

## STANSTED PARISH COUNCIL

### MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3<sup>rd</sup> FEBRUARY 2025 AT STANSTED VILLAGE HALL AT 8.00 PM

**PRESENT:** Cllr Yvonne Tisson Chair  
Cllr Tom Brooker  
Cllr Daisy Estrada  
Cllr Peter Morris  
Cllr Daren Sefer  
Cllr Greg Whitaker  
Mr David Rice Clerk

Six members of the public

Item		Action point
Minute no		
<b>1</b>	<b>CHAIRMAN</b>	
426	Cllr Tisson took the Chair.	
<b>2</b>	<b>APOLOGIES</b>	
427	Apologies were received from Cllr Curtis.	
<b>3</b>	<b>RESIGNATION &amp; APPOINTMENT OF CHAIR</b>	
428	It was noted that Cllr Saunders had resigned from the role of Chair with effect from 19 January 2025. Following a discussion Cllr Sefer proposed and Cllr Morris seconded that Cllr Tisson be elected as Chair.	
429	It was noted that Daisy Estrada had kindly offered to be appointed to the Parish Council and it was proposed by Cllr Tisson and Cllr Sefer that Mrs Estrada be co-opted to the Parish Council with immediate effect.	
<b>4</b>	<b>DECLARATIONS OF INTEREST</b>	
430	There were no declarations of interest.	
<b>3</b>	<b>MINUTES OF THE MEETING HELD ON 6<sup>th</sup> JANUARY 2025</b>	
431	It was proposed by Cllr Sefer, seconded by Cllr Tisson that the minutes of the meeting held on 6 <sup>th</sup> January 2025 be signed as a true record.	
<b>4</b>	<b>MATTERS ARISING</b>	
432	There were no matters arising.	
<b>5</b>	<b>CLIMATE ACTION PLAN – Action 1 – Plant more tree and maintain hedges</b>	
433	It was noted that delivery of the 420 trees from the Woodland Trust had been delayed until March 2025 and a date at the beginning of April be confirmed for the planting by the members of the parish.	

- 6            **CLIMATE ACTION PLAN – Action 2 – Green infrastructure**
- 434           Discussion deferred to the report from the School Sub-Committee.
- 7            **CLIMATE ACTION PLAN – Action 3 – Upgrade to low energy internal LEDs**
- 435           Cllr Morris noted that the lights in the Stansted Village Hall would be moved to LEDs.
- 8            **CLIMATE ACTION PLAN – Action 4 – Low wattage outdoor lighting**
- 436           It was noted that low wattage had been installed where appropriate.
- 9            **CLIMATE ACTION PLAN – Action 5 – Solar panels for the Stansted School Building**
- 437           Discussion deferred to the report from the School Sub-Committee.
- 10           **CLIMATE ACTION PLAN – Action 6 - Consider water management (rainwater harvesting may be an option for the school**
- 438           Discussion deferred to a subsequent meeting.
- 11           **CLIMATE ACTION PLAN – Action 7 – Consider water storage such as ponds or small reservoirs to reserve water for drier periods.**
- 439           Discussion deferred to a subsequent meeting.
- 12           **CLIMATE ACTION PLAN – Action 8 – More litter bins and litter picking**
- 440           Discussion deferred to a subsequent meeting.

## **COUNTY AND BOROUGH COUNCILLORS' REPORTS**

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

The new government was implementing a planned 'devolution' whereby borough councils would be disbanded within two years and replaced with three 'unitary councils' likely to be TMBC, Sevenoaks and Maidstone and these would have greater authority to make decisions on issues such as housing development.

A decision was likely to be made in May 2025 by the Secretary of Transport on whether the Lower Thames Crossing would be given the go-ahead running from the Gravesend to Tilbury. If this was to be built it would place more pressure on the A227 and there was a need for the speed limit to be reduced and for it to be declassified from allowing HGVs; such a decision could be made at the unitary council level.

It was noted that Margaret McMillan House had be put up for sale by the Royal Borough of Greenwich although there had been a legal issue and a potential purchase had not proceeded.

A decision on the appeal by MOTO against the earlier decision to turn down the proposed 200 HGV Truck Stop near Wrotham Heath was expected shortly. It was possible that if the MOTO appeal was upheld it was possible that there could be a judicial review.

The Chair thanked Cllr Rayner for his report.

### **13 LONDON GOLF CLUB**

441 The Chair explained that given the extensive nature of the proposed development, the Parish Council noted that an informal sub-committee had been set up to negotiate with the London Golf Club. Following a discussion it was proposed by Cllr Sefer and seconded by Cllr Whitaker that the sub-committee comprising the Chair and Cllr Estrada be formally established.

442 The sub-committee was currently in negotiations with the London Golf Club for funding (known as a Section 106 contribution) to compensate for the initial and ongoing disruption. The compensation would be for specified items to alleviate the impact on the community.

### **14 BLACK HORSE**

443 With effect from 14 January 2025 a Notice of Intention to Dispose of a Community Asset had been issued in relation to the Black Horse and, pursuant to Section 95(3) of the Localism Act 2011, the Parish Council had given written notice of its intention to request it to be treated as a potential bidder and it had six months in which to secure an agreement with the seller.

444 The Project Steering Committee was in contact with the seller and it was expected that they would submit a planning application to Tonbridge and Malling Borough Council with a view to maximising the potential value of the building and site.

### **15 REPORT FROM THE SCHOOL SUB-COMMITTEE**

445 Progress was being made for the installation of solar panels on the school building during the February half-term holiday.

### **16 PROPOSAL FOR INFORMATION BOARD BY THE NEW MEMORIAL**

446 The Parish Council's response on the siting of the information board had been fed back to the Stansted and Fairseat History Society and a further proposal would be forthcoming for the Parish Council's consideration.

### **17 MAINTENANCE OF LOCAL PATHS**

447 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.

448 Subsequent to the meeting a further extension had been granted to the Parish Council by the Kent County Council in order to allow it to make a formal response by 31 March 2025.

## **18 HIGHWAYS**

449 The Parish Council had received an update from Cllr Rayner earlier in the meeting on the status of the appeal being lodged by Moto for the lorry park near Wrotham Heath.

400 The village signs project was continuing and delivery was expected shortly.

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

## **21 PLANNING**

### **a Applications**

401 (i) **London Golf Club, Ash Lane TN15 7EN**  
**24/01620/PA – Re-development proposals**

This application was discussed, see item 13 and it was noted that comments were required to be submitted by 21 February 2025.

402 (ii) **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).**

403 A number of inconsistencies had been noted and an objection made on the basis that the planning application was inadequate. The Parish Council required the hedging to be thicker to reduce light pollution. It was noted that Susan Field was currently reviewing the application and would respond within three weeks after the deadline for comments on 21 February.

### **b Decisions**

403 (i) **North Down, Plaxdale Green Road TN15**  
4 **24/01789/PA – First floor and two storey rear extension had been approved on 15 January 2025.**

### **c Outstanding decisions**

404 (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

(ii) **Ruskins Lodge, Tumblefield Road, Stansted**  
24/01352/PA – Proposed demolition of existing steel framed barn, 2 x stables and log feed store and change of use to private residence to create 1 x 2 bedroom and 1 x 1 bedroom single storey buildings

- (iii) **South Ash Manor, Ash Road**  
24/01658/PA - Listed Building Application – refurbishment of existing building
- (iv) **Rosecomb, Plaxdale Green Farm, Plaxdale Green Road, Stansted**  
24/01486/PA – Proposed new **building**/Granny annex

405 **Appeals**

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

**d Enforcement**

- 406 (i) **Black Horse, Tumblefield Road, Stansted, TN15**  
Tree removal – Emergency TPO requested 03.09.2024  
Emergency Enforcement Action requested 28.10.2024  
Awaiting responses from TMBC  
Further enforcement application to be issued re the unauthorised marquee.
- 407 (ii) **Oakview Barn, Tumblefield Road, Stansted, TN15**  
**24/00176/EN – Alleged unauthorised works** – subject to TMBC further review following site visit.

**e Other Planning matters**

- 408 There were no developments on other planning matters discussed at the time of the meeting.

**22 FINANCE – Appendix A**

**Precept**

- 409 a The Precept for 2025-26 had been submitted.

**Bank Balances**

- 410 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**

- 411 d Cllr Tisson proposed and Cllr Morris seconded and it was agreed that the payments made since last meeting as Appendix A be approved.

**Accounts for payment**

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

- 413    **f**            **Other Finance issues**  
There were no further items for discussion

**23                    MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY**

- 414            **i            Grange Park School**  
There were no matters to note other than what had already been noted.

- 415            **ii            Recreation Field**  
There were no matters to note.

- 416            **iii           Play park**  
There were no matters to note.

- 417            **iv           Browne's Field**  
There were no matters to note.

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

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

- 420            **vii           Other issues**  
There were no matters to note.

**24                    VILLAGE HALLS**

- 421            **Stansted & Fairseat Village Halls**  
It was noted that a grant had been agreed for the purchase of screens and projectors for both village halls and these would be installed shortly.

**26                    REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK**

- 422            There were no reports.

**27                    CORRESPONDENCE**

- 423            There was no correspondence to be reported.

426

The Chair welcomed Peter Tasker who was attending on behalf of the group opposing the proposed New Ash Green Solar Farm and he thanked the Parish Council for both its moral and financial support. The developer was maintaining that the designated land was 'grey' rather than 'green' belt. Tom Tugendhart was supporting the challenge and noting that it is likely that the panels will be produced in China rather than the UK. This led to a discussion on the designation of Area of Outstanding Beauty, now known as Natural Landscapes, where such development is not permitted. It was agreed that the Parish Council would prepare a formal response to the proposal. The Parish Council was minded to support an extension to the local AONB subject to financial regulations and restrictions.

The land in Parsons Lane that had been extensively cleared that day was discussed. On investigation, this was an exercise carried out every six years or so and was therefore not a concern for the Parish Council.

**PUBLIC SESSION**

There were no items for discussion.

The Chair thanked everyone for attending and closed the meeting at 10.00 p.m.

Signed .....Chairman

Dated.....