

**STANSTED PARISH COUNCIL****MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 4 JUNE 2018 AT STANSTED VILLAGE HALL,  
MALTHOUSE ROAD, STANSTED AT 8.00 pm**

<b>PRESENT:</b>	Cllr Harry Bott	Chairman	
	Cllr Mrs Polly Falconer	Vice-chairman	From item 5
	Cllr Mrs Sheila Goodworth		
	Cllr Michael Osborne		
	Cllr Daren Sefer		
	Cllr Kevin Sparkes		
	Mrs Roxana Brammer	Clerk	
In attendance	Cllr Harry Rayner	Kent County Council	
	Mr Andy Yallop	School Project Steering Group	
	5 members of the public		

**Item** *Action point*  
Minute no 2017/18/

**1 APOLOGIES**

98 All parish councillors present. An apology for late arrival was received from Cllr Mrs Falconer. Apologies for absence were also received from Cllrs Martin Coffin and Robin Betts, Tonbridge & Malling Borough Council.

**2 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER**

99 A possible conflict of interest was declared by Cllr Mrs Goodworth in item 7a(ii), planning application for Plaxdale Green Farm, as a close neighbour

**3 MINUTES OF THE MEETING HELD ON 14 MAY 2018**

100 It was proposed by Cllr Sefer, seconded by Cllr Osborne and agreed the minutes of the meeting held on 14<sup>th</sup> May 2018 be signed as a true record.

**4 MATTERS ARISING**

101 No matters were raised.

**5 PUBLIC ACCESS DEFIBRILLATOR**

102 The Chairman suspended the meeting to allow Yvonne Tisson and Rosie Withenshaw to speak.

Mrs Tisson introduced Mrs Withenshaw as the ambulance service First Responder for the area. They said that public access defibrillators saved lives but should be within five minutes of the patient to be effective. They considered the parish would need 4 in total, 2 in Stansted and 2 in Fairseat. They volunteered to source funding to provide them. The grant applications would need to be made by the Parish Council

The Chairman thanked them and reconvened the meeting.

After discussion it was proposed by Cllr Mrs Goodworth, seconded by Cllr Mrs Falconer and agreed to proceed, providing funding could be obtained to cover the costs.

### COUNTY COUNCILLOR'S REPORT

The Chairman suspended the meeting to allow Cllr Rayner give his report.

Cllr Rayner said the County Council was launching a Big Conversation consultation about buses and public transport. There would be a meeting on 6<sup>th</sup> July in Borough Green Village Hall from 7 – 9 pm.

The Chairman thanked Cllr Rayner and reconvened the meeting.

#### 6 STANSTED SCHOOL STEERING GROUP UPDATE

103 The Chairman suspended the meeting to allow Andy Yallop to speak.

Mr Yallop said with regard to the planning application, he had gone back to the planners on the basis of 25 parking spaces being provided. It would be treated as a new application but would be accepted as a substitution for the current application. Sport England had been written to and as it was a tiny amount of land, they would not object. There had been interest from two schools and interest was expected from a third. He said that options for the Village Hall needed to be addressed.

The Chairman thanked Mr Yallop and reconvened the meeting. Further discussion by the Parish Council would take place under the confidential section at the end of the meeting.

#### 7 PLANNING

##### a Applications

104 i **TM/18/01081/PDVAR:** Barn adj Janes Farm, Hatham Green, Lane Stansted: Prior Notification: Change of use of existing barn into a single dwellinghouse (Part 3 Class Q)

No comment made.

105 ii **TM/18/01124/FL:** Plaxdale Green Farm, Plaxdale Green Road, Stansted: Conversion of the existing unit C (grain store) to two residential dwellings

After discussion, it was agreed to respond as follows:

In principle Stansted Parish Council has no objection to this application. However, we would request that a section 106 agreement is reached for these buildings that take into account all of the development that the applicant has made in the last 10 years on this site. In the last application, they did not contribute any section 106 funds despite Stansted Council providing strong evidence as to why they should do this. We attach a copy of our correspondence on this issue for reference. You will see that in

the last application the applicant's agents stated that the units would be worth £256 per square foot and there would be insufficient profit for a section 106 agreement. These units have now been built and three are currently on the market with an average valuation of £480 per square foot. This is made up of the following units:-

Plot	Sq ft	Asking price £	Cost price per sq ft £
1	1480	560,000	378
2	1124	475,000	423
7	1112	595,000	535
9	778	525,000	675
Total	4494	2,155,000	
Average			480

Stansted Parish Council requests that the section 106 money should be for a minimum of £30,000 and this should be allocated for the rebuilding of Stansted Village Hall which needs to be done in the next couple of years.

We also request all further development rights are removed from the site.

106 **b Decisions**

The decisions as listed on Appendix A were received.

**c Enforcement**

107 **i Caravan, Plaxdale Green Road**

This had been reported to enforcement, who had considered there had been a breach and were pursuing it. It was agreed to report activity concerning the stables.

108 **ii Former Vigo Inn, Gravesend Road, Wrotham**

The proposed sale of the holiday let separate to the rest of the property had been reported to enforcement.

109 **d Appeals**

None.

**e Other Planning Issues**

110 **i Anchor & Hope, South Ash Road, Stansted**

Nothing further had been heard.

**8 FINANCE****111 a Bank Balances**

The bank balances as listed on Appendix B were noted.

**112 b Payments made since Last Meeting**

None.

**113 c Accounts for Payment**

It was proposed by Cllr Mrs Falconer, seconded by Cllr Bott and agreed the accounts for payment as listed on Appendix B be paid (cheques 879 - 880), with the addition of £300, St Mary's PCC (cheque 881)

**9 GRANT APPLICATIONS**

114 None

**10 GENERAL DATA PROTECTION REGULATIONS**

115 The Clerk reported that the Act of Parliament had now received Royal Assent and that it would not be necessary for parish councils to appoint a Data Protection Officer.

**11 MANAGEMENT OF THE COUNCIL'S LAND & PROPERTY****a Recreation Ground**

- 116 i. General Matters. Nothing to report.  
117 ii. Hire of Ground. Nothing to report.

**118 b Car Park**

It had been reported earlier in the meeting by Andy Yallop that as part of the school planning application, a small extension to the area at the rear of the hall had been applied for.

**119 c Playpark**

Nothing to report.

**120 d War Memorial and Garden**

Nothing to report.

**121 e Telephone Kiosk**

Cllr Mrs Goodworth said that the Knitting Group was still waiting for Tom Brooker's assistance in putting up the display.

122 f **Church Bank**

Nothing to report. The fact that the grass round the churchyard has not been cut was raised. It was believed this was the responsibility of the Parochial Church Council.

123 g **Village Green Land, Hatham Green Lane and Parsons Lane**

Nothing to report.

124 h **Brownes Bequest**

BTF Partnership had suggested that Jack Saunders be given a farm business tenancy. This was agreed.

125 h **Notice Boards**

Cllr Bott would provide the Clerk with Jerry Glidewell's telephone number.

126 i **Registration of Land**

BTF Partnership had indicated that it would be difficult to register the War Memorial and Church Bank areas under squatter's rights and that it would be better to consider registering them as village greens. This was agreed.

**12 HIGHWAYS & TRANSPORT**127 a **Public Rights of Way**

The Chairman suspended the meeting to allow Roy Barry to speak.

Mr Barry reported he had raised the subject of the obstruction at Thrift wood with David Munn and was waiting for a reply. The full length of Footpath 218 at Buzzards, Hatham Green Lane could not be walked at the moment, but it was with palnning. He had met the person spraying footpath 119 at Court Lodge Farm. Cllr Bott said he would sort it out.

The Chairman thanked Mr Barry and reconvened the meeting.

Cllr Mrs Goodworth said Japanese knotweed was growing on the bridlepath that goes from Plaxdale Green Road (by Kit's House) up to Stansted Lodge. There was a big patch part way down on the left side in the hedge adjacent to Brooker's field and some more at the junction of all the footpaths at the bottom.

128 b **Encroachment Working Party**

It was understood from Cllr Rayner that the report had been lodged but a response would not be instant.

129 c **Any Other Highways or Transport Issues**

None.

**13 VILLAGE HALLS****130 a Stansted Village Hall**

Cllr Mrs Goodworth reported that a letter had been sent about the removal of the clause concerning the sale of alcohol.

**131 b Fairseat Village Hall**

Nothing to report.

**14 POLICE MATTERS****132 a Police Representative's Report**

Cllr Mrs Goodworth had nothing to report. Cllr Brooker said that intruders had been caught on camera in the early hours of the morning in his yard.

**133 b Neighbourhood Watch**

Nothing to report.

**15 WORLD WARS COMMEMORATIVE BOOKLET**

134 Ongoing.

**16 DAT OF JULY MEETING**

135 It was agreed the date of the July meeting be put back to 9<sup>th</sup> July.

**17 REPORTS ON MEETINGS ATTENDED BY COUNCILLORS AND CLERK**

136 None.

**18 CONSULTATION**

137 No documents received.

**19 CORRESPONDENCE**

135 None.

**20 REPORTS & CIRCULARS**

136 The reports and circulars as listed on the agenda were received.

**21 ANY OTHER BUSINESS****137 a Local Plan**

Cllr Bott said he was finding it difficult to read ther draft Locl Plan onkline and asked for a hard copy to be provided.

**SUSPENSION OF MEETING FOR PUBLIC SESSION**

A complaint was made about the parking for the Coronation Garage on Wrotham Hill.

It was reported that the mention of Mary (Dolly Brooker) in the last Parish Brief had been inaccurate. Mrs Brooker had been married in 1946 and could not have joined the Parish Council until after that date.

A complaint was made about the lack of emptying of litter bins and bottle banks.

A statement was made that traffic appeared to be getting faster and that a 30mph limit be imposed.

The Chairman thanked the members of the public and reconvened the meeting.

**22 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC**

138 It was proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed to exclude the press and public on the grounds that the first item was a legal matter and the second was a matter of policy.

**23 LEASE OF FORMER SCHOOL**

139 The offers to lease the school with proposed heads of terms were tabled. After discussion and full consideration, it was proposed by Cllr Bott, seconded by Cllr Mrs Goodworth and agreed to proceed with the offer from Grange Park School and that Tom Sheldon and Andy Yallop be appointed to conduct the negotiations. It was proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed the Rix and Kay solicitors be instructed in the matter.

**24 DONATIONS TO COUNCIL**

140 A review was made of donations to the village and the need for a donations policy.

The Chairman thanked councillors and members of the public for attending and closed the meeting at 10.00 pm

Signed .....Chairman

On the .....day of .....2018