

STANSTED PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 4th OCTOBER 2021
AT 8 pm AT STANSTED VILLAGE HALL**

PRESENT: Cllr Harry Bott Chairman
Cllr Tom Brooker
Cllr Jack Saunders
Cllr Daren Sefer
Cllr Kevin Sparkes
Cllr Yvonne Tisson
Mrs Melita Gandolfo Clerk

In attendance KCC Cllr Harry Rayner (for part of meeting)
Two members of the public

Item **Action point**
Minute no 2020/21

1 APOLOGIES FOR ABSENCE

155 An apology for absence was received from Cllr Polly Falconer and it was agreed that this be accepted.

2 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER

156 Cllr Jack Saunders declared an interest in item 5a as he was related to the applicant of 21/02401/FL.

3 TO AGREE MINUTES OF THE MEETING HELD ON 6TH SEPTEMBER 2021 AND THE EXTRAORDINARY MEETING HELD ON 23RD SEPTEMBER 2021

157 It was proposed by Cllr Bott, seconded by Cllr Sefer and agreed that the minutes of both meetings be signed as a true record.

4 MATTERS ARISING FROM THE MINUTES NOT ELSEWHERE ON THE AGENDA

158 There were no matters arising.

5 PLANNING

a Applications

159 (i) 21/02253/TPOC – Central Lodge, Gravesend Road Wrotham, Sevenoaks TN15 7JW
T1 Sweet Chestnut - crown clean, T2, T3, T4 Ash - fell, T5 Beech - raise crown, T6 x2 Ash - fell and T7-T12 Ash - fell

No objections were raised.

160 (ii) 21/02401/FL - Stansted Lodge Farm Buildings, Tumblefield Road, Stansted, Sevenoaks, Kent: Demolition of existing barns and their replacement for the

erection of 3 no. residential dwellings, together with associated garaging, parking, garden land and landscaping (Alternative scheme to Planning Permission TM/19/02607/FL: Proposed conversion, change of use of land, and associated works to form 3 residential dwellings)

This application was posted immediately after distribution of the Agenda, and was added to the Agenda before the meeting and circulated to councillors. Cllr Saunders having disclosed an interest withdrew from the meeting for this item.

Following discussion, it was agreed that there were few changes from the previous application 21/01432/FL, to which Stansted Parish Council had objected.

It was therefore agreed to respond reiterating the previous objections:

Stansted Parish Council have considered the above application, and note that it appears to be the same as the previous application 21/01432/FL, apart from removal of the garage from the proposed block plan, and a small change in proposed parking arrangements; and very similar to the previous application 21/00285, with some minor alterations.

Stansted Parish Council would therefore reiterate our previous objections to this application. We are particularly concerned that no measurements are given on the plans, particularly the height of the buildings and the windows.

The previous applications TM19/00416/PDVAR and TM/19/02607/FL were granted with reference to Class Q permitted development and as a result respected the form and historic nature of the site. This new application seeks to demolish the agricultural buildings completely, and so should be considered as an application for new development in Green Belt land. As there is already an accepted plan in place we do not believe any special circumstances have been shown to require new buildings on this site.

The proposed units are larger than those in TM/19/02607/FL and are two-storey and of considerable bulk. Although measurements are not shown on the plans these houses are likely to have a negative impact on neighbouring properties, with the first storey windows overlooking the neighbouring houses and gardens. Under the approved application all windows were either on the bottom storey and so could be shielded from the neighbour; and the windows on the top storey were Velux windows and as a result would throw any lighting away from the neighbours and not directly into their top storeys. No measurements of the scale of the windows, notably the height of windows, are shown on the plan.

We note that there have been some changes to landscaping, but clarification should be provided as to ownership of the landscaped areas and who will be responsible for their maintenance, and how the areas should be split in future sales of the houses.

Per previous responses, we request that all permitted development is removed from the buildings to the North east of the site which are currently open sheds.

We would also draw your attention to the two public rights of way through Stansted Lodge Farm - Byway MR209 and Footpath MR211. These must remain accessible at all times

161 **b Decisions**

There were no new decisions.

C Appeals

162 **(i) Oak Tree Stable, Vigo Road, Fairseat - TM20/01665/FL – Appeal 21/00002/REF**
Appeal in progress.

The Appeal Hearing had been held and a decision was awaited. Cllr Bott had attended the Hearing, and said he would be writing to TMBC expressing the Parish Council's concerns over lack of Traveller sites in the borough.

163 **(ii) Janes Farm Land, Ash Lane, Stansted – TM21/00785/FL - Appeal against Enforcement ref 20/00266WORKH**

Appeal in progress

d Enforcement

164 **i Updates**

Tree house at Littlefields, TN15 7PE - Cllr Brooker said that the unauthorised tree house at Littlefields was in the process of being removed.

Tree house at Cob Trees, Stansted – it was noted that this property had recently been sold and that the new owners would be responsible for compliance with the Enforcement order.

Investigations were still ongoing in the following cases:
165 Wentshaw Lodge, Vigo Road, Fairseat – alleged unauthorised building works
Fly-tipping - Ref 10874 – being investigated by TMBC and Sevenoaks District Council
Cherry Hay, Fairseat - garage with new access onto Byway
Thriftwood Camping and Caravan Park – alleged unauthorised works to form new hardstanding area and removal of trees

6 FINANCE

166 **a Bank Balances**

The bank balances as listed on Appendix A were noted.

b Accounts for payment

167 It was proposed by Cllr Bott, seconded by Cllr Sefer and agreed that the accounts for payment listed on Appendix A should be paid online.

c Other Finance issues

168 It was agreed that the Clerk should attend the online KALC Finance Conference.

7 WINGS OF THE MORNING FIELD – music events / festivals

169 Cllr Bott had written to St Clere Estate asking for more consideration and co-operation when planning future events, and had not yet received a response.

8 HIGHWAYS

170 a Traffic Plan, Highways Improvement Plan, Signage

Progress would be fully discussed when Cllr Falconer returned. Cllr Tisson reported that she had spoken to neighbours about the orange lines she had painted on the road to indicate the proposed green areas at the Labour in Vain / Plaxdale Green Road corner.

b Other Highways issues

171 No other issues were raised.

SUSPENSION OF MEETING FOR COUNTY AND BOROUGH COUNCILLORS' REPORTS

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

Cllr Rayner said it was hoped that the Stansted/Fairseat to Sevenoaks minibus service would soon be resumed.

KCC were encouraging active travel – walking and cycling.

He said that the booking system was still in place at the local rubbish tips.

Cllr Rayner had attended a meeting on Borough Green gardens but it had not been particularly useful.

The Chairman thanked Cllr Rayner and reconvened the meeting.

9 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

i Recreation ground

171 a Stansted Village Hall committee had asked if they could plant a tree and install a seat in memory of George and Penny Goring behind the village hall. This suggestion was welcomed and approved.

172 b Stansted Village Hall committee had reminded the clerk of earlier proposals to install picnic tables similar to the ones in Fairseat recreation field. Following discussion it was agreed that this could be looked at again in the Spring.

173 c Cllr Bott's proposal to leave a band of grass uncut next year as a natural area was discussed. The possibility of a wildflower area was discussed but was thought to require a lot of preparation work.

ii Play park

174 Nothing to report

- lii Brown's Field**
- 175 To be carried forward.
- iv Other issues**
- 176 None.
- 10 VILLAGE HALLS**
- 177 Stansted Village Hall: The Clerk and other hirers had experienced difficulty in locking the door. It was agreed that the Clerk should write to Stansted Village Hall committee asking for the lock to be changed to an easier system. *MG*
- 11 PARISH MAGAZINE**
- 178 It was agreed that the magazine was a good communication vehicle and was appreciated by residents.
- 12 AIRFIELD PLAQUE**
- 179 Cllr Brooker said that work on the stone cairn was proceeding. *HB/TB*
- 13 REMEMBRANCE DAY**
- 180 It was agreed that the Clerk should order a poppy wreath to be paid for under S 137 of the LGA 1972, to be laid on behalf of the Parish Council. *MG*
- 15 CORRESPONDENCE**
- 181 Items had been circulated and were noted.
- 16 ANY OTHER BUSINESS**
- 182 No issues were raised.

PUBLIC SESSION

Mr Osborne said that some hedges in Malthouse Road were very overgrown. Noted.

The Chairman thanked everyone for attending and closed the meeting at 8.55 pm

SignedChairman

On theday of2021