

STANSTED PARISH COUNCIL**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 6TH FEBRUARY 2023
AT FAIRSEAT VILLAGE HALL**

PRESENT:	Cllr Harry Bott	Chairman
	Cllr Polly Falconer	Vice-Chair
	Cllr Daren Sefer	
	Cllr Kevin Sparkes	
	Cllr Yvonne Tisson	
	Mrs Melita Gandolfo	Clerk
	Mr David Rice	Assistant Clerk
	KCC Cllr Harry Rayner	(for part of meeting)
	TMBC Cllr Martin Coffin	(for part of meeting)
	Nine members of the public	

Item		<i>Action point</i>
Minute no		
1	APOLOGIES	
321	Apologies for absence were received from Cllr Brooker and Cllr Saunders.	
2	DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER	
322	Cllr Tisson and the Clerk declared an interest in item 6, Berry Housing Trust, as both are trustees of the Trust.	
3	INTRODUCTION OF NEW ASSISTANT CLERK	
323	Cllr Bott welcomed David Rice, who has been appointed Assistant Clerk and will become Clerk and RFO when the current clerk retires.	
4	MINUTES OF THE MEETING HELD ON 9th JANUARY 2023	
324	It was proposed by Cllr Falconer, seconded by Cllr Tisson and agreed that the minutes of the meeting held on 9 th January 2023 be signed as a true record.	
5	MATTERS ARISING	
325	There were no matters arising.	

Suspension of meeting for County and Borough Councillors' Reports

The Chairman suspended the meeting to allow TMBC Cllr Martin Coffin and KCC Cllr Harry Rayner to speak.

Cllr Coffin reported that budget discussions have continued at TMBC. He said that TMBC Cllr Betts had been arranging installation of solar panels in the Borough's leisure centres. He was pleased to report a reduction of 17% in cases of fly-tipping, following the appointment of a company employed to issue on the spot fines for fly-tipping.

KCC Cllr Harry Rayner reported that lorry park solutions throughout Kent were under

discussion. Permission for a lorry park at Wrotham Heath had been refused, and it seemed that the proposed location would be near M20 J8. Enhancements to the A249 were proposed.

Cllr Rayner said that there were issues with plans for cuts in the 306 and 308 bus services. Groups from neighbouring parishes were working to maintain and support some daytime services. School services would be protected.

The Chairman thanked Cllrs Coffin and Rayner, and reconvened the meeting.

6 BERRY HOUSING TRUST – presentation and grant request

The Chairman suspended the meeting to allow Trustees from the Berry Housing Trust to give a presentation with slides. A written presentation had previously been sent to all parish councillors with the agenda papers.

The Trustees explained that after many years of use the four cottages needed new roofs, and outlined their plans for this work on this important village asset. They explained that they would be seeking grants to cover the costs, and requested a seed funding grant of £20,000 from the Parish Council. The Trustees took questions from the Parish Councillors and listened to suggestions, including the use of heat pumps, air source heating systems, and less obtrusive, black solar panels.

The Chairman thanked the Trustees of the Berry Housing Trust, and reconvened the meeting.

326 It was proposed by Cllr Falconer, seconded by Cllr Bott, and unanimously agreed, that a grant of £20,000 should be made to the Berry Housing Trust towards the cost of new roofs for the four cottages.

7 ASH DIE-BACK AND BROWN’S FIELD COPPICE

327 Nick Connell Tree Surgeons were already working on the coppice work in Brown’s field. The work on trees affected by ash die-back was due to begin when planning permission was granted. It was noted that permission should be expedited in cases of ash die-back where trees were overhanging roads or public areas.

8 HIGHWAYS

a Traffic Plan, Highway Improvement Plan, Signage

Cllr Falconer had not heard any further from KCC Highways.
328 The agreement between landowners and the Parish Council for placement of gateways was signed. Gates can now be ordered; Clerk to confirm to Cllr Brooker who will order.

b Wise’s Lane, MR209 and MR200

329 KCC PROW had replied to the Clerk’s request for MR209 to be reclassified as a bridleway instead of a BOAT, saying that this could cause further problems. It was agreed that reclassification was not appropriate at present.

c Other Highways issues

330 None.

9 PLANNING

a Applications

- 321 (i) 23/00156/TNCA | T1 - T16 - (applicants references) Common Ash - Remove to ground level trees identified with significant signs of Ash Dieback around area of Stansted Village | Stansted Village Hall Malthouse Road Stansted Sevenoaks Kent TN15 7PJ
NB Trees on Parish Council land

Noted.

- (ii) 23/00058/FL | Demolition of existing public house and erection of mixed use building, comprising of commercial office space at the ground floor and 2no. dwellings at the first floor (Use Class C3) together with associated parking, access, turning and amenity space | Anchor And Hope South Ash Road Ash Sevenoaks Kent TN15 7ER

- 322 Following discussion, it was agreed to respond as follows:
Stansted Parish Council would like to make the following comments on this application.

We appreciate that allocated parking spaces are shown on the plan, but would ask that the large area of hard standing to the south-west of the site is designated and kept as available for overflow parking. Parking will always be an issue on this site, as there can be no parking on the busy road outside.

We would ask that a lighting plan is provided and considered, and any external lighting should be in the form of downlighters, and on a timer, to minimise light pollution.

We are concerned about the large area of glass in the first floor apartment.

We would ask that future development is restricted on this site.

- (iii) 23/00029/NMA | Non Material Amendment to planning permission TM/22/01677/FL, Revised fenestration to rear and side elevations, west and north and creation of a basement | Managers House Thriftwood Caravan And Camping Park Plaxdale Green Road Stansted Sevenoaks Kent TN15 7PB

- 323 Noted, no comments.

- (iv) 22/02868/FL | Variation of Condition 2 (Holiday let only) pursuant to planning permission TM/14/03395/FL (construction of 2no. self contained holiday let buildings) 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 | Holiday Lets At Vigo Cottage Gravesend Road Wrotham Sevenoaks Kent

- 324 Following discussion, it was agreed to respond as follows:

The application lacks detail and clarity, but would seem to constitute an application for a new development / new dwelling in the Green Belt. As such, Stansted Parish Council objects to this application.

b Decisions

325 Nothing to report.

c Appeals

326 22/00014/REF | Proposed replacement windows to Residence 9 white upvc | Ridgeland's Malthouse Road Stansted Sevenoaks Kent TN15
Appeal against Refusal of permission – in progress

d Enforcement

327 The Clerk had written to Enforcement requesting updates re Cob Trees, Wentshaw Lodge, and Janes Farm, and was awaiting responses.

e Other Planning matters

328 None.

10 FINANCE – Appendix A

329 a Bank Balances

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

330 b To approve payments made since last meeting

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

331 c Accounts for payment

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

332 d Insurance renewal

It was proposed by Cllr Bott, seconded by Cllr Falconer and agreed that the Parish Council should proceed with a new three-year insurance agreement with Zurich Insurance, the new premium to be paid being £2,830.

333 e CCLA deposit fund

It was proposed by Cllr Bott, seconded by Cllr Sefer and agreed that the Clerk / Assistant Clerk to apply to open a CCLA Public Sector Deposit Fund account, and the Landlord's deposit monies to be placed in this fund.

f Other Finance issues

334 The Clerk reported that she had applied to open a Nationwide Deposit account for the Landlord's deposit monies, but Nationwide could not accept the provenance of the money. Therefore it was proposed by Cllr Bott, seconded by Cllr Sefer and agreed that a Nationwide Deposit account to be opened, and £30,000 to be placed in this account from the NatWest Parish Council deposit account.

11 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY**335 i Recreation Field**

Nothing to report

336 ii Play park

Nothing to report

337 iii Brown's Field

As reported in item 7, the coppicing work was underway.

338 iv Telephone box in Plaxdale Green Road

It was reported that the phone box had been cleared and shelves had been installed, and the phone box was now ready to receive books and items.

339 v Maintenance and handyperson

Peter Morris agreed to paint remaining car park lights at Stansted Village Hall with orange paint to create a softer light.

340 vi Other issues

None.

12 VILLAGE HALLS**341 i Stansted Village Hall**

Nothing to report.

342 ii Fairseat Village Hall

Nothing to report.

13 CORONATION OF HM KING CHARLES III; PARISH CELEBRATION

343 The Clerk reported that Stansted Village Hall committee had arranged a Farmers' Market for Monday 8th May. Cllr Bott suggested a bring your own tea party on the recreation field 1 – 4 p.m. Cllr Bott to will make enquiries re a magician. Cllr Sefer will make enquiries for a singer. Households to be encouraged to display scarecrows on a Royal theme during the first week of May.

14 REPORTS FROM MEETINGS ATTENDED BY COUNCILLORS / CLERK

344 None.

15 CORRESPONDENCE

345 None.

16 ANY OTHER BUSINESS

346 None.

PUBLIC SESSION

No issues were raised.

The Chairman thanked everyone for attending and closed the meeting at 9.45 pm.

SignedChairman

Dated.....

