

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 7th JULY 2025 AT FAIRSEAT VILLAGE HALL AT 8.00 PM

PRESENT: Cllr Yvonne Tisson Chair
Cllr Kelly Curtis
Cllr Peter Morris
Cllr Daren Sefer
Cllr Greg Whitaker
Mr David Rice Clerk

Three members of the public

| Item | | Action point |
|-----------|---|--------------|
| Minute no | | |
| 1 | CHAIRMAN | |
| 150 | Cllr Tisson took the Chair. | |
| 2 | APOLOGIES | |
| 151 | Apologies were received from Cllrs Brooker and Estrada. | |
| 3 | DECLARATIONS OF INTEREST | |
| 152 | There were no declarations of interest. | |
| 4 | MINUTES OF THE MEETING HELD ON 2 JUNE 2025 | |
| 153 | It was proposed by Cllr Sefer, seconded by Cllr Morris that the minutes of the meeting held on 2 nd June 2025 be signed as a true record. | |
| 4 | MATTERS ARISING | |
| 154 | It was noted that subsequent to the previous meeting Cllr Sefer had donated a Union flag for the Stansted Village Hall and received thanks from the Parish Council. | |

COUNTY AND BOROUGH COUNCILLORS' REPORTS

The Chairman suspended the meeting to allow Cllr Rayner to update the Parish Council.

Following Nigel Farage's recent appearance at the Reform controlled KCC's offices the cost of transporting children to school had been highlighted at £98m per annum. Cllr Rayner wished to stress that whilst Reform planned to significantly reduce this, the budget for school buses for 2025-26 had been agreed and parents could apply for grants with confidence that this funding would be available and applications should be made as soon as possible.

The future of Special Educational Needs ("SEND") was discussed and it was noted that there could be more demand for state-sector providers like Grange Park School in Stansted as some parents could no longer afford to send their children to private SEND establishments.

The Chair thanked Cllr Rayner for his report.

6 LONDON GOLF CLUB

155 The Chair noted that following the formal consideration by TMBC on 3rd April , the planning application for the re-development of the London Golf Club had been approved by TMBC although approval was still needed from Sevenoaks District Council. There was nothing further to report at this stage.

7 BLACK HORSE

156 The Chair noted that since the last meeting another letter had been sent to TMBC's Chief Enforcement Officer on 4th June 2025 setting out further planning infringements but as at the time of the meeting no response had been received.

157 Subsequent to the PC meeting on 7th July the Enforcement team at TMBC informed the PC that a Planning Contravention Notice had been issued to the owners in order to establish the full extent of any potential breaches and a formal action regarding the removal of the trees was being considered. To date no applications have been received by TMBC for the changes of use already made relating to the use of the bed and breakfast rooms as accommodation for the owner's family and the use of the bar being changed to a gym in addition to the unauthorised removal of trees in a conservation area.

158 An offer based on the current market price of the pub had been put to the owners by the parish and rejected without consideration. It was noted that the six month period in which the Parish Council had the right to offer to buy the pub would run out on 14th July 2025. This will kick back in again in twelve months' time for another six month period. This process will continue for five years. It was also noted that legislation in such situations was changing from a 'right to bid' to a 'right to buy' has gone through a second hearing in parliament.

159 The popularity of the 'pop-up' pub was discussed and it was noted that the jar on the bar was to raise money for the Save the Black Horse fund. It was agreed to continue with the pop-up pub on the last Friday of the month apart from September when it would be held on 3rd October 2025.

8 PROPOSAL TO INCLUDE STANSTED WITHIN LOCAL NATIONAL LANDSCAPES AREA

160 The Chair reported that a sub-committee of the PC had been set up to and that Phil Chamberlain and Julie Peat had been invited to join. It was hoped that Cllr Estrada would be able to provide some planning advice to the group when required. It was noted that this was a substantial long-term project but, if successful, would offer more protection for the parish from unwarranted development.

10 REPORT FROM THE SCHOOL SUB-COMMITTEE

161 The Chair noted that an annual inspection by the school sub-committee had been carried out on 20th June. Given the condition of the exterior, Grange Park would be required to arrange external decoration under the full repairing lease. The solar panels were working properly and this was considered a good investment by the PC particularly given that half of the cost had been met by a West Kent grant. Savings from the solar panels will be split 50:50 with Grange Park and the PC. The PC will ring-fence their half for the solar panel maintenance.

162 The School Sub-Committee had confirmed that the Parish Council was on target to repay the Public Work Loan by 2038.

11 CLIMATE ACTION PLAN

163 The Parish Council discussed the whips planted in March in Browne's Field and there was concern that, given the extended period of dry weather, that attention should be given to ensuring that they were properly watered so that they could establish. It was also noted that the whips are not being protected from the sheep and pigs in the field.

10 MAINTENANCE OF LOCAL PATHS

164 The Parish Council had been asked to review a proposed upgrading of various paths to by-way status between Honeypot Lane and Fairseat Lane. The British Horse Society maintained that the by-ways were in place in the early eighteen century, however, the Parish Council considered that it would be preferable for these to be reclassified as bridleways or 'restricted by-ways' to avoid the paths to be used by motorbikes.

165 It was noted that an indefinite extension had been given but there were no developments on the submissions being gathered at the time of the meeting.

11 HIGHWAYS

166 Further to the granting of planning permission for the Moto lorry park near Wrotham Heath the Parish Council had agreed to support Wrotham Parish Council which was leading a further appeal at the High Court but at the time of the meeting there was nothing further to report.

167 The village signs project was continuing and installation was being carried out in the next few weeks and after being proposed by Cllr Morris and seconded by Cllr Sefer it was agreed the payment of an outstanding amount of £298 be made following the meeting.

168 The traffic plan is still under discussion.

169 The Chair suggested that additional salt bins should be ordered in readiness for winter and consideration should be given as to where these should be sited.

12 PLANNING

a Applications

170 (i) **Ruskins, Tumblefield Road, Stansted**
25/00966/PA – Further to planning TM/24/01352/PA demolition of barn and changes to residential housing plan
The Parish Council had no objections.

- 171 (ii) **Oaktree Farm, Hatham Green Lane**
25/00828/PA – retrospective application re new dwellings
The Parish Council had no objections.

b Decisions

- 172 (i) **Fairseat Manor, Vigo Road, Fairseat**
25/00788/PA – reduce yew and beech trees – TMBC approved, no objections

c Outstanding decisions

The following outstanding decisions at the time of the meeting were noted:

- 173 (i) **Oak Tree Stables, Vigo Road, Fairseat**
23/03546 - Proposed erection of a shared dayroom facility forming extension of existing Cart Store, alongside external alterations
- 174 (ii) **Rosecomb, Plaxdale Green Farm, Plaxdale Green Road, Stansted**
24/01486/PA – Proposed new building/Granny annex
- 175 (iii) **Thriftwood Caravan & Camping Park, Plaxdale Green Road, Stansted**
24/02052/PA – Reorganisation of part of approved caravan park to allow a reduction in overall number of caravans and increase in the number of static holiday caravans (resubmission).
- 176 (iv) **Four Season Park, Labour in Vain Road**
25/00117/PA – Proposed use of land as a caravan site together with amenity and ancillary areas for an additional six caravans (total 38 caravans)
- 177 (v) **Court Lodge Farm, Plaxdale Green Road**
25/00773/PA – solar panel project – the PC had no objections to the proposal

Appeals

- 178 There were no new appeals at the time of the meeting.

d Enforcement

- 179 (i) **Black Horse, Tumblefield Road, Stansted, TN15**
Tree removal – Emergency TPO requested 03.09.2024
Emergency Enforcement Action requested 28.10.2024
Further enforcement application was issued re the unauthorised marquee.
Further enforcement application was issued re the use of the pub as a gym.
Further enforcement application was issued re further planning infringements.

- 180 e **Other Planning matters**

For Oaktree Farm it was noted that there were missing sections in the newly planted row of whips and the Clerk was asked to investigate. It was also agreed that the owners should be contacted to re-establish the green outside the gates.

13 FINANCE – Appendix A

Finance Report

181 a The Finance Report was noted.

Bank Balances

182 b The bank balances as listed on Appendix A and as shown on the bank statements were noted.

To approve payments made since last meeting

183 c Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the payments made since last meeting as Appendix A be approved.

Accounts for payment

184 d Cllr Sefer proposed and Cllr Whitaker seconded and it was agreed that the accounts for payment listed on Appendix A be approved.

Other Finance issues

185 It was noted that Tom Sheldon had received a referral fee from JPS Solar, having recommended them as they had installed solar panels at his property. The PC thanked Mr Sheldon as he had donated this fee 50:50 to the Save the Black Horse fund and the Grange Park School open day.

186 The Chair suggested that the PC be reimbursed for the signs it had initially paid for and that the Clerk check on the requirements for the PC holding Petty Cash.

Clerk

14 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

i Grange Park School

187 There were no additional matters to note.

ii Recreation Field

188 There were no matters to note.

iii Play park

189 The Chair noted that some of the equipment in the recreation field required painting.

189 **iv Browne's Field**
The Chair noted that the suggestion of a Community Garden had been proposed to the PC and a flyer to obtain feedback from the parish was tabled at the meeting and various suggestions were made before it would be published.

190 **v Telephone box in Plaxdale Green Road**
There were no matters to note.

191 **vi Maintenance and handyperson**
There were no matters to note.

192 **vii Other issues**
There were no matters to note.

24 VILLAGE HALLS

193 **Stansted & Fairseat Village Halls**
It was noted that the one of the locks had been damaged with a crowbar. It was suggested that the PC could consider making a contribution to the repair of the lock.

Clerk

25 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

194 There were no matters to report.

26 BENCHES

195 It was noted that interest had been received from some parishioners about paying for benches to commemorate loved ones and these would be discussed with the individuals concerned.

27 CORRESPONDENCE

196 It was noted that the Parish Council had been contacted by TMBC on a proposal that it become a town council. Further to a discussion the PC had no objections to the proposal and requested that the Clerk respond accordingly.

Clerk

28 ANY OTHER BUSINESS

197 In June Mr Burlace had attended the meeting to requesting permission to site some football posts and a net on the recreation ground. It was agreed that a formal proposal should be submitted but that the Parish Council was likely to be in favour if the posts were moveable and that there should be no plastic grass in front of the goal.

There being no further business the formal meeting was closed.

Mr Barry noted that the stile on Hatham Green Lane into the field owned by Mr & Mrs Goodworth needed to be repaired and made dog-friendly. The Clerk agreed to **Clerk** discuss the best course of action with the owners.

The Chair thanked everyone for attending and closed the meeting at 9.45 p.m.

SignedChairman

Dated.....