

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 12th MAY 2025 AT FAIRSEAT VILLAGE HALL AT 8.00 PM

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

Four members of the public

| Item Minute no | | Action point |
|-------------------|---|--------------|
| 1 | CHAIRMAN | |
| 48 | Cllr Tisson took the Chair. | |
| 2 | APOLOGIES | |
| 49 | Apologies were received from Cllr Brooker. | |
| 3 | DECLARATIONS OF INTEREST | |
| 50 | There were no declarations of interest. | |
| 4 | MINUTES OF THE MEETING HELD ON 7 APRIL 2025 | |
| 51 | It was proposed by Cllr Sefer, seconded by Cllr Morris that the minutes of the meeting held on 7 th April 2025 be signed as a true record. | |
| 4 | MATTERS ARISING | |
| 52 | There were no matters arising not already included on the Agenda. | |

COUNTY AND BOROUGH COUNCILLORS' REPORTS

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

Cllr Rayner explained that, following the recent Kent County Council election on 1st May, the majority were now from the Reform party, many of whom had very limited experience of being county councillors. It was expected that this transitional period would lead to further delays in the implementation of policy.

Concern was expressed that there was still no Local Plan and that, until one was established setting out an agreed level of development, (a first draft is expected in the autumn), the parish would find it hard to oppose any unwanted proposals.

The Chair thanked Cllr Rayner for his report.

6 LONDON GOLF CLUB

53 The Chair noted that It was noted that the following the formal consideration by TMBC on 3rd April , the planning application for the re-development of the London Golf Club was approved. There was nothing further to report at this stage.

7 BLACK HORSE

54 The Chair noted that a further letter had been sent to TMBC on 2nd May and outlining further planning infringements and, at the time of the meeting, awaited a response.

55 It was noted that an update had been provided by the Black Horse Project Steering Committee at the pop-up pub held in Stansted Village Hall on 7th May. The event had been very well supported which showed that the community was very supportive of the plan to save the Black Horse. Cllrs Sefer and Whitaker were thanked for setting up the bar and providing drinks at favourable prices.

56 On the basis of the success of the previous pop up pub it was proposed by Cllr Curtis and seconded by Cllr Sefer that a further event be held on 28 June.

57 It was noted that a £250 referral fee had been provided by JPS , the solar panel installer at the school, to Tom Sheldon, and that this had been given to the Black Horse advertising campaign.

8 PROPOSAL TO INCLUDE STANSTED WITHIN LOCAL NATIONAL LANDSCAPES AREA

58 The Chair reported that this was a substantial long-term project which, it was hoped, would offer more protection for the parish from further unwanted development. At the date of the meeting there was nothing further to report.

10 REPORT FROM THE SCHOOL SUB-COMMITTEE

59 The Chair reported that an official ‘opening’ of the school had not taken place and Tom Tugendhat, our local MP, had expressed support for attending a future ceremony.

60 The Chair noted that a meeting had been set up on 20th June for the School Sub-Committee to make its annual inspection of the Grange Park School to meet the Head Teacher and other key staff to check the general fabric of the building.

11 CLIMATE ACTION PLAN

61 The Parish Council welcomed the litter picking stations that had been installed at two sites following the suggestion and initiative of Cllr Whittaker who had made the necessary arrangements.

10 MAINTENANCE OF LOCAL PATHS

62 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.

63 It was noted that an extension had been given to 30 June 2025 but there were no developments on the submissions being gathered at the time of the meeting.

11 HIGHWAYS

64 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.

65 The village signs project was continuing and installation was being carried out. It was suggested that the old street signs could be auctioned to raise funds.

66 The traffic plan was under discussion as part of the London Golf development project.

67 The Fairseat village sign was discussed and it was agreed that it needed to be replaced and it was agreed that it should be checked with KCC Highways whether the sign needed to be reflective. *Clerk*

12 PLANNING

a Applications

68 (i) **The Studio, Granary Place, Stansted TN15 7DZ
25/00606/PA – Lawful Development Certificate**
The Chair noted that the development had been “unlawful” since 2009 and given that no opposition had been lodged by the Parish Council or any other party it was deemed a lawful development.

b Decisions

69 There were no new decisions at the time of the meeting.

c Outstanding decisions

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

70 (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

71 (ii) **Rosecomb, Plaxdale Green Farm, Plaxdale Green Road, Stansted**
24/01486/PA – Proposed new building/Granny annex

72 (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).

- 73 **(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)

74 **Appeals**

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

d Enforcement

- 75 **(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.
- 76 **(ii) Oakview Barn, Tumblefield Road, Stansted, TN15**
24/00176/EN – Alleged unauthorised works
It was noted that the developer had received confirmation that no further action was to be taken following the review by Enforcement. It was agreed the Clerk should contact Enforcement to check that this was correct.
- 77 **(iii) Land at Hall Wood, Gravesend Road, Wrotham, Sevenoaks**
25/00086/EN – Alleged unauthorised works

e Other Planning matters

- 78 Cllr Sefer noted that a property recently completed at Oak Wood Farm was currently for sale.

13 FINANCE – Appendix A

Finance Report

- 79 **a** The Finance Report was noted.

Bank Balances

- 80 **c** The bank balances as listed on Appendix A and as shown on the bank statements were noted.

To approve payments made since last meeting

- 81 **d** 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

- 82 **e** Cllr Sefer proposed and Cllr Curtis seconded and it was agreed that the accounts for payment listed on Appendix A be approved.

83 Cllr Sefer proposed and Cllr Morris seconded the additional payment of £60 to Tom Brooker for the storage costs of signs.

Other Finance issues

84 f The Clerk outlined that the accounts and AGAR for the year ended 31 March 2025 were currently being prepared and would be reviewed by the internal auditor before the next meeting.

14 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

i **Grange Park School**
85 There were no additional matters to note.

ii **Recreation Field**
86 There were no matters to note.

iii **Play park**
87 The Chair noted that the equipment in the recreation field required attention and it was agreed that it should be inspected under the terms of the insurance policy.

Clerk

iv **Browne's Field**
88 The Chair noted that there were plans for the Parish Council to upgrade the collapsing asbestos shed on the site with two shipping containers in order to store Parish Council equipment and an update would be provided shortly.

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

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

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

24 VILLAGE HALLS

Stansted & Fairseat Village Halls
92 There was a discussion on whether LD lighting should be installed in SVH at a cost of around £1.4k and this would be investigated.

25 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

93 Cllr Sefer summarised some of the discussions at the recent KALC meeting which he had attended. One of the topics covered had been the merging of local authorities and how the fact that West Kent had not been included in the initial wave was a positive move as it would be possible to assess the process faced by those authorities chosen.

94 Cllr Sefer noted that the Government were increasing police officers and that Anti-Social behaviour incidents had fallen.

26 COMMUNITY GARDEN

95 The Chair welcomed Barry Melton, Acting Chair of the Stansted Horticultural Society to the meeting to outline his proposal for a community garden.

96 Mr Melton explained that the proposal aimed to reduce food miles and to pass on knowledge of horticulture to the younger generation. Various ideas were discussed and it was agreed that the wider parish should be consulted for their views.

27 BENCHES

97 There was a discussion on the style of benches which parishoners could choose to remember a family member and it was agreed that these should be limited to either solid wood or wrought iron.

28 CORRESPONDENCE

98 A request had been received for a motorhome to be parked in the Stansted Village Hall carpark for the weekend of 28-29 June. It was agreed that this could be accommodated provided it was in a designated spot away from the Grange Park school children.

28 ANY OTHER BUSINESS

99 A proposal for a textile bank to be sited in the Stansted Village Hall car park was refused given the already limited number of car spaces.

100 There was a discussion on the number of car parking spaces used by Grange Park School given the number of vans they operate. The Chair suggested that the matter be discussed with the school. **Chair**

PUBLIC SESSION

Tom Sheldon reminded the Parish Council that there was a missing 'Stansted' fingerpost at Turkins Corner. **Clerk**

Mr Barry suggested that some of the "Slow" signs could be repainted as, over time, they had faded. It was agreed that the Clerk would follow up with KCC Highways. **Clerk**

The Chair thanked everyone for attending and closed the meeting at 10.15 p.m.

SignedChairman

Dated.....