

STANSTED PARISH COUNCIL**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 4 NOVEMBER 2013 AT STANSTED VILLAGE HALL, MALTHOUSE ROAD, STANSTED AT 8.00 pm**

PRESENT: Cllr Harry Bott Chairman
 Cllr John Brooker
 Cllr Mrs Polly Falconer
 Cllr Mrs Sheila Goodworth
 Cllr George Goring
 Cllr Miss Janet Howie
 Cllr Michael Osborne

Mrs Roxana Brammer Clerk

In attendance 3 members of the public

Item *Action point*
 Minute no 2013/14/

1 APOLOGIES

245 All parish councillors present. Apologies for absence were also received from Cllr Mrs Sarah Hohler, Kent County Council and from Cllrs Balfour and Mrs Ann Kemp, Tonbridge & Malling Borough Council.

2 DECLARATIONS OF INTEREST

246 None.

3 MINUTES OF THE MEETING HELD ON 7 OCTOBER 2013

247 It was proposed by Cllr Goring, seconded by Cllr Mrs Goodworth and agreed the minutes of the meeting held on 7 October 2013 be signed as a true record.

4 MATTERS ARISING

248 No matters were raised.

5 PLANNING.**a Applications**

249 **i TM/13/03069/NMA:** Church of St Mary the Virgin, Tumblefield Road, Stansted: Non-Material Amendment, being minor elevational changes to planning permission TM/12/03385/FL (Application for extension of time limit in respect of planning approval TM/09/02988/FL being the construction of an extension to the south of the existing church building to provide accessible toilet facilities, meeting room, kitchenette and storage. Formation of a new access to the extension through the base of the church tower)

No objection

250 **ii TM/13/03161:** London Golf Club, South Ash Manor, South Ash Road, Ash: Details

submitted pursuant to conditions 3 (materials), 5 (landscape timetable), 7 (surface water drainage), 12 (reinstate vegetation), 14 (historic landscape recording), 16 (biodiversity management), 17 (PROW inspection regime) and 18 (water management) of planning permission TM/12/01290/FL: (Diverted access road to permitted hotel on land to the west of South Ash Road. The relocation of the existing driving range on land to the east of South Ash Road. A European Tour Performance Institute (ETPI) driving range building. A 9 hole golf course created utilising the cut from the hotel development. Chipping area and putting green. An underpass under South Ash Road. Areas of hard standing including car parking and access road. Diverted public rights of way. Associated reservoir and landscaping)

After discussion, it was agreed to respond as follows:

Stansted Parish Council does not in principle object to the variations suggested by the applicant. However, should the local planning authority be minded to approve these changes, please can they ensure that the applicant has confirmed all the native species that will be used as part of the planting scheme.

When this application was discussed at a meeting of the parish council, a discussion was had at length about suitable plants and trees that would match our section of the North Downs. The plants that had been proposed were totally inappropriate to the character and area. Within the submitted biodiversity and landscape plan, there is little or no reference to plant types. Please can an appropriate planting plan with species type be submitted for our review before anything is accepted.

(Note: Subsequently a drawing was found with the application, which gave the plant species and where they were to be planted. As far as could be seen they were all species native to the area and the planning case officer was informed as follows: The landscape design drawing is annotated with the species which as far as can be seen are all native and can be found on the North Downs. Please check and if this is indeed the case, the Parish Council has no objection.)

- 251 **iii** **TM/13/02826/FL:** Fairseat Cottage, Vigo Road, Fairseat: Rear/side first floor extension and external alterations including demolition of rear lean-to (Resubmission of TM/13/00732/FL)

After discussion, it was agreed to object as follows:

Stansted Parish Council objects to this application. The proposed extension is not subservient to the main house, but bigger than the main house and it is considered it is over development on the plot. The scale is higher than the existing building line. The garden is already smaller than it was since part of it was incorporated into the garden of Fairseat House and will be far too small to serve a 6-bed property. The plans do not show the new garage next door at Fairseat House, which has been built right up to the boundary between the two properties. The plans show windows on the proposed extension that will look out onto the rear of this garage and will be counter to the amenity of the residents of Fairseat Cottage.

- 252 **iv** **TM/13/03237/FL:** Crabdene Cottage, Hatham Green Lane, Stansted: Proposed first floor extension with alterations to external cladding

After discussion, it was agreed to object as follows:

Stansted Parish Council objects to this application on size, external finish and visual impact. It is considered the proposed dwelling exceeds by 500% the original dwelling and as such is overdeveloped. At present the bungalow lies along the valley, but with the extension it will be across the valley and be dominant in the countryside. It is recognised that the external finish proposed has been chosen to match the existing, but members would prefer to see a finish more in keeping with the local vernacular, with which the current finish is at variance. Members feel this is an opportunity to create a building that fits in better than the existing building.

If the Local Planning Authority is minded to grant permission, the Parish Council requests that all permitted development rights are removed.

- 253 **iv** **TM/13/02486/LDE:** Annex to Goodman's Barn, Tumblefield Road, Stansted: Application for lawful development certificate

No objection in principle, but request that a condition is imposed that the title cannot be split, that there is no extra entrance onto the property and that the entrance and driveway is shared.

- 254 **b** **Decisions**

The decisions as listed on Appendix were received.

- 255 **c** **Enforcement**

No new enforcement matters were raised.

- d** **Appeals**

- 256 **i** **APP/112265/A/13/2206613; TM/13/01307/FL:** Plaxdale Green Farm, Plaxdale Green Road, Stansted: Change of use and conversion of 7 former agricultural buildings to provide 7 live/work units, 105m² of B1 office space with associated parking, access, and landscaping and the demolition of 3 former agricultural buildings

Appeal against refusal to be heard by informal hearing.

As Mr Houlding and his planning consultant were present, the Chairman suspended the meeting to enable them to speak.

Mr Houlding referred to his appeal against refusal of permission to develop redundant agricultural buildings to live/work units at Plaxdale Green Farm. He was currently in discussion with the planners, who were asking for more ecology work. They were running a viability assessment. Mr Houlding said there was no spare money for affordable housing and stated that this had not been required on the Oakwood Farm development in Fairseat, and questioned why it should be applied to his proposed development. The planners had stated more works were necessary than his expert had considered necessary. Exchange of evidence was due to take place on 25th November.

The Chairman thanked Mr Houlding and re-convened the meeting.

e Other Planning Issues

257 **i The Old Rectory, Stansted**

The Clerk reported an application had been received by the Borough Council, who was happy for it to be considered by the Parish Council at its December meeting.

258 **ii Field Shelter, Plaxdale Green Road**

The enforcement officer had reported that it had been discussed with his senior officer, who had concluded that although permission should have been applied for, it would have received consent and therefore no further action was intended. Members felt this was not good enough and asked the Clerk to take the matter up again with Enforcement.

6 FINANCE

259 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

260 **b Cheques Signed since Last Meeting**

The cheque drawn since last meeting as listed on Appendix B was ratified.

261 **c Accounts for Payment**

It was proposed by Cllr Mrs Falconer, seconded by Cllr Mrs Goodworth and agreed the accounts as listed on appendix B be paid (cheques 670 – 671).

262 **d Budget 2014/15**

Councillors were asked to consider the draft budget prepared by the Clerk, which was then deferred to the next meeting.

7 GRANT APPLICATIONS

263 **a Parochial Church Council**

It was proposed by Cllr Mrs Falconer, seconded by Cllr Brooker and agreed a grant of £1,031 be made to the Parochial Church Council towards maintenance of the churchyard. The grant made under S 137 of the LGA 1972 (cheque 671).

9 MANAGEMENT OF THE COUNCIL'S LAND & PROPERTY

a Recreation Ground

264 i. General Matters. Nothing to report.

265 ii. Hire of Ground. No new hirings

266 iii. Bye-laws. Ongoing

iv. Path to hall veranda. Cllr Osborne said he had looked at it and thought the cost would be in the region of £100. It was agreed to proceed.

267 **b Play Equipment**

As the Headteacher was present, the Chairman suspended the meeting to allow Mr Bassett to speak.

Mr Bassett he had now been charged with moving the school forward even more quickly. He was pleased to link the school with the Parish Council's project and the children were actively involved with the future of the village. The play park project had been launched in school before half term and presentations of certificates would be made at the end of November. He added that he would appreciate it if councillors could spread the word that the school was back on track and moving in the right direction.

The Chairman thanked Mr Bassett and reconvened the meeting.

268 **c War Memorial and Garden**

The Clerk reported she had asked the contractor to ensure the area was immaculate for Armistice Day.

269 **d Telephone Kiosk**

It was understood from Mr Bassett that he would action this

270 **e Village Green Land, Hatham Green Lane and Parsons Lane**

Nothing to report.

9 POLICE LIAISON

271 **a Police Report**

Cllr Mrs Goodworth reported that the PCSO was on holiday.

272 **b Neighbourhood Watch**

Cllrs Mrs Goodworth and Goring had no update to give.

10 HIGHWAYS & TRANSPORT

273 **a Pond, Hatham Green Lane**

The Clerk would ask Martyn Colley for an update.

RB

274 **b School Parking**

Nothing to report.

275 **c Cob Trees, Hatham Green Lane**

The bollards had not yet been removed. Cllr Bott would ask Cllr Mrs Hohler to investigate why this had not been enforced.

276 **d Bollards, 1 Seagrove Cottages, Malthouse Road**

Cllr Bott agreed to speak to the resident.

HB

277 e **Drains**

Cllr Osborne reported on a blocked main drain and he had had to report it again. It was agreed this should be reported to environmental health and copied to the County and Borough councillors.

11 **VILLAGE HALLS**

a **Stansted Village Hall**

278 i. General Matters. Cllr Mrs Goodworth had nothing to report.

279 ii. Litter bin. Mr Clarke was still storing the litter bin and Cllr Mrs Goodworth SG would liaise with him about it.

280 b **Fairseat Village Hall and Recreation Ground**

Nothing to report.

12 **BROADBAND**

281 Cllr Bott had no update to give.

13 **CONSULTATION**

282 No documents received.

14 **CORRESPONDENCE**

283 None.

15 **REPORTS & CIRCULARS**

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

17 **ANY OTHER BUSINESS**

285 No matters were raised.

The Chairman thanked councillors and members of the public for attending and closed the meeting at 9.40 pm

SignedChairman

On theday of2013