

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 5 FEBRUARY 2024 AT FAIRSEAT VILLAGE HALL AT 8PM

PRESENT: Cllr Jack Saunders Chairman
Cllr Kelly Curtis
Cllr Peter Morris
Cllr Daren Sefer
Cllr Yvonne Tisson

Mr David Rice Clerk
Five members of the public

Item *Action point*

Minute no

1 CHAIRMAN

451 Cllr Saunders took the Chair.

2 APOLOGIES

452 Apologies were received from Cllr Whitaker and Cllr Brooker.

3 DECLARATIONS OF INTEREST

453 The Chairman noted his family relationship with the owners of the Stansted Lodge farm buildings.

4 MINUTES OF THE MEETING HELD ON 8th JANUARY 2024

453 It was proposed by Cllr Saunders, seconded by Cllr Sefer that the minutes of the meeting held on 8th January 2024 be signed as a true record.

5 MATTERS ARISING

454 There were no matters arising.

6 COUNTY AND BOROUGH COUNCILLORS' REPORTS

The Chairman suspended the meeting to allow TMBC Cllr Coffin and KCC Cllr Rayner to update the Parish Council.

Cllr Coffin updated the Parish Council on the plans to build a new service station and rest area for HGVs at junction 2A on the M26. There were concerns that the plan was likely to increase road congestion on the A20 and more generally in the local area. Furthermore, the development was within the 'green belt' and was also within the proximity of an area of outstanding natural beauty, however, both KCC and Highways England had not opposed the plans.

Cllr Rayner also provided an update noting that if the plans are approved it is likely that they will be appealed. Whilst it could be maintained that there was demand for a lorry park it could be argued that this was not the location for it.

The Chair thanked Cllrs Coffin and Rayner and reconvened the meeting.

7 CLIMATE ACTION PLAN

455 It was agreed that the suggestions for the Climate Change Plan should be added to and circulated to show that the Parish Council had

Clerk

8 WAR MEMORIAL

456 The Parish Council discussed the damage to the war memorial and it was agreed that the Chairman should discuss exactly what work would be carried out for the quote received of £375 plus VAT.

Chair

9 MEMORIAL BENCH

457 There was a discussion regarding the new bench to be purchased for the village triangle. It was agreed that a metal bench would be easier to maintain than a wooden one and a design was selected and the Clerk instructed to proceed.

Clerk

10 ASH DIE-BACK & BROWN'S FIELD COPPICE

458 It was noted that the Clerk had sent an email to Mr Connell requesting the replacement of the oak tree which had been removed in error but that no response had been received to date.

11 HEDGE-CUTTING

459 It was noted that the hedge cutting had been completed and that Tom Booker's invoice should be circulated for approval by the Parish Council.

12 MAINTENANCE OF LOCAL PATHS

460 It was noted that a number of stiles on the footpaths in the parish required repair and this would be investigated.

13 HIGHWAYS

Traffic Plan, Highway Improvement Plan, Signage

461 The Parish Council was still waiting for a response from KCC Highways regarding the specific project requests but progress was slow due to changes of personnel.

Other Highways issues

462 The project to site gates at the six entrances to the parish would be continuing with the next phase of gates to be erected in Fairseat subject to receiving Mary Gallop's agreement and agreeing a site for one on the Vigo Road.

14 PLANNING

a Applications

(i) Anchor & Hope, South Ash Road, TN15 7ER

Details of condition 7 (ecological strategy) submitted pursuant to planning permission TM/23/00058/FL – Demolition of existing public house and erection of mixed use buildings.

463 The Parish Council had no objections but the decision had been issued before the meeting.

(ii) 2 Tumblefield Estate, Tumblefield Road, Stansted TN15 7PS

TM/23/03511 – Two storey side and single storey rear extension. Resubmission following previous refusal.

464 The Parish Council had concerns regarding the lack of parking at the site and particularly given the increase in size of the accommodation and the narrowness of Tumblefield Road. Subsequent to the meeting the Parish Council requested that, if permission was granted, that the decision notice states that the two parking spaces at the property remain in situ or are created elsewhere within the boundary of the property. Unless this condition as met the Parish Council would object to the proposal.

(iii) Bretch, Tumblefield Road, Stansted, Sevenoaks TN15 7PP

465 24/00032/PA - 1 x Field Maple (applicants ref. 2) - Reduce crown by no more than 3m and reshape side branches, 1 x Beech (applicants ref. 3) - Reduce crown by no more than 4m and reshape side branches, 1 x Beech (applicants ref. 4) - Reduce crown by approx. 3m and reshape, 1 x Beech (applicants ref. 5) - Reduce crown by approx. 4m and reshape side branches, 2 x Sycamore, 2 x Alder and 5 x Ash (applicants ref. 6, 7, 8, 9 and 10) – Remove. Mixed species group between Beech trees (applicants ref. Front Hedge) - Reduce and reshape where required to reform a hedge by hedge laying.
(EXEMPT WORKS Old Mans Beard (applicants ref. 1) - Remove, Beech hedge (applicants ref. Side hedge) - Reduce to manageable height of approx. 2m)

The Parish Council had no objections.

b Decisions

466 (i) There were no decisions for noting at the time of the meeting.

c Appeals

467 (i) There were no new appeals at the time of the meeting.

d Enforcement

468 (i) There were no enforcement updates at the time of the meeting.

469 **e Other Planning matters**

There were no developments on other planning matters discussed at the time of the meeting. The correct contact details had been obtained to contact the owner of the Stansted Lodge Farm buildings to follow-up on the variances to the original planning permissions obtained.

15 FINANCE – Appendix A

470 **a Bank Balances**

The bank balances as listed on Appendix A and as shown on the bank statements were noted.

471 **b To approve payments made since last meeting**

Cllr Saunders proposed and Cllr Sefer seconded and it was agreed that the payments made since last meeting as Appendix A be approved.

472 **c Accounts for payment**

Cllr Saunders proposed and Cllr Sefer seconded and it was agreed that the accounts for payment listed on Appendix A be approved. It was noted that this included the insurance renewal of £3,020.43. Subsequent to the meeting it was agreed that additional specified items should be included on the policy – finger posts and the new village gates – the final amount payable was therefore increased to £3,108.61.

473 **d Bank mandate and signatories - dual authorisation**

The signatories would be updated and the dual authorisation arranged as soon as possible.

474 **e CCLA deposit fund**

Following the setting up of the CCLA Public Sector Deposit Fund account which was in progress, the Landlord's deposit monies would be moved to this account.

475 **f. Grange Park School – rent review**

It was noted that as a 'goodwill gesture' the rent would be kept at £55k per annum in exchange for removing the break clause. Solicitors had prepared the deed of variation to the existing lease.

476 There was a discussion regarding ensuring that the outstanding loan was repaid by the end of the Grange Park tenancy in ten years' time.

477 **g. Other Finance issues**

There were no further issues for discussion.

16 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

- 478 **i** **Recreation Field**
There were no matters to note.
- 479 **ii** **Play park**
There were no matters to note.
- 480 **iii** **Brown’s Field**
This item had been discussed under minutes 458.
- 481 **iv** **Telephone box in Plaxdale Green Road**
There were no matters to note.
- 482 **v** **Maintenance and handyperson**
There were no matters to discuss.
- 483 **vi** **Other issues**
There were no matters to discuss.

17 VILLAGE HALLS

- 484 **i** **Stansted Village Hall**
There were no issues to discuss.
- 485 **ii** **Fairseat Village Hall**
There were no issues to discuss.

18 WILDLIFE CAMERAS & SIGNS

- 486 It was noted that Cllr Brooker was hoping to progress the siting of the cameras but the instructions were not in English.

19 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

- 487 Cllr Tisson reported that the Sevenoaks District Council had launched a draft Plan 2040 to help provide new homes, including affordable homes in the Sevenoaks area. The Sevenoaks District needed to build 712 new homes each year between 2025 and 2040. The potential sites include New Ash Green and West Kingsdown.

20 CORRESPONDENCE

488 The Clerk had been contacted by the grandson of the former owner of South Ash Manor who had asked for any information on its poor condition since its sale to the London Golf Club. The Parish Council could not provide any further information and it was confirmed that the property was outside of the Stansted parish.

21 ANY OTHER BUSINESS

489 There were no further items for discussion.

PUBLIC SESSION

It was noted that there were oak and beech trees at Oak Tree Farm for which tree preservation orders should be applied for and it was agreed that this would be followed up by the Clerk.

Clerk

The Chairman thanked everyone for attending and closed the meeting at 9.30 pm.

SignedChairman

Dated.....