

STANSTED PARISH COUNCIL**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 2 DECEMBER 2013 AT FAIRSEAT VILLAGE HALL, VIGO ROAD, FAIRSEAT AT 8.00 pm**

PRESENT: Cllr Harry Bott Chairman
 Cllr Mrs Polly Falconer Vice-chairman
 Cllr John Brooker
 Cllr Mrs Sheila Goodworth
 Cllr Miss Janet Howie
 Cllr Michael Osborne

Mrs Roxana Brammer Clerk

In attendance PCSO Laura Bullen
 1 member of the public

Item *Action point*
 Minute no 2013/14/

1 APOLOGIES

285 Apologies for absence were received from

Cllr George Goring Away from home

It was proposed by Cllr Osborne, seconded by Cllr Mrs Goodworth and agreed this apology be accepted. Apologies for absence were also received from Cllr Mrs Sarah Hohler, Kent County Council and from Cllrs Matthew Balfour and Mrs Ann Kemp, Tonbridge & Malling Borough Council.

2 DECLARATIONS OF INTEREST

286 None.

3 MINUTES OF THE MEETING HELD ON 4 NOVEMBER 2013

287 It was proposed by Cllr Osborne, seconded by Cllr Mrs Falconer and agreed the minutes of the meeting held on 4 November 2013 be signed as a true record.

4 MATTERS ARISING

288 No matters were raised.

As PCSO Bullen was present, it was agreed to vary the order of the agenda.

9 POLICE LIAISON**289 a Police Report**

The Chairman suspended the meeting to allow PCSO Bullen to speak.

PCSO Bullen said no crimes for the Parish had been reported. She would get in touch

with Mrs Goring over Neighbourhood Watch and would start setting up the group.

The Chairman thanked PCSO Bullen and reconvened the meeting.

5 PLANNING.

a Applications

- 290 i **TM/13/03164/FL:** The Old Rectory, Plaxdale Green Road, Stansted: Change of use of land to enlarge the residential cartilage and engineering works to reshape the land.

After discussion, it was agreed to object as follows:

Stansted parish Council objects to this application. The Old Rectory is a listed building within a conservation area and the Parish Council considers the applicant should have applied for planning permission prior to commencing work. When built, the house was set in a position of prominence within the landscape and this has been altered by the works so far done without the benefit of planning permission.

The Parish Council has no objection to the principle of sympathetic landscaping, but objects on grounds off scale and alterations to the original profile of the land. The applicant has removed the natural slope of the land and has incorporated a field into his garden, A bund has been created around a mature sycamore, which may cause the tree to die. The parish council would like the application resubmitted to show how the contours have been altered, together with a detailed planting scheme noting the species and siting of all trees.

The Parish Council notes that on Monday 2nd December 2013 a large quantity of trees were moved onto the site. The applicant is continuing work even though he has been instructed to submit a planning application. The Parish Council would like all work stopped, including the planting of trees, until the application has been determined.

Finally, the Parish Council asks that the application is called in for determination by Members at Committee.

- 291 ii **TM/13/03449/NMA:** London Golf Club, South Ash Manor, South Ash Road, Ash: Non-material amendment to planning permission TM/12/00497/FL (Variations of conditions 2 and 10 of planning approval TM/09/03149/FL to alter the timing of submission of details of external materials for the hotel building(s) and the final certificate for very good' BREEAM rating): Alteration to access road to the hotel.

No comment as a technical matter.

- 292 iii **TM/13/03482/FL:** London Golf Club, South Ash Manor, South Ash Road, Ash: Application to vary conditions 4 (hard surfacing materials), 10 (highway authority consents), 11 (construction underpass details) and 13 (lighting) of planning permission TM/12/01290/FL

After discussion, it was agreed to object as follows:

Stansted parish Council objects to the variation of condition 13 of planning consent TM/12/01290/FL. This condition states that "There shall be no lighting of the application site at any time and no lighting shall be installed in the car park or on the building hereby permitted at any time. Reason: The proposal was determined on the basis of the

information provided as part of the application, having regard to the impact of the proposal on the character of the area and Metropolitan Green Belt in accordance with policies CP1, CP3 and CP24 of the Tonbridge & Malling Borough Core Strategy, policy SQ1 of the Tonbridge & Malling Borough Managing Development and the Environment Development Plan Document and paragraphs 57, 58, 61, 79, 80, 87 and 90 of the national Planning Policy Framework (2012).”

The proposal wishes to incorporate path lighting, wall washers on the building and landscape “feature” lighting. The Parish Council would not object to minimal low level path lighting as a matter of Health & Safety, nor a single light to illuminate the entrance door, which should be of low light level. However it is opposed to any other forms of lighting, which it considers unnecessary and totally contrary to the reasons given for the original condition, ie the impact on the Metropolitan Green belt. Lighting on the building and “feature” lighting would be visible from properties in Stansted, whose residents would suffer a degree of urbanisation and loss of amenity through light pollution. In addition the building should be fitted with curtains or window blinds which should be drawn as necessary to prevent any spillage of lights from the building when in use.

Should any lights be permitted, there should be included times at which the lights must be turned off, having regard to the seasons and hours of daylight, such that both the building when in use and the outdoor lights cause minimal nuisance and local residents know when to expect activity on the site to have ceased.

- 293 iv **TM/13/02776/FL:** The Vigo Inn, Gravesend Road, Wrotham: Rebuild existing outbuilding

No objection

- 294 v **TM/13/03329:** Butts Hill Caravan Lodge Development, Labour-in-Vain Road, Wrotham:
Removal of condition 1 of planning permission TM/83/376 (as last varied by permission TM/94/0931/FL) to allow year round use of the whole caravan park

After discussion, it was agreed to object as follows:

Stansted Parish Council objects to this application. Although the site is in Wrotham parish, the access is through Stansted parish and the site is of concern to Stansted residents.

The Parish Council supports wholeheartedly the views and comments of Wrotham Parish Council, within whose area the site lies, but the access to it goes through Stansted parish, whose residents are affected by the traffic generated by the site. We do not see any need to expand on the main reasons for objection given by Wrotham Parish Council, but would like to comment further on the road access.

The road is a narrow country lane and is a no through road. This means there is no alternative route either for Stansted parish residents who live along the lane, or for occupiers of or visitors to the caravans. This part of the North Downs is high (as evidenced by the Wrotham FM mast close by) and this area suffers particularly badly during adverse weather conditions. Indeed due to the altitude there can be snow or fog when there is none elsewhere in this part of Kent. It is ill considered for the site to be kept open during the worst months in the year for bad road and driving conditions. If the interpretation about the age of occupiers of the site is correct, people over the age of 45 are more subject to health problems. If the site is open permanently, there is nothing to

stop people being on permanent "holiday" on the site and as they age, they will be more in need of various types of care, such as home visits from doctors, ambulances, carers, home deliveries of all sorts and other visitors. This increase in traffic would be unacceptable and inappropriate on the road.

295 **b Decisions**

None notified

296 **c Enforcement**

No new enforcement matters were raised.

297 **d Appeals**

No new appeals were reported.

e Other Planning Issues

298 **i Field Shelter, Plaxdale Green Road**

The Clerk reported that a decision had been taken by the planners that although planning permission should have been applied for, it would have been granted and no further action would be taken. Cllr Bott was unsatisfied with this decision and it was agreed he take up the matter with the planners.

HB

299 **ii Oaktree Farm**

The Clerk reported that the situation was being monitored by Enforcement.

300 **iii Hilltop Hotel**

The Clerk reported that an inspection had been made by the Enforcement officer and that all works were being carried out in compliance with the original planning permissions.

301 **iv TM/13/02826/FL: Fairseat Cottage, Vigo road, Fairseat: Rear/side first floor extension and external alterations including demolition of rear lean-to (Resubmission of TM/13/00732/FL)**

Cllr Bott reported that this application would be determined at committee and that he would attend and speak.

6 FINANCE

302 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

303 **b Cheques Signed since Last Meeting**

None.

304 **c Accounts for Payment**

It was proposed by Cllr Brooker, seconded by Cllr Mrs Goodworth and agreed the

account as listed on appendix B be paid (cheque 672), with the addition of £50, E Rolph (cheque 673).

305 **d Budget 2014/15**

It was proposed by Cllr Bott, seconded by Cllr Osborne and agreed that the draft budget for the year to 31st March 2015 be adopted.

306 **e Precept 2014/15**

It was proposed by Cllr Osborne, seconded by Cllr Brooker and agreed that the precept for 2014/15 be £15,900.

7 GRANT APPLICATIONS

307 None.

9 MANAGEMENT OF THE COUNCIL'S LAND & PROPERTY

a Recreation Ground

- 308 i. General Matters. Nothing to report.
- 309 ii. Hire of Ground. No new hirings
- 310 iii. Path to Hall Veranda. Cllr Osborne said the cost would be about £100 and he was asked to undertake the repair. He reported that a post was missing.

311 **b Play Equipment**

Cllr Mrs Goodworth said she had been unwell and had not been able to attend the assembly when the certificates and book tokens had been awarded. The Clerk reported that every child had submitted something and she had been impressed with the ideas and quality of the submissions. The next steps were for the working group to meet in the New Year to decide which ideas should be taken forward, then to have a draft masterplan drawn up. The children would then be consulted, after which the final masterplan would be approved by the Parish Council. It was hoped a small item of equipment could be installed by the end of the summer. She also reported that a local businessman had donated £1,000 towards the fund.

312 **c War Memorial and Garden**

Nothing to report.

313 **d Telephone Kiosk**

Nothing to report.

314 **e Village Green Land, Hatham Green Lane and Parsons Lane**

Nothing to report.

9 POLICE LIAISON

315 **b Neighbourhood Watch**

Cllr Mrs Goodworth had nothing further to add.

10 HIGHWAYS & TRANSPORT

316 a Pond, Hatham Green Lane

The Clerk had spoken to Martyn Colley, who had asked her to report the concerns online. This she had attempted to do but the online report service had failed and she had contacted Mr Colley again by email.

317 b Bollards, Cob Trees, Hatham Green Lane

The Clerk reported that the matter of the removal of bollards was being dealt with by Kent County Council's enforcement officer and by Cllr Mrs Hohler.

318 c Consultation on Diversions of Byway/Public Footpath at London Golf Club

After discussion, it was agreed to comment that the underpass should be made use of to cross South Ash Road, in the interests of road safety.:

11 VILLAGE HALLS

a Stansted Village Hall

319 i. General Matters. Cllr Mrs Goodworth had nothing to report.

320 ii. Litter bin. Mr Clarke was still storing the litter bin. Cllr Mrs Goodworth apologised she had not liaised with Mr Clarke due to illness.

321 b Fairseat Village Hall and Recreation Ground

Nothing to report.

12 BROADBAND

322 Cllr Bott reported that tenders were being sought and it was expected it would be installed during 2014 and operational in 2015.

13 CONSULTATION

323 No documents received.

14 CORRESPONDENCE

324 None.

15 REPORTS & CIRCULARS

325 None received.

17 ANY OTHER BUSINESS

326 a Churchyard

Cllr Brooker referred to the archaeological test survey and said he had heard there were 30,000 burials. Cllr Mrs Falconer said the Parochial Church Council was waiting for the report. The next stage would be to obtain quotations for a full survey.

The Chairman thanked councillors and members of the public for attending and closed the meeting at 9.36 pm

SignedChairman

On theday of2013