

STANSTED PARISH COUNCIL**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 7 NOVEMBER 2016 AT FAIRSEAT VILLAGE HALL, VIGO ROAD, FAIRSEAT AT 8.00 pm**

PRESENT:	Cllr Harry Bott	Chairman	In the chair items 3-10a(iv), 10a(v)-25
	Cllr Mrs Polly Falconer	Vice-chairman	In the chair items 1,2, 10a(v)
	Cllr John Brooker		
	Cllr Mrs Sheila Goodworth		
	Cllr Michael Osborne		
	Cllr Daren Sefer		
	Cllr Kevin Sparkes		
	Mrs Roxana Brammer	Clerk	
In attendance	Cllr Harry Rayner	Vice-chairman, Kent Association of Local Councils	
		Vice-chairman, Wrotham Parish Council	
	1 member of the public		

Item *Action point*
Minute no 2016/17/

1 ELECTION OF CHAIRMAN

247 The Vice-chairman explained that Cllr Bott had resigned as Chairman when the Council had put in its offer to purchase the school site. The offer had not been accepted. She proposed that Cllr Bott be elected Chairman. This was seconded by Cllr Brooker and carried unanimously.

2 CHAIRMAN'S DECLARATION OF ACCEPTANCE OF OFFICE

248 Cllr Bott signed his declaration of acceptance of office before the Proper Officer of the Council.

3 CONFIRMATION OF VICE-CHAIRMAN

249 In the event that the Vice-chairman had not been elected Chairman, Cllr Mrs Falconer was confirmed as Vice-chairman.

4 VICE-CHAIRMAN'S DECLARATION OF ACCEPTANCE OF OFFICE

250 Cllr Mrs Falconer had signed her declaration of acceptance of office in May 2016.

5 APOLOGIES

251 All parish councillors present. Apologies for absence were received from Cllr Mrs Sarah Hohler, Kent County Council and Cllrs Martin Coffin and Robin Betts, Tonbridge & Malling Borough Council.

6 INTERESTS

252 Cllr Bott declared a pecuniary interest in item 10a(v), planning application for work to

trees , as the applicant.

7 MINUTES OF THE MEETING HELD ON 3 OCTOBER 2016

253 It was proposed by Cllr Mrs Goodworth, seconded by Cllr Sefer and agreed the minutes of the meeting held on 3rd October 2016 be signed as a true record.

8 MATTERS ARISING

254 None.

9 MINUTES OF THE EXTRAORDINARY MEETING HELD ON 24 OCTOBER AND OF ITS ADJOURNMENT HELD ON 29 OCTOBER

255 It was proposed by Cllr Osborne, seconded by Cllr Mrs Goodworth and agreed the minutes of the extraordinary meeting held on 24th October and of its adjournment held on 29th October 2016 be signed as a true record

PUBLIC SESSIION

The Chairman suspended the meeting to enable Cllr Rayner to speak.

Cllr Rayner said he was Vice-chairman of the Kent Association of Local Councils and was also Vice-chairman of Wrotham Parish Council. He mentioned the transparency fund for councils with a turnover of less than £25,000, who now had to comply with the transparency code. The Clerk said that she had already successfully applied to the fund on behalf of another council, but she had not yet done so for the Council as recent events had made the eligibility doubtful.

The Chairman thanked Cllr Rayner and reconvened the meeting

5 PLANNING

a Applications

256 **i TM/16/3093/FL:** Goodmans Barn, Tumblefield Road, Stansted: Two storey side extension replacing catslide roof and utility space. Single dormer window on front elevation and entrance porch linking entrance doors in front elevation

No objection in principle, but concerns that the dormer was out of keeping with the scale of the building..

257 **ii TM/16/03101/FL:** 3 Brattons Cottages, Plaxdale Green Road, Stansted: Demolition of garage. Erection of two storey side/ rear extension

No objection

258 **iii TM/16/03237/FL:** The Old Manor, Plaxdale Green Road, Stansted: Listed building consent: Single storey extension and internal and external alterations, including new windows, doors and rooflights and attached garden wall

No objection in principle but the hedge should be retained.

- 259 **iv** **TM/15/03000/FL:** Plaxdale Green Farm, Plaxdale Green Road, Stansted: Change of use and conversion of 4no. former agricultural buildings to provide 7 no. residential dwellings (1no. with residential annex), with associated access and landscaping with the creation of garden and parking areas with associated infrastructure works and the demolition/part demolition of 4no. former agricultural buildings on the site at Plaxdale Green Farm – revision to scheme received September 2015

No objection

- 260 **v** **TM/16/03039/TNCA:** Land owned by The Court Lodge, Plaxdale Green Road, Stansted: Fell several diseased horse chestnut trees alongside Plaxdale Green Road and Malthouse Road

Having declared a pecuniary interest as the applicant, Cllr Bott left the room and Cllr Mrs Falconer took the chair.

After discussion it was agreed there was no objection to the application.

Cllr Bott returned to the meeting and resumed the chair.

- 261 **vi** **TM/16/03114/FL:** Vigo Cottage, Gravesend Road, Wrotham: Section 73 Application to remove condition 11 (Dwelling Occupation restriction) of 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)

After discussion, it was agreed by 4 votes for and 3 against that the Council object as follows:

Stansted Parish Council objects to this application. The condition the applicant is seeking to have removed was imposed for a reason and the applicant's financial circumstances are not germane to the purpose of the condition.

- 262 **vii** **TM/16/02931/FL:** Littlefields, Plaxdale Green Road, Stansted: Part single, part two storey extensions to side and rear. Demolition of conservatory

No objection.

- 263 **b** **Decisions**

The decisions as listed on Appendix A were received.

- 264 **c** **Appeals**

None.

- 265 **d** **Enforcement**

None.

- 266 **e** **Other Planning Issues**

None raised.

11 FINANCE**267 a Bank Balances**

The bank balances as listed on Appendix B were noted.

268 b Payments Made since Last Meeting

None.

269 c Accounts for Payment

It was proposed by Cllr Mrs Falconer, seconded by Cllr Bott and agreed the accounts for payment as listed on Appendix B be paid (cheques 797 - 798).

270 d AUDIT 2015/16

The audit for the year 2015/16 had been successfully concluded.

271 e BORROWING

The Clerk had researched applying for borrowing approval but as the bid for the school had been unsuccessful, this would not be needed.

7 GRANT APPLICATIONS

272 None.

8 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY**a Recreation Ground**

273 i. General Maintenance. Nothing to report.

274 ii. Hire of Ground. The Rotary bike ride would take place on Sunday 9th April 2017. The organisers would be asked to avoid using Stansted Hill due to the danger. Cllr Mrs Falconer said that it was no longer used for the Cloisters bike ride and they would like to use the car park on 1st May 2017. Cllr Bott mentioned the Bexley Cycle Club which was organising a permitted time trial and the Council should be informed when it was to take place. It was agreed to write to them, pointing out there had been a death in the past and asking them to stop using Stansted Hill for their time trial.

273 b Playpark

Nothing to report.

274 c War Memorial and Garden

Nothing to report.

275 d Telephone Kiosk

Nothing to report.

276 e **Church Bank**

Nothing to report.

277 f **Notice Boards**

Cllr Bott said that Jerry Glidewell would not be able to do anything until the following year.

278 g **Village Green Land, Hatham Green Lane and Parsons Lane**

Nothing to report.

14 BROWNES BEQUEST

279 Cllrs Bott and Mrs Goodworth had met Jack Saunders and the grazing fee would be £300.

15 HIGHWAYS AND TRANSPORT

280 a **Public Rights of Way**

Nothing to report.

281 b **Other Highways or Transport Issues**

None.

16 VILLAGE HALLS

282 a **Stansted Village Hall**

Nothing to report.

283 b **Fairseat Village Hall**

Nothing to report.

17 POLICE MATTERS

284 Nothing to report.

18 BROADBAND

285 Cllr Bott reported that Fairseat would be completed in the next two weeks and that a meeting would be held on 24th November.

19 REPORTS ON MEETINGS ATTENDED

286 None

20 CONSULTATION DOCUMENTS

287 a Tonbridge and Malling Local Plan

Cllr Bott said the main issues included the land in Wrotham Hill Road bought by the Fairlawne Estate. He asked if the Council wanted to include the Brownes Bequest field into the plan, or leave for a future council to decide.

21 CORRESPONDENCE

288 None.

22 REPORTS AND CIRCULARS

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

23 ANY OTHER BUSINESS

290 No matters were raised.

24 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC

291 It was proposed by Cllr Mrs Falconer, seconded by Cllr Bott and agreed the press and public no longer needed to be excluded from the following item.

25 STANSTED SCHOOL

292 Cllr Mrs Falconer reported that the Council’s bid had been rejected due to a higher offer. However, the Rochester Diocesan Board of Education had stated that they were no longer pursuing their claim to the parcels of land leased from the Council by Kent County Council in 2006.

The Chairman thanked councillors and the members of the public for attending and closed the meeting at 9.35 pm.

SignedChairman

On theday of2016