

**STANSTED PARISH COUNCIL****MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 4 MARCH 2013 AT FAIRSEAT VILLAGE HALL, VIGO ROAD, FAIRSEAT AT 8.00 pm**

<b>PRESENT:</b>	Cllr Harry Bott	Chairman	
	Cllr Mrs Polly Falconer	Vice-chairman	From item 6
	Cllr John Brooker		
	Cllr Mrs Sheila Goodworth		
	Cllr George Goring		
	Cllr Miss Janet Howie		Except item 6a(ii)
	Cllr Michael Osborne		
	Mrs Roxana Brammer	Clerk	
In attendance	Cllr Matthew Balfour	Tonbridge & Malling Borough Council	
	4 members of the public		

<b>Item</b>	<i>Action point</i>
Minute no 2012/13/	

**1 APOLOGIES**

386 All parish councillors present. An apology for late arrival was received from Cllr Mrs Falconer. Apologies for absence were received from County Councillor Mrs Sarah Hohler and Borough Councillor Mrs Ann Kemp.

**2 CODE OF CONDUCT****388 a Tonbridge & Malling Proposed Joint Standards Committee**

Agreement with this proposal was confirmed.

**389 b Declarations of Interest**

Cllr Mrs Goodworth declared a personal interest in item 11a, Stansted Village Hall, as a member of the committee.

**3 MINUTES OF THE MEETING HELD ON 4 FEBRUARY 2013**

390 It was proposed by Cllr Osborne, seconded by Cllr Miss Howie and agreed the minutes of the meeting held on 4 February 2013 be signed as a true record.

**4 MATTERS ARISING**

391 No matters were raised.

**BOROUGH COUNCILLOR'S REPORT**

The Chairman suspended the meeting for Cllr Balfour to give his report.

Cllr Balfour said that the increase in council tax on band D was 6p per week for the parish element and £3.50 per week for the Borough element. The rest of the council tax was made up by the precepts for Kent Police,

Kent Fire & Rescue and KCC.

The Chairman thanked Cllr Balfour and reconvened the meeting.

**5 POLICE AND VILLAGE SECURITY**

**392 a Police Report**

Cllr Mrs Goodworth reported she had seen PC Allen and that PC Allen was not aware of any extra crimes. Cllr Mrs Goodworth also reported that the pilates teacher had had her tyres let down outside the school more than once.

**393 b CCTV and Village Security**

The Clerk reported she had had contact with Stuart Moaby and was arranging a meeting with him and Lydia Brooker.

**394 c Neighbourhood Watch**

Cllr Mrs Goodworth said that PC Allen had promised to provide her with information on Neighbourhood Watch

**6 PLANNING.**

**a Applications**

**395 i TM/13/00214/FL: Goodmans Farm, Tumblefield Road, Stansted: Single storey side extension to dwelling**

After discussion it was agreed to respond as follows:

Stansted Parish Council has no objection in principle to this application but would like to see permitted development rights removed.

**396 ii TM/13/00360/RD: Winterdale Shaw, Platt House Lane, Fairseat:**

Cllr Miss Howie said that although under the new code of conduct she did not have a pecuniary interest, she would absent herself from this item as a neighbour and left the room.

The Chairman suspended the meeting to allow the applicant to speak. Mr Betts said that the application was to fulfil a planning condition. The Chairman thanked Mr Betts and reconvened the meeting.

During discussion Cllr Mrs Falconer said that she was against the proposal as a future application might be made for conversion to a dwelling. Cllr Bott reminded her that the Council had to respond to the current application and could not speculate on what might or might not happen in the future. Cllr Mrs Falconer said she wanted it recorded that in her opinion the local planning authority did not take any notice. It was then proposed by Cllr Goring and seconded by Cllr Bott that there be no objection. The motion was carried by 4 votes for and 2 against.

Cllr Miss Howie returned to the meeting.

- 397 **iii** **TM/12/01290/FL:** London Golf Club: Diverted access road to permitted hotel on land to the west of South Ash Road. The relocation of the existing driving range on land to the east of South Ash Road. A European Tour Performance Institute (ETPI) driving range building. A 9 hole golf course created utilising the cut from the hotel development. Chipping area and putting green. An underpass under South Ash Road. Areas of hard standing including car parking and access road. Diverted public rights of way. Associated reservoir and landscaping - Amended landscape planting plans

After discussion it was proposed by Cllr Brooker, seconded by Cllr Osborne and agreed unanimously that the response be as follows:

Stansted Parish Council objects to this application. It feels the suggested planting is too “ornamental”. Members believe most strongly that the planting should be indigenous to the local area and soil type. Suggested plants are hawthorn, blackthorn, bullace, damson, wild cherry, crab apple, wild plum and hazel, among others.

It is suggested the landscape design practice visit the area. Landowners on the parish council have offered access by appointment to be shown round their hedgerows and other aspects of the landscape to view the nature of the locality.

- 398 **iv** **TM/13/00466/TNCA:** Fairseat House, Vigo Road, Fairseat: Fell 2 sycamores badly damaged by squirrels

After discussion it was agreed to respond as follows:

Firstly, the applicant (who owns both Fairseat House and Fairseat Farmhouse) has incorrectly stated that the trees to be felled are at Fairseat House. As is clearly shown in his map included on the application form, they are in the garden of Fairseat Farmhouse.

Stansted Parish Council has no objection to the felling of these trees, but would like to comment that several trees in the garden of Fairseat Farmhouse have either been felled or cut back and there doesn't appear to be any provision for the replacement of the felled trees.

- 399 **v** **TM/13/0000/FL:** Parsonage Farm, Hatham Green Lane, Stansted:

The Chairman suspended the meeting to allow the applicant to speak.

Mrs Ridley explained that the granary had been converted to offices but that for the last year these had been impossible to let and this use was now unviable. She was seeking for change of use to residential for this building and another redundant farm building. The storage tanks would be demolished and no other dwellings would be built on the site. The new entrance would provide better sight lines onto the lane.

The Chairman thanked Mrs Ridley and reconvened the meeting.

After discussion, it was agreed to defer the response to a site meeting. Any councillor unable to attend would be informed of the decision before it was forwarded to the local planning authority.

- 400 **b** **Decisions**

The decisions as listed on appendix A were received.

**c Enforcement**

401 **i Compass Cottage, Malthouse Road, Stansted**

The Clerk was asked to send an email to Cllr Balfour

402 **ii Field Shelter, Plaxdale Green Road, Stansted**

Cllr Mrs Goodworth had not yet been able to send the Clerk a photograph of the field shelter.

403 **d Appeals**

None

**e Other Planning Issues**

404 **i Cob Trees, Hatham Green Lane**

The Chairman suspended the meeting to enable Cllr Balfour to report. He was reminded of the issues.

Cllr Balfour said he would take up the issues with planning and environmental health.

The Chairman thanked Cllr Balfour and reconvened the meeting.

405 **ii Seafield, Malthouse Road**

Cllr Brooker said a fence had been erected that appeared to be encroaching on the highway. The property was in Ash-cum-Ridley parish, with Sevenoaks District Council as the local planning authority and the Clerk would report it to the Ash Clerk.

**7 FINANCE**

406 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

407 **b Cheques Signed since Last Meeting**

None.

408 **c Accounts for Payment**

It was proposed by Cllr Goring, seconded by Cllr Mrs Falconer and agreed the account as listed on appendix B be paid (cheque 644), with the addition of £360, J C Brooker (.646).

**8 GRANT APPLICATIONS**

409 **a Age UK**

The Clerk reported on her conversation with Pauline Nix at Age UK. It was proposed by Cllr Goring, seconded by Cllr Bott and agreed a grant of £120 be made under S 137 of the LGA 1972 (cheque 645).

**9 MANAGEMENT OF THE COUNCIL'S LAND & PROPERTY**

**a Recreation Ground**

- 410 i. General Matters. Nothing to report
- 411 ii. Hire of Ground. Nothing to report.

**412 b Play Equipment**

No entries had been received for the competition.

**413 c War Memorial and Garden**

Nothing to report.

**414 d Telephone Kiosk**

Nothing to report.

**415 e Village Green Land, Hatham Green Lane and Parsons Lane**

Nothing to report.

**10 HIGHWAYS & TRANSPORT**

**416 a General Matters**

Nothing to report.

**417 b Drains**

Nothing to report.

**418 c Sight Lines at the Wrotham Hill**

Cllr Bott had no update to give.

**419 d Signs off A227 at Fairseat Lane**

Cllr Bott said he would speak to Cllr Coffin.

*HB*

**420 e KCC – Changes to the Management of Public Rights of Way**

The information from KCC was noted.

**11 VILLAGE HALLS**

**421 a Stansted Village Hall**

Cllr Mrs Goodworth reported on plans for a Montessori pre-school that wished to use the hall. They would operate 4½ days each week. On the day of the Farmers' Market, they would be accommodated by the school. They would need storage space and wanted to site a container at the rear of the hall.

422 **b Fairseat Village Hall and Recreation Ground**

Nothing to report.

**12 BROADBAND**

423 Cllr Bott had no update.

**13 CONSULTATION**

424 No documents received.

**14 CORRESPONDENCE**

425 None.

**15 REPORTS & CIRCULARS**

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

**16 ANY OTHER BUSINESS**

427 **a Finches Farm**

Cllr Brooker said that much clearing out was going on and that the situation should be monitored.

**PUBLIC SESSION**

The Chairman suspended the meeting for the public session.

No matters were raised.

The Chairman closed the meeting at 9.40pm

Signed .....Chairman

On the .....day of .....2013