

STANSTED PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6th JANUARY 2025
AT FAIRSEAT VILLAGE HALL AT 8.00 PM**

PRESENT: Cllr Jack Saunders Chair
Cllr Tom Brooker
Cllr Kelly Curtis
Cllr Peter Morris
Cllr Daren Sefer
Cllr Yvonne Tisson
Cllr Greg Whitaker
Mr David Rice Clerk

Five members of the public

Item		<i>Action point</i>
Minute no		
1	CHAIRMAN	
378	Cllr Saunders took the Chair.	
2	DECLARATIONS OF INTEREST	
379	There were no declarations of interest.	
3	MINUTES OF THE MEETING HELD ON 2nd DECEMBER 2024	
380	It was proposed by Cllr Sefer, seconded by Cllr Tisson that the minutes of the meeting held on 2 nd December 2024 be signed as a true record.	
4	MATTERS ARISING	
381	There were no matters arising.	
5	CLIMATE ACTION PLAN – Action 1 – Plant more tree and maintain hedges	
382	It was noted that delivery of the 420 trees from the Woodland Trust had been delayed until March 2025.	
6	CLIMATE ACTION PLAN – Action 2 – Green infrastructure	
383	Discussion deferred to a subsequent meeting.	
7	CLIMATE ACTION PLAN – Action 3 – Upgrade to low energy internal LEDs	
384	Discussion deferred to a subsequent meeting.	
8	CLIMATE ACTION PLAN – Action 4 – Low wattage outdoor lighting	
385	Discussion deferred to a subsequent meeting.	
9	CLIMATE ACTION PLAN – Action 5 – Solar panels for the Stansted School Building	
386	Discussed under 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

387 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.

388 Discussion deferred to a subsequent meeting.

12 LONDON GOLF CLUB – “LONDON PROJECT”

389 There was a discussion regarding the planning application which had been made with TMBC and comprised 436 documents which each needed to be reviewed in detail. In summary the issues of concern for the Parish Council were:

- The number of lodges to be built on the eastern side;
- Insufficient measures to address increased traffic congestion through Stansted and Fairseat; and
- Light pollution issues from increased development.

390 The original deadline for comments was 20th December 2024 and in order to allow the Parish Council more time to provide a detailed response, a ‘holding objection’ was filed with both Tonbridge and Malling and Sevenoaks Borough Councils and an extension to 17th January 2025 was agreed. Subsequent to the meeting an extension had been granted to 21st February 2025.

391 A group representing the Parish Council had met with representatives of the golf club on 20 December to discuss all the issues referred to above.

COUNTY AND BOROUGH COUNCILLORS’ REPORTS

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

Cllr Coffin noted that the planning appeal by MOTO for the proposed 200 HGV Truck Stop near Wrotham Heath was scheduled to take place later that week. The Parish Alliance is hopeful that the appeal will be turned down; a final decision will be announced in April 2025.

The new government was implementing a planned ‘devolution’ whereby borough councils would be disbanded within two years and replaced with ‘super councils’ and this would be introduced first in Kent as an experiment before a national rollout. Under the new structure the twelve borough councils would be reduced to three unitary authorities for West Kent, East Kent and North Kent with a Mayor of Kent. TMBC was pressing ahead with various initiatives as it had the necessary reserves and it was unknown how these would be distributed under the new order. This new structure would give more powers to Parish Councils to shape their parishes.

It was noted that Matthew Balfour had passed away on 23 December 2024; he had served on TMBC for twenty-four years and had been very supportive to our parish council.

13 BLACK HORSE

392 The Project Steering Committee has been in contact with the landlady and has expressed its willingness to open discussions on the possibility of buying the pub for the community but there were no further developments to report.

393 It was noted that the defibrillator would be moved from the Black Horse to Stansted Village Hall, as a temporary measure.

14 REPORT FROM THE SCHOOL SUB-COMMITTEE

394 Progress was being made for the installation of solar panels on the school building and a site visit had been arranged with JPS.

395 It was confirmed that the installation would take place in the February half-term holiday.

15 VILLAGE SECURITY

396 It was noted that the installation of ANPR cameras would be complex as it would require to be network powered and the proposal was shelved.

16 PROPOSAL FOR INFORMATION BOARD BY THE NEW MEMORIAL

397 The Parish Council's response on the siting of the information board had been fed back to the Stansted and Fairseat History Society and it was agreed that quotes should be obtained so that the matter could be further considered.

17 MAINTENANCE OF LOCAL PATHS

398 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. A very comprehensive document had been submitted and this would be uploaded the Parish Council website and a response provided by the Parish Council in due course.

18 HIGHWAYS

399 The Parish Council had agreed to help fund the appeal being lodged by Moto for the lorry park and the result of the appeal was expected in April 2025.

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

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 12

- 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).

A number of inconsistencies were noted with the application which would be reported to TMBC before a formal response was provided by the Parish Council.

b Decisions

- 403 (i) **The Old Rectory, Plaxdale Green Road TN15**
24/01673/PA – Tree work on beech tree – TMBC approved.
- (ii) **White House, Tumblefield Road TN15**
24/01785/PA – Tree work reduction – TMBC approved.

c Appeals

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

d Enforcement

- 405 (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
- 406 (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

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

22 FINANCE – Appendix A

Budget

- 408 a The budget for 2024-25 was tabled and approved.

Precept

- 409 b The precept for 2025-2026 was agreed to be kept the same as for 2024-25 and the Clerk was instructed to file the precept accordingly before 21 January deadline.

Clerk

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.

Other Finance issues

413 f Cllr Tisson proposed and Cllr Morris agreed to the payment of the insurance premium of £3,333.81 renewal date 15 February 2025.

414 g Cllr Sefer proposed and Cllr Tisson agreed to the payment of £2,000 towards the plan to oppose the Ridley Solar Farm. It was noted that Jack Saunders as Chair abstained on the vote for this decision.

23 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

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

415 ii **Recreation Field**
It was suggested that more dog waste bins could be acquired.

**Greg W &
Peter M**

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.

- vii Other issues**
420 The Parish Council were pleased with the format of the new Village Notes and were very grateful to the new team which had been established.

24 VILLAGE HALLS

- Stansted & Fairseat Village Halls**
421 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 in February.

25 WILDLIFE CAMERAS & SIGNS

- 422 It was agreed that this issue should be closed.

26 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

- 423 There were no reports.

27 CORRESPONDENCE

- 424 There was no correspondence to be reported.

28 ANY OTHER BUSINESS

- 425 There were no further issues to be discussed.

PUBLIC SESSION

There were no items for discussion.

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

SignedChairman

Dated.....