

**STANSTED PARISH COUNCIL****MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 5 FEBRUARY 2018 AT STANSTED VILLAGE HALL, VIGO ROAD, FAIRSEAT AT 7.30 pm**

<b>PRESENT:</b>	Cllr Harry Bott	Chairman
	Cllr Mrs Polly Falconer	Vice-chairman
	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
	Cllr Robin Betts	Tonbridge & Malling Borough Council
	Cllr Martin Coffin	Tonbridge & Malling Borough Council
	Mr Tom Sheldon	Stansted School Steering Group
	Mr Andy Yallop	Stansted School Steering Group
	24 members of the public	

Before the meeting commenced, a presentation on the current position about the purchase of Stansted School and its impact on the parish precept was given by Cllr Mrs Falconer.

**Item***Action point*

Minute no 2017/18/

**1 APOLOGIES**

358 All parish councillors present.

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

359 None.

**3 MINUTES OF THE MEETING HELD ON 8 JANUARY 2017**360 It was proposed by Cllr Osborne, seconded by Cllr Sefer and agreed the minutes of the meeting held on 8<sup>th</sup> January 2018 be signed as a true record.**4 MATTERS ARISING**

361 No matters were raised.

**5 CASUAL VACANCY**362 The casual vacancy had been reported to Tonbridge & Malling Borough Council and the statutory notices had been put up. The closing date for electors to call an election was midnight on Wednesday 14<sup>th</sup> February.

The Chairman suspended the meeting to allow Cllrs Rayner, Betts and Coffin to speak.

Cllr Rayner said it was expected Kent County Council would raise its precept by 2%, plus 2% for social services. The County Council would be a partner with West Kent Consortium concerning waste to get the best results.

Cllr Coffin said that the Borough Council was allowed to raise its precept by 3%. Stansted would have the lowest Borough precept. Waste collection was up for a new contract and it would include an improvement in services. Cllr Betts reported on the plan to create a smart motorway on the M20 between junctions 3 and 5, with use of the hard shoulder.

The Chairman thanked the County and Borough Councillors and reconvened the meeting.

## **6 STANSTED SCHOOL**

The Chairman suspended the meeting to allow Tom Sheldon to speak.

### **363 a Steering Group Update**

Mr Sheldon said the Steering Group was busy working on a cash flow. They were also exploring the possibilities of letting the school out to any other educational establishments.

### **364 b Contract**

Mr Sheldon said it had been hoped the contract would be ready for signing that evening but there were still a few points to clarify in the negotiations. The draft contract had been with the vendor's solicitor for the past ten days.

The Chairman thanked Mr Sheldon and reconvened the meeting.

### **365 c Letter from Resident**

A letter had been received from a resident in Malthouse Road objecting to the planning application for change of use on the car parking and the fact the cars would be visible from the top of the Recreation Ground. It was agreed a new hedge could be planted that would screen the cars. Cllr Mrs Goodworth pointed out that this would compromise the use of the ground for the annual gymkhana.

### **366 d Name**

It was agreed to wait until the school purchase had completed before deciding on a name.

## **6 PLANNING**

### **a Applications**

#### **397 i TM/18/00008/FL: North Down, Plaxdale Green Road, Stansted: First floor side extension and enclosure of existing tool room**

After discussion, it was agreed to respond as follows:

Stansted Parish Council has no objection in principle to this application, but asks that development rights for a further garage are removed.

- 398    **ii**    **TM/18/00020/FL:** Crabdene, Hatham Green Lane, Stansted: Proposed replacement dwelling

After discussion, it was agreed to respond as follows:

Stansted Parish Council has no objection to this application, but considers any external lighting should be minimal.

- 399    **iii**    **TM/18/00078/TEN:** BT Radio Mast, Gravesend Road, Wrotham: Prior Telecommunications Notification: A 3dB VHF Colinear Antenna model number S.C3B manufactured by Skymasts on the existing mast

Noted.

- 400    **iv**    **TM/18/00118/FL:** Stansted Church of England Primary School, Malthouse Road, Stansted: Change of use to office/community use and associated entrance and car parking

As the Council's own application, no comments would be made.

- 401    **v**    **TM/18/00120/FL:** Former Vigo Inn (Vigo Cottage), Gravesend Road, Wrotham: Section 73 for the removal of condition 11 (1 bed dwelling) pursuant to planning permission TM/14/03395/FL (Change of use of the Vigo Inn Public House to two dwellings with associated residential curtilages and construction of two buildings to create 2 self-catered holiday let units)

Condition 11: The 1 bedroomed dwelling shall not be occupied other than in connection with the management of the holiday lets hereby approved in accordance with the email dated 27.05.15. Reason: To safeguard the character and amenity of the area.

After discussion it was agreed to object as follows:

Stansted Parish Council objects to this application. The condition was imposed by the Local Planning Authority for a reason and the Parish Council sees no justification why this condition should be removed. Should the Local Planning Authority be minded to approve this application and remove the condition, the Parish Council requests that all further development rights are removed. There have been several planning applications in connection with the former Vigo Inn. The property is in the Metropolitan Green Belt and the recently permitted developments have constituted additional dwellings in the Green Belt. To approve this application for removal of the condition tying Vigo Cottage to the holiday lets would add a further dwelling in the Green Belt. The Council feels there has been creeping development since the pub closed and considers enough is enough.

- 402    **b**    **Decisions**

The decisions as listed on Appendix A were noted.

403 **c Enforcement**

None

404 **d Appeals**

None.

405 **e Other Planning Issues**

None.

**7 FINANCE**

406 **a Bank Balances**

The bank balances as shown on Appendix B were noted.

407 **b Payments made since last Meeting**

None.

408 **c Accounts for Payment**

It was proposed by Cllr Mrs Falconer, seconded by Cllr Osborne and agreed the accounts for payment as listed on Appendix B be paid (cheques 852 - 854)

**8 GRANT APPLICATIONS**

409 None.

**9 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY**

**a Recreation Ground**

410 **i General Matters**

Nothing to report.

411 **ii Fallen Tree**

Tom Brooker had said the tree should be dealt with by a tree surgeon who would have a chipper. The Clerk had obtained a quotation from Nick Connell for £916. However, Cllrs Coffin and Betts said they would appreciate the logs and would cut up and remove the tree themselves.

412 **ii Hire of Ground**

Nothing to report.

413 **b Play Park**

Nothing to report.

414    **c      War Memorial and Garden**

Nothing to report.

415    **d      Telephone Kiosk**

Nothing further to report.

416    **e      Church Bank**

Nothing to report.

417    **f      Village Green, Hatham Green Lane**

Nothing to report.

418    **g      Registration of Council's Land**

Ongoing.

**10            BROWNES BEQUEST**

419            Nothing to report.

**11            HIGHWAYS AND TRANSPORT**

420    **a      Public Rights of Way**

It was reported that the footpath at Thriftwood was still obstructed.

421    **b      Report from Encroachment Working Party**

Cllr Mrs Falconer said that the working party had still to finish its survey.

422    **c      Road Name for Development at Plaxdale Green Farm**

The Clerk reported that the suffix "Yard" was not permitted and that therefore Bantams Mead had been put forward.

**c      Other Highways or Transport Issues**

423    **i      Speeding in Vigo Road**

A letter had been received from a resident complaining about speeding in Vigo Road between the village centre and the A227. He wrote that he would be happy for the relevant authority to go onto his land to use monitoring equipment. This was passed to Cllr Rayner.

**12            VILLAGE HALLS**

424    **a      Stansted Village Hall**

Cllr Mrs Goodworth had nothing to report.

**425    b    Fairseat Village Hall**

Nothing to report.

**13            POLICE MATTERS**

426            Cllr Mrs Goodworth said she had not heard from the police. It was understood from Cllr Rayner that the Wrotham area police had asked if anyone had attended a parish council meeting.

**14            REPORTS ON MEETINGS**

427            None.

**15            WORLD WARS COMMEMORATIVE BOOKLET AND AIRFIELD PLAQUE**

428            Cllrs Bott and Osborne were gathering data.

**16            GENERAL DATA PROTECTION REGULATIONS**

429            The Clerk reported on a seminar she had attended. The General Data Protection Regulations would come into force in May but were still going through Parliament. As a local authority, the Council would have to register. The Clerk would be the data controller but an independent Data Protection Officer would have to be appointed. Cllr Bott disputed this and said the Clerk could be the Data Protection Officer.

**17            CONSULTATION DOCUMENTS**

430            None received.

**18            CORRESPONDENCE**

431            None.

**19            REPORTS AND CIRCULARS**

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

**19            ANY OTHER BUSINESS**

433            No matters were raised.

The Chairman thanked everyone for attending and closed the meeting at 9.55 pm

Signed .....Chairman

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