Kent County Council	
	Mr Tom Sheldon	School Project Steering Group	
	Mr Andy Yallop	School Project Steering Group	
	7 members of the public		

**Item** *Action point*  
Minute no 2018/19/

**1 APOLOGIES**

196 All parish councillors present. Apologies for absence were received from Cllrs Martin Coffin and Robin Betts, Tonbridge & Malling Borough Council.

**2 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER**

197 Possible conflicts of interest were declared by Cllr Bott in item 6b, school boundary with adjacent field as he was landowner of the field and by Cllr Mrs Goodworth in item 7a(i), planning application for Plaxdale Green Farm as an adjacent landowner.

**3 MINUTES OF THE MEETING HELD ON 9 JULY 2018**

198 It was proposed by Cllr Osborne, seconded by Cllr Sefer and agreed the minutes of the meeting held on 9<sup>th</sup> July 2018 be signed as a true record, subject to the following amendments:

Heading: substitute Fairseat Village Hall for Stansted Village Hall  
C/07/18/14 minute 2018/19/184: substitute "10<sup>th</sup> November" for "19<sup>th</sup> November".

**4 MATTERS ARISING**

199 No matters were raised.

**5 MINUTES OF THE EXTRAORDINARY MEETING HELD ON 2 AUGUST 2018**

200 It was proposed by Cllr Mrs Goodworth, seconded by Cllr Sparkes and agreed the minutes of the meeting held on 2<sup>nd</sup> August 2018 be signed as a correct record.

## 6 STANSTED SCHOOL PROJECT UPDATE

### 201 a Steering Update

The Chairman suspended the meeting to allow Mr Sheldon to speak.

Mr Sheldon reported on the signing of the lease with Grange Park School and expressed his thanks to Cllrs Matthew Balfour and Harry Rayner. There remained the external decoration to complete on the building. The resurfacing and marking out of the car park, together with low level lighting remained.

### 202 b School Boundary with Adjacent Field

Having declared a possible conflict of uinterest, Cllr Bott Left the room and the Vice-chairman took the chair.

A query had been raised at the last meeting of the Steering Group about the exact line of the boundary between the school and the adjacent field. It was confirmed that the boundary was the hedge, in a direct line from the wall. The stock fence was within the field and the property of the landowner of the field.

Cllr Bott returned to the meeting and resumed the chair.

## COUNTY COUNCILLOR'S REPORT

The Chairman suspended the meeting to allow Cllr Rayner give his report.

Cllr Rayner said he did not have a County Council report. However, he wished to congratulate the Parish Council on the school project. The Council had been well advised by Mr Sheldon and Mr Yallop.

The Chairman thanked Cllr Rayner and reconvened the meeting.

## 7 PLANNING

### a Applications

- 203 i **TM/18//01820/FL:** Plaxdale Green Farm, Plaxdale Green Road, Stansted: Conversion of 2no. former agricultural buildings with existing consent (TM/15/03000/FL) to provide 2no. three bedroom residential dwellings with associated parking, access, infrastructure and landscaping works

After discussion, it was agreed to respond as follows:

Stansted Parish Council has considered this application and repeats its response to previous application TM/18/01124/FL:

In principle Stansted Parish Council has no objection to this application. However, we would request that a section 106 agreement is reached for these buildings that take into account all of the development that the applicant has made in the last 10 years on this site. In the last application, they did not contribute any section 106 funds despite Stansted Council providing strong evidence as to why they should do this. We attach a copy of our correspondence on this issue for reference. You will see that in

the last application the applicant's agents stated that the units would be worth £256 per square foot and there would be insufficient profit for a section 106 agreement. These units have now been built and three are currently on the market with an average valuation of £480 per square foot. This is made up of the following units:-

Plot	Sq ft	Asking price £	Cost price per sq ft £
1	1480	560,000	378
2	1124	475,000	423
7	1112	595,000	535
9	778	525,000	675
Total	4494	2,155,000	
Average			480

Stansted Parish Council requests that the section 106 money should be for a minimum of £30,000 and this should be allocated for the rebuilding of Stansted Village Hall which needs to be done in the next couple of years.

We also request all further development rights are removed from the site.

- 204 ii **TM/18/01704/FL:** Rose Cottage, North Down, Plaxdale Green Road, Stansted: Conversion and extension of existing outbuilding known as Rose Cottage to ancillary residential accommodation (previously permitted at appeal under TM/07/00037/FL)

After discussion, it was agreed to comment as follows:

Stansted Parish Council objects to this application. This would constitute an additional dwelling in the Green Belt. The applicant refers to a previous application, TM/07/00037/FL, which was originally refused by the Local Planning Authority and subsequently granted on appeal. The appeal decision is dated 17th January 2008, which is now more than 10 years ago and which the Parish Council considers irrelevant and should not be used as a precedent to grant permission. I am unable to quote the Parish Council's original objection made in 2007, but the Borough Council undoubtedly has this on file and can refer to it.

The Parish Council objected to the application made earlier this year, TM/18/00640/FL and, except for the comment on the raised roofline, which is not part of the current application, the objection still stands.

Should the Local Planning Authority be minded to grant permission, the Parish Council requests that a condition is imposed that the new dwelling is ancillary to North Down and can only be occupied by the owner of North Down and not let out and remains part of the hereditament of North Down. There are also concerns that the trees and hedges are preserved and that an additional entrance is not created.

- 205 iii **TM/18/01915/FL:** Winterdale Shaw, 20 Platt House Lane, Fairseat: Installation of domestic sized wind turbine to enable Winterdale Cheesemakers live work unit to operate carbon neutrally, off grid and also carbon neutral charging of electric delivery vehicles

After discussion, it was proposed by Cllr Mrs Falconer, seconded by Cllr Mrs Goodworth and agreed to respond as follows:

Stansted Parish Council has no objection in principle to this application. However, the Parish Council would like to see a more in depth study on the suitability of the site for wind development, eg by using an anemometer for a period of time and on the noise impact. The Parish Council would also like the visual impact on Fairseat considered, both on the approach to the village and from the village itself.

206 **Out of Time Applications**

The response to the out of time applications as listed on Appendix A were ratified.

207 **b Decisions**

The decisions as listed on Appendix A were received.

**c Enforcement**

208 **i Caravan, Plaxdale Green Road**

It was noted that the Enforcement Officer has confirmed that as the caravan is occupied overnight, there is no breach of planning.

209 **d Appeals**

None.

**e Other Planning Issues**

210 **i Local Plan**

The next meeting of the Parish Partnership Panel would be attended by Cllrs Sefer and Bott. A half day meeting for parishes would be held on 16<sup>th</sup> October.

211 **ii "Lucy's Barn" Campsite at Janes Farm**

The Chairman suspended the meeting to allow members of the public to speak.

Members of the public advised that the Borough Council had been contacted. They had been informed a camping licence had been applied for. Dates of activities on the site were given and photographs were promised. The campsite was being advertised on a website.

The Chairman thanked the members of the public and reconvened the meeting. After discussion, it was agreed to contact the Enforcement Officer with these details.

**8 FINANCE**

212 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

213 **b Payments made since Last Meeting**

The payments made since the last meeting as listed on the agenda were approved.

214 c **Accounts for Payment**

It was proposed by Cllr Mrs Falconer, seconded by Cllr Osborne and agreed the accounts for payment as listed on Appendix B be paid (cheques 890 - 891).

9 **GRANT APPLICATIONS**

215 None

10 **MANAGEMENT OF THE COUNCIL'S LAND & PROPERTY**a **Recreation Ground**

216 i. General Matters. T J Brooker was asked to cut the inside face of the hedges round both recreation grounds as soon as he could.

217 ii. Hire of Ground. Nothing to report.

218 b **Car Park**

Nothing to report.

219 c **Playpark**

Nothing to report.

220 d **War Memorial and Garden**

Nothing to report.

221 e **Telephone Kiosk**

Cllr Mrs Goodworth reminded Cllr Brooker that the Knitting Group was still waiting for his assistance in putting up the display.

222 f **Church Bank**

Nothing to report.

223 g **Village Green Land, Hatham Green Lane and Parsons Lane**

Nothing to report.

224 h **Brownes Bequest**

Nothing to report.

225 h **Notice Boards**

One of the noticeboards outside the school had been moved and was now mounted on the Village Hall. A vote of thanks was made to John Stevens for doing this.

226 i **Registration of Land**

BTF Partnership was working on the registration of the war memorial garden and Church Bank as village greens.

11 **HIGHWAYS & TRANSPORT**227 a **Public Rights of Way**

It was understood that the maize crop obstructing a footpath at Labour-in-Vain had originally been cleared to 4' across the path, but it had now been cleared completely. It was reported that the footpath to Fairseat Lane was almost impassable.

228 b **Encroachment Working Party**

No update was given.

229 c **Speed Limit**

Deferred to a future meeting.

f **Any Other Highways or Transport Issues**230 i **Litter**

Cllr Mrs Falconer said that people should be encouraged to pick up litter. She suggested a scheme whereby residents could put a sticker on their bins, giving permission for those picking up rubbish to make use of them. She would research the idea.

12 **VILLAGE HALLS**a **Stansted Village Hall**231 i **General Matters**

It was agreed the fête had been successful.

232 ii **Stained Glass Windows**

The Chairman suspended the meeting to allow John Mattick to speak.

Mr Mattick said that the Col Alfred Wintle stained glass windows from Coldharbour had been removed and offered to the Parish Council for installation in a new village hall, but there was a question of safe storage. It was proposed by Cllr Bott, seconded by Cllr Mrs Goodwoth and agreed the Council accept the windows. Cllr Bott agreed to store the windows.

The Chairman thanked Mr Mattick and reconvened the meeting.

233 b **Fairseat Village Hall**

Nothing to report.

**13 POLICE MATTERS**

234 Cllr Mrs Goodworth had nothing to report.

**14 WORLD WARS COMMEMORATIVE BOOKLET**

235 The Chairman suspended the meeting to enable John Mattick to speak.

Mr Mattick spoke about the exhibition to be held in the Cloisters at the church from 11<sup>th</sup> – 15<sup>th</sup> November.

The Chairman thanked Mr Mattick and reconvened the meeting.#

Cllr Bott said he had ordered “Tommies” to be put round the parish. He was seeking sponsorship and there would be no cost to the Parish Council.

**15 REPORTS ON MEETINGS ATTENDED BY COUNCILLORS AND CLERK**

236 None.

**16 CONSULTATION**

237 No documents received.

**17 CORRESPONDENCE**

238 None.

**18 REPORTS & CIRCULARS**

239 The reports and circulars as listed on the agenda were received.

**19 ANY OTHER BUSINESS**

240 No matters were raised.

**SUSPENSION OF MEETING FOR PUBLIC SESSION**

Mr Sheldon said that the charity who ran Margaret McMillan house had failed due to the London Borough of Greenwich discontinuing support. The liquidators were currently valuing the assets and he thought they would sell the site. He suggested the Parish Council should join with Wrotham Parish Council in trying to register it as a Community Asset and asking for a copy of the Trust Deed. Cllr Rayner said that he would ask the Wrotham Clerk to contact the Parish Council following Wrotham’s next meeting.

**CONFIDENTIAL SECTION****20 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC**

241 It was proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed the press and public be excluded from the following item.

**21 DONATIONS**

242 It was proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed that the anonymous donation received in January 2018 be accepted and that in future all donations over £50 be put to the Council and if the donor wished to be anonymous, his name would be disclosed to members of the Council and the Clerk in strict confidence and not named in the minutes.

The Chairman thanked everyone for attending and closed the meeting at 9.55 pm

Signed .....Chairman

On the .....day of .....2018