

STANSTED PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 7th NOVEMBER 2022 AT 8 pm
VILLAGE HALL**

PRESENT: Cllr Harry Bott Chairman
 Cllr Polly Falconer Vice-Chair
 Cllr Tom Brooker
 Cllr Jack Saunders
 Cllr Daren Sefer
 Cllr Yvonne Tisson
 Mrs Melita Gandolfo Clerk
 KCC Cllr Harry Rayner (for part of meeting)

Item		<i>Action point</i>
Minute no		
1	APOLOGIES	
215	Apologies for absence were received from Cllr Kevin Sparkes, and were accepted. Apologies were also received from TMBC Cllr Martin Coffin.	
2	DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER	
216	There were no declarations of interest.	
3	MINUTES OF THE MEETING HELD ON 3rd OCTOBER 2022	
217	It was proposed by Cllr Bott, seconded by Cllr Sefer and agreed that the minutes of the meeting held on 3 rd October 2022 be signed as a true record.	
4	MATTERS ARISING	
218	There were no matters arising.	
5	HIGHWAYS	
219	a Traffic Plan, Highway Improvement Plan, Signage The Clerk had received confirmation of costs for a Wayleave / Lease agreement from Bishop Akers Solicitors. The cost would be £1,000 - £1,275 plus VAT for one lease, and £550 plus VAT for each subsequent lease, plus a local authority search for each property, £200-£250 each, and completion of a due diligence questionnaire for each landowner. It was agreed that the Clerk should write to ask whether one lease could be used as a template for the Parish Council to produce the agreements.	MG
220	b Other Highways issues - It was reported that there is a large pothole on Plaxdale Green Road above Stone Rocks. The Clerk will report to KCC Highways.	MG
6.	ASH DIE-BACK	
a	The Clerk had requested quotes for cutting down the affected ash trees from Canvins Group and Aztech Tree Services. The Chairman had requested a quote from Nick Connell. It was agreed that the Clerk will ask for updated quotes from Aztech and Nick	MG

- Connell as their quotes did not include all impacted trees.
- 221 **b** It was agreed that contact details of the tree surgeons should be shared with local residents, and that the cost of cutting trees on shared borders could be shared 50/50.
- 222 **c** It was agreed that a public meeting re ash die-back should be held at 7.30 p.m. immediately before the December Parish Council meeting at Fairseat Village Hall, at 7.30 p.m. , and that drinks and mince pies could be offered.

7. PLANNING

a Applications

- 223 **(i)** **22/02131/FL** | Erection of a new storage shed | Thriftwood Plaxdale Green Road Stansted Sevenoaks Kent TN15 7NW

Following discussion, it was agreed to respond to this application as follows:

MG

Stansted Parish Council objects to this application.

While we appreciate that the current shed / garage may need to be replaced due to wear and tear, we think it should be replaced by a new shed of similar footprint and height. The proposed new shed is not "of just slightly larger proportions" as stated in the application, but has a considerably larger footprint and greater roof height. Such a large building would have a negative impact on this green belt site.

We note that the proposed shed is in the residential curtilage of the manager's house on the site, so should be for domestic / residential use, but the size of the shed, and the mention of "increasingly expensive plant machinery, and materials for use in landscaping projects and.... construction of lodges..." suggest that it will be for commercial / industrial use. The storage of such materials could present a fire hazard.

The proposed shed is shown as very close to the boundary with the neighbouring property, resulting in loss of amenity and disturbance for the neighbour.

The applicant states that there are no trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character, but we would ask that all trees adjacent to the site are fully protected and conserved.

We object to the number and size of windows in the proposed building - these appear totally inappropriate for a shed housing "expensive plant machinery". If the shed is used for plant, then windows would create a security risk. Similarly we do not think it appropriate for the shed to have both a usable attic space and also roof windows. The installation of a WC also seems unnecessary for a shed.

- 224 **(ii)** **22/02134/RD** | Details of condition 2 (materials) and condition 3 (landscaping and boundary treatment) submitted pursuant to planning permission TM/22/00453/FL (Demolition of an existing dwelling and the construction of a new dwelling) | Crabdene Cottage Hatham Green Lane Stansted Sevenoaks Kent TN15 7PL

Following discussion, it was agreed to respond as follows:

MG

Stansted Parish Council would prefer that the door and window frames were made of wood for sustainability reasons, rather than PVC. Other details have been noted and raise no comments.

- b Decisions**
225 There were no decisions to report.
- c Appeals**
- 226 **i 21/00033/ENFNOT – Appeal against Enforcement Notice – 7 Oakwood Farm, Fairseat, TN15 7LT**
Appeal in progress
- 227 **ii 22/00014/REF | Proposed replacement windows to Residence 9 white upvc – Ridgelands, Malthouse Road Stansted Sevenoaks Kent TN15 7PJ**
Appeal against Refusal of permission – Appeal in progress
- d Enforcement**
228 There were no updates on the tree house at Cob Trees. The tree house / platform at the Malt House is in Ash Parish, so is under investigation by Sevenoaks District Council.
- Other Planning matters**
- e TMBC Local Plan**
229 TMBC Cllrs Martin Coffin and Robin Betts had given a presentation of the TMBC Plan in Stansted Village Hall.
Stansted Parish Council supported Option 2 proposed in the Plan, which centres future housing development around existing urban areas.
- 8 FINANCE – Appendix A**
- a Bank Balances**
230 The bank balances as listed on Appendix A and as shown on the bank statements were noted.
- b To ratify payments made since last meeting**
231 Cllr Bott proposed and Cllr Falconer seconded and it was agreed that the payment to HMRC for VAT June-September be approved.
- c Accounts for Payment**
232 Cllr Bott proposed and Cllr Falconer seconded and it was agreed that the accounts for payment listed on Appendix A be approved.
- d Draft budget 2023-24**
233 The draft budget had been circulated and was discussed; it will be further discussed and finalised at the December meeting. *MG*
- e Other finance matters**
234 High interest savings account was further discussed.
- 9 Grant applications**
Applications had been received from
- a. St Mary's PCC for grass cutting
 - b. Stansted Village Hall
 - c. Fairseat Village Hall.
- 235 It was noted that the amount requested by St Mary's PCC was £1,930, an increase on the £1,600 given last year. After discussion, it was agreed that the three requests would be reconsidered at the December meeting.

It was noted that the Berry Housing Trust intended to submit a grant application, probably in May 2023.

10 KCC BUDGET CUTS

236 Covered under Report from KCC Cllr Harry Rayner

11 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

i Recreation Field

Grange Park School had written to ask when the hedges on the inside of the recreation field around the School might be cut. Cllr Brooker said he would be cutting in the coming winter months though the work would be weather / surface dependent. Clerk to confirm to the School. TB

237 Cllr Brooker confirmed that he would build up a step with railway sleepers at the notice board at the top of the recreation field, to facilitate the posting of notices. TB

239 ii **Play park**
Nothing to report

240 iii **Brown's Field**
The felling licence had been issued. The Clerk to ask Nick Connell for a quotation for the coppicing of Brown's field..
Cllr Tisson suggested contacting Eurofell tree services; the Clerk to make contact, to ask for quotation for Brown's field coppicing, and also further quotation for trees with ash die-back. MG

242 iv **Telephone box in Plaxdale Green Road**
Emilia Rice had written to the Clerk to thank the Parish Council for the offering £50 for materials to make the telephone box into a swap shop, and had outlined her plans.

243 v **Maintenance and handyperson**
Mr Peter Morris was welcomed as the Handyperson for the Parish. A contract was signed by Peter Morris and by the Chairman.

244 vi **Other issues**
Cllrs Brooker and Saunders have yet to build up banks on Hatham Green with earth but will do this when their seasonal work commitments allow. TB/JS

12 VILLAGE HALLS

245 i **Stansted Village Hall**
No issues were raised.

246 ii **Fairseat Village Hall**
No issues raised.

Suspension of meeting for KCC Councillors' report

The Chairman suspended the meeting to allow KCC Cllr Harry Rayner to speak.

Cllr Rayner said that KCC is in a poor situation financially. Final figures will be known

In February, but savings required had not been made.

He said that there were large increases in costs, but some sectors were impacted more than others, with brickmaking and metal making seeing particularly big cost increases. Facilities throughout Kent, for example schools, were being stretched by catering for numbers of migrant children.

There are 14 local authorities in Kent, which means that there is some duplication and waste of resources, and spending is not always efficient.

The Chairman thanked Cllr Rayner and reconvened the meeting.

13 WILDLIFE CAMERAS; VILLAGE SECURITY

Several residents were in attendance following burglary and attempted burglaries in the village.

247 Cllr Brooker confirmed that he would make inquiries re security cameras and warning signs, and wildlife cameras. TB

14 ARMISTICE DAY THURSDAY 11TH NOVEMBER

248 Cllrs Bott, Falconer, Sefer and the Clerk confirmed they would attend for the laying of the Parish Council poppy wreath. Cllr Bott to do the readings Clerk to bring the wreath. The Clerk confirmed that pupils and staff from Grange Park School would attend.

15 REPORTS FROM KALC/PARISH PARTNERSHIP PANEL MEETINGS

249 Cllr Tisson had attended a PPP meeting, where Parish Plans were discussed. Shipbourne Parish Council has an updated Plan which they were willing to share for Stansted to use as a template.

Cllr Sefer had attended a Local Policing meeting.

16 CORRESPONDENCE

250 The Clerk had received a Domain renewal notice; it was agreed that this should be renewed for two years.

17 ANY OTHER BUSINESS

251 None.

PUBLIC SESSION

Members of the public had attended to raise questions on Planning and on Security; these issues were covered under earlier Agenda items. No further questions were raised.

The Chairman thanked everyone for attending and closed the meeting at 9.45 pm.

SignedChairman

Dated.....