

**STANSTED PARISH COUNCIL****MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 1 AUGUST 2016 AT FAIRSEAT VILLAGE HALL, VIGO ROAD, FAIRSEAT AT 8.00 pm**

**PRESENT:** Cllr Harry Bott Chairman  
 Cllr Mrs Polly Falconer  
 Cllr Mrs Sheila Goodworth  
 Cllr Daren Sefer  
 Cllr Kevin Sparkes

Mrs Roxana Brammer Clerk

In attendance 9 members of the public

**Item** *Action point*  
 Minute no 2016/17/

**1 APOLOGIES**

151 Apologies for absence were received from Cllr John Brooker, at work and from Cllr Michael Osborne, on holiday. These apologies were agreed by the Council. Apologies for absence were also received from Cllrs Mrs Sarah Hohler, Kent County Council and from Cllrs Martin Coffin and Robin Betts, Tonbridge & Malling Borough Council.

**2 INTERESTS**

152 Cllr Bott declared a pecuniary interest in item 23, Stansted School, as an adjoining landowner.

As there was no lighting in the hall due to a power cut, it was agreed to vary the order of the agenda.

**6 PLANNING****a Applications**

153 **i TM/16/02116/FL:** Land adjacent to Whitecroft, Vigo Road, Fairseat: Erection of an open-sided storage barn, addition to stable building to accommodate storage of carts and sand school in connection with the previously permitted use of land for keeping horses and the erection of stables

The Chairman suspended the meeting to allow the members of the public present to speak. They made various comments and all were opposed to the expansion of the site. The Chairman thanked them for their contribution and reconvened the meeting.

After discussion, it was agreed to respond as follows:

Stansted Parish Council objects to this application due to its being inappropriate development within the Green Belt.

This parcel of land was given permission for stabling for 4 horses and whilst we are

sympathetic to the applicants' desire to follow their hobby of carriage driving this does not require the expansion requested.

We would make the following comments on the application:-

The carts do not necessarily require a further building for storage, we have other cart drivers in the village and they keep their carts outside.

An open sided barn is unsuitable for the keeping of small bales because they will rot. Small bales need to be kept in buildings with sides on them, so either cladding needs to be added at a later date or the reason behind this building is redundant and creates an unnecessary footprint. The cost saving by buying all the feed in the in the Summer rather than in smaller parcels will never be sufficient to pay for putting up the building in the first place. Storage for feed has been provided in the original application and we note this has now been turned into a mess room. We do not believe it is appropriate that a footprint for encouraging human habitation should be created on this site.

The site measures approximately 2.2 hectares and this is within the suitable guidelines of the Government's "Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids". This states (Pasture Section 1.2) that "the area of pasture required per horse will depend on the type of grass, ground conditions, time of year, type of horse and degree of pasture management employed. As a general rule, each horse requires 0.5 – 1.0 hectares (or 1.25 to 2.5 acres) of grazing of suitable quality if no supplementary feeding is being provided." With the original feed store, this site does not require a further barn for feed.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69389/pb13334-cop-horse-091204.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69389/pb13334-cop-horse-091204.pdf).

We also object to the provision of a sand school which will not only remove valuable land from the site and reduce the amount of grazing available, but due to its scale is inappropriate. There would be a loss of amenity to residents of neighbouring properties due to noise from use of the sand school. If the Local Planning Authority is minded to give permission, we request that a condition is imposed that no lighting is permitted and the hours of use are limited in order to minimise the effect on neighbours.

Due to the strength of opinion from residents attending our recent meeting of the Parish Council against this application as being inappropriate, we request that the application is determined by TMBC's Planning Committee.

- 154 ii **TM/16/02237/FL:** Oakwood Farm Cottage, Vigo Road, Fairseat: Demolish existing bungalow and erect replacement dwelling

After discussion, it was agreed to respond as follows:

Stansted Parish Council has no objection in principle to this application; however councillors commented that they would prefer to see a replacement dwelling of more architectural merit than a copy of the previous dwelling. which has now been demolished.

14           **BROADBAND**

155           Cllr Bott said that progress continued to be made and that Fairseat should have the faster broadband in September.

Due to the lack of light, the Chairman directed the meeting be abandoned at 8.40 pm and the remaining items were deferred to the next meeting.

Signed .....Chairman

On the .....day of .....2016