

## STANSTED PARISH COUNCIL

### MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 4 MARCH 2024 AT STANSTED VILLAGE HALL AT 8PM

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

Mr David Rice Clerk  
Five members of the public

Item		Action point
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Minute no

**1 CHAIRMAN**

488 Cllr Saunders took the Chair.

**2 APOLOGIES**

487 Apologies were received from Cllr Whitaker .

**3 DECLARATIONS OF INTEREST**

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

**4 MINUTES OF THE MEETING HELD ON 5<sup>th</sup> FEBRUARY 2024**

489 It was proposed by Cllr Saunders, seconded by Cllr Sefer that the minutes of the meeting held on 5<sup>th</sup> February 2024 be signed as a true record subject to minor amendment.

**5 MATTERS ARISING**

490 There were no matters arising.

**6 COUNTY AND BOROUGH COUNCILLORS' REPORTS**

The Chairman suspended the meeting to allow TMBC's Cllr Betts to update the Parish Council.

Cllr Betts updated the Parish Council on the plans to build a new service station and rest area for 240 HGVs at junction 2A on the M26. The application had been turned down on the basis that it was within the 'green belt' and near an area of outstanding natural beauty. The developer was likely appeal.

Tonbridge and Malling Borough Council was facing a future 'funding-gap' of around £1.7m and Council Tax bills will be increasing by 3 per cent in 2024.

There were various environmentally friendly initiatives in progress with Tonbridge swimming pool installing solar panels to reduce its emissions and energy costs.

Following the installation of 32 electric car charging points, a further 65 will be added within the TMBC borough. There were also plans to develop the Angel Centre in Tonbridge by installing underground parking to free up the current car-park for a housing scheme.

Funding under the West Kent Scheme was available for local community projects where 50% of the total cost, capped at £25,000 would be met.

The Chair thanked Cllr Betts and reconvened the meeting.

## **7 CLIMATE ACTION PLAN**

491 The Climate Change Plan suggestions were tabled at the meeting and it was agreed that each one should be discussed at subsequent meetings to ascertain the best way for the ideas to be implemented. *Clerk*

## **8 WAR MEMORIAL**

492 The Parish Council discussed the damage to the war memorial and it was agreed that the Chairman should instruct the repair following the quote received at a cost of £375 plus VAT. *Chair*

## **9 MEMORIAL BENCH**

493 It was confirmed that the new bench was on order and would be installed before the ceremony of dedication for Pilot Officer Colin Francis to be held on 22 March 2024. *Clerk*

494 There was a discussion regarding the arrangements for the ceremony and, in particular, the parking given that potentially the event could be attended by around 50 people from outside the parish. It was noted that whilst the event was being hosted in the parish, the Shoreham Aircraft Museum were leading the organisation.

495 It was agreed that, given the amount of rainfall, the condition of the recreation ground would be reviewed a few days ahead of the event to assess whether it could be used for visitor parking. Cllr Betts agreed to contact the Grange Park School to see if their minibuses could be used to transport guests from other parking areas in the village to attend the ceremony.

## **12 MAINTENANCE OF LOCAL PATHS**

496 The Clerk noted that a list of local paths requiring work and repairs to stiles had been provided to the Parish Council by Mr Barry. The Chairman agreed that where he was responsible for the footpaths, as tenant of the land affected, these would be attended to as soon as possible. *Chair*

## **13 HIGHWAYS**

### **Traffic Plan, Highway Improvement Plan, Signage**

497 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.

498        **Other Highways issues**

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. It was confirmed that Mary Gallop had agreed to a site for one on the Vigo Road and a draft agreement would be prepared for her signature to include a 'what 3 words' location. *Clerk*

499        The replacement 'Stansted' finger post for Turkins corner was being arranged. *Clerk*

**14            PLANNING**

**a            Applications**

- 500    (i)        **Coldharbour, Wrotham Hill Road  
24/00317/PA Swimming pool and associated building works**

The Parish Council had no objections.

- 501    (ii)       **4 Stratton Beeches, Central Lodge, Gravesend Road, Wrotham  
24/00147/PA Tree Preservation Order and various tree works**

The Parish Council had no objections.

- 502    (iii)       **North Down, Plaxdale Green Road, Stansted  
23/01194/FL Landscaping re Rose Cottage**

The Parish Council was only notified shortly before the meeting and therefore a decision was subject to additional consideration outside of the meeting.

- 503    (iv)       **Court Lodge, removal of self-seeded Scots Pine  
24/00240/PA**

The Parish Council had no objections.

**b            Decisions**

- 504    (i)        **Land Part of Coxs Wood, Tumblefield Road  
24/00112/PA Felling Licence consultation**

Approved by TMBC on 26 February.

**c            Appeals**

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

**d            Enforcement**

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

507 e **Other Planning matters**

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

15 **FINANCE – Appendix A**

508 a **Bank Balances**

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

509 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.

510 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.

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

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

512 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.

g. **Other Finance issues**

513 It was noted that certain property owners whose hedges were extensive would be billed for the recent hedge trimming work carried out. The amounts to charged would be invoiced when the amounts were confirmed to the Clerk.

*Clerk*

16 **MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY**

514 **Grange Park School – rent review**

It was noted that the Deed of Variation had been prepared to remove the break clause on the lease which had been agreed for the Parish Council agreeing to not increase the rent above the current rate of £55k per annum. The Chairman agreed to sign the Deed of Variation on behalf of the Parish Council.

*Chair*

- 515        There was a discussion about instigating a plan whereby the loan taken out by the Parish Council to purchase the school could be repaid by the end of the lease to ensure that there was no ongoing liability in the event that a new tenant had to be found.
- 516        It was noted that the Parish Council would be invited to visit the school in the near future on a date to be arranged.
- 517    **i        Recreation Field**  
              There were no matters to note.
- 518    **ii       Play park**  
              There were no matters to note.
- 519    **iii       Browne's Field**  
              It was suggested that the current building could be replaced with two shipping containers although this would involve the removal of the existing asbestos from the site for which a quote should be obtained. *Clerk*
- 520    **iv       Telephone box in Plaxdale Green Road**  
              There were no matters to note.
- 521    **v        Maintenance and handyperson**  
              There were no matters to discuss. It was suggested that a list of work that had been carried out by Peter Morris could be maintained for review by the Parish Council.
- 522    **vi       Other issues**  
              The condition of the drains in the village and it was agreed that the soak-away adjacent to the Stansted Village Hall and that a quotation should be obtained *Clerk*
- 523        There was a discussion on whether the Parish Council owned the triangle of land on the corner of Hatham Green Lane and Plaxdale Green Road and it was agreed that the Clerk would investigate. *Clerk*
- 17        VILLAGE HALLS**
- Stansted Village Hall**
- 524    **i        There were no issues to discuss.**
- 525    **ii       Fairseat Village Hall**  
              There were no issues to discuss.
- 526        There was a general discussion on the number of times the playing fields next to the village halls were mowed and it was agreed to investigate and also to check when the contract with Nurture Landscapes was due for renewal. *Clerk*

**18 WILDLIFE CAMERAS & SIGNS**

527 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**

528 Cllr Tisson reported that Eleanor Hoyle had given a useful remote session on how to navigate the Agile planning portal.

**20 CORRESPONDENCE**

529 There was no correspondence to note.

**21 ANY OTHER BUSINESS**

530 There were no further items for discussion.

**PUBLIC SESSION**

There were no issues subject for discussion.

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

Signed .....Chairman

Dated.....