

**STANSTED PARISH COUNCIL****MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 7 JANUARY 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	
	Cllr John Brooker		
	Cllr Mrs Sheila Goodworth		Except item 8a
	Cllr George Goring		Except item 8c
	Cllr Miss Janet Howie		
	Cllr Michael Osborne		
	Mrs Roxana Brammer	Clerk	
In attendance	Cllr Mrs Sarah Hohler	Kent County Council	
	6 members of the public		

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

**1 APOLOGIES**

293 All parish councillors present. Apologies for absence were received from Borough Councillors Mrs Ann Kemp and Matthew Balfour.

**2 DECLARATIONS OF INTEREST**

294 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 3 DECEMBER 2012**

295 It was proposed by Cllr Mrs Goodworth, seconded by Cllr Bott and agreed the minutes of the meeting held on 3 December 2012 be signed as a true record.

**4 MATTERS ARISING**

296 No matters were raised.

The Chairman suspended the meeting to allow Cllr Mrs Hohler give her report.

Cllr Mrs Hohler reported that the County Council was in the process of setting its budget. They were aiming to absorb £16 million from savings and were trying not to increase council tax or cut services. Member grants were spent to the end of January and the grant to the PCC for the church path had gone through in the current year. All bus concessions were about to expire. KCC were taking this over from the Borough Council and if someone was already on the register it would be renewed automatically. The broadband upgrade was now out to tender and it was hoped the contract would be awarded in April.

The Chairman thanked Cllr Mrs Hohler and reconvened the meeting.

## **5 POLICE AND VILLAGE SECURITY**

### **297 a Police Report**

In the absence of a police representative, there was no report.

### **298 b CCTV and Village Security**

The Clerk would contact the Crime Reduction Officer again to set up a meeting with Mrs Brooker and councillors who were available.

### **299 c Neighbourhood Watch**

Cllr Mrs Goodworth said she had asked for the item to be placed on the agenda for discussion. It was agreed Peter Chessell should be contacted and an article put eventually in the parish magazine. The Clerk had asked PC Allen for some information but this had not arrived in time for the meeting.

## **6 PLANNING.**

### **a Applications**

#### **300 i TM/12/03345/AT: Vigo Inn, Gravesend Road, Wrotham: Repositioning of pole mounted traditional hanging sign on land adjacent to footpath**

After discussion it was agreed to respond as follows:

Stansted Parish Council supports this application for the restoration of a historic sign that it is believed has been on the site for over 60 years and was only removed because the post had rotted. The Parish Council questions why consent was needed for the replacement of something that had been in existence for many years

#### **301 ii TM/12/03213/FL: Fairseat Farmhouse, Vigo Road, Fairseat: Extensions to side and rear of dwelling and revised parking arrangements (resubmission of TM/12/02313/FL)**

The Chairman suspended the meeting to allow the applicant and members of the public to speak.

The applicant explained that following previous comments about the side extension that had been the former shop, he had reduced the height so that it remained single storey and was no longer a two storey part of the building, but had re-designed the roof. Members of the public voiced their concerns over the visual impact of this side of the house and also made comments about the proposed dormer windows in the front overlooking the garden of the house opposite.

The Chairman thanked the applicant and members of the public for their comments and reconvened the meeting.

After discussion, Cllr Mrs Falconer that the Council object as follows:

Stansted Parish Council objects to this application on size, visual impact and loss of amenity to the property opposite.

Although the Council welcomes the fact that there is no longer the intention to make the

former post office/shop part of the building 2 storey, members consider the effect will still be "slab like" due to the incorporation of the existing garage into the house and the gables/flat roof, and will not enhance the street scene. The building is one of the most sensitive buildings within the conservation area and the side elevation is seen prominently on arrival in the centre of the village from the Stansted direction.

The addition of dormers to the roof in the front elevation will compromise the amenity of the residents of Fairseat Manor immediately opposite. Although there is a wall in front of Fairseat Manor, the dormers will be high enough to overlook the garden, resulting in loss of privacy. The dormers are also considered inappropriate and out of keeping on the Georgian frontage. This was seconded by Cllr Osborne and carried unanimously.

Stansted Parish Council objects to this application on size, visual impact and loss of amenity to the property opposite.

Although the Council welcomes the fact that there is no longer the intention to make the former post office/shop part of the building 2 storey, members consider the effect will still be "slab like" due to the incorporation of the existing garage into the house and the gables/flat roof, and will not enhance the street scene. The building is one of the most sensitive buildings within the conservation area and the side elevation is seen prominently on arrival in the centre of the village from the Stansted direction.

The addition of dormers to the roof in the front elevation will compromise the amenity of the residents of Fairseat Manor immediately opposite. Although there is a wall in front of Fairseat Manor, the dormers will be high enough to overlook the garden, resulting in loss of privacy. The dormers are also considered inappropriate and out of keeping on the Georgian frontage.

- 302    **iii**    **TM/12/03718/FL:** Fairseat House, Vigo Road, Fairseat: Construction of 3-bay garage (resubmission of TM/12/02272/FL)

No objection

- 303    **iv**    **TM/12/03737/FL:** Fairseat Farmhouse, Vigo Road, Fairseat: Construction of 3-bay garage

After discussion it was agreed to respond as follows:

Stansted Parish Council has no objection in principle to this application, but there is concern over the roof height which may lead to a further application in the future for conversion to living accommodation in the roofspace

- 304    **v**    **TM/12/03603/FL:** Horse & Groom, London Road, Wrotham: Redevelopment consisting of change of use to dwelling, 2 storey side extension, 3-bay detached garage with dormers and living accommodation in the roofspace and establishment of new residential curtilage

This application had been placed on the Borough Council's website that day and no plans had been received. It was agreed to ask for an extension so that it could be deferred to the next meeting and in the meantime to hold a site meeting.

- 305    **b**    **Decisions**

The decisions as listed on appendix A were received.

**c Enforcement**

- 306 **i Compass Cottage, Malthouse Road, Stansted:** The Clerk read a reply from Enforcement, saying that the windows were acceptable. They had been asked to look at the drive, not the windows
- 307 **ii Field Shelter, Plaxdale Green Road, Stansted:** The Clerk read a reply from Enforcement, saying that the barn had been there many years. They would be informed they had looked at the wrong structure
- 308 **iii Fairseat Farmhouse, Vigo Road, Stansted:** The tree had been felled with the full approval of the Tree Officer as it had been found to be rotten.

**d Appeals**

- 309 **i APP/H2265/H/12/2179359 (TM/11/0334/AT):** Vigo Inn, Gravesend Road, Wrotham: Pole mounted traditional hanging sign on adjacent footpath

Cllr Bott reported he had not been able to attend the informal hearing after all, but in any case there was the new application that had been discussed earlier.

**e Other Planning Issues**

- 310 **i Cob Trees, Hatham Green Lane**

In Cllr Balfour's absence, there was no report.

**7 FINANCE**

- 311 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

- 312 **b Cheques Signed since Last Meeting**

None.

- 313 **c Accounts for Payment**

It was proposed by Cllr Goring, seconded by Cllr Osborne and agreed the accounts as listed on appendix B be paid (cheques 635 - 642).

- 314 **d Budget 2013/14**

The draft budget was discussed. This had been revised following receipt of the grounds maintenance tenders and information from the Borough Council on the council tax support grant. It was proposed by Cllr Osborne, seconded by Cllr Mrs Goodworth and agreed the budget be adopted.

- 315 **e Precept 2013/14**

It was proposed by Cllr Goring, seconded by Cllr Miss Howie and agreed the precept for the year to 31 March 2014 be £15,725

## **8 GRANT APPLICATIONS**

316 None.

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

### **a Recreation Ground**

317 i. General Matters. Nothing to report

318 ii. Hire of Ground. Nothing to report.

### **319 b Play Equipment**

Nothing to report.

### **320 c War Memorial and Garden**

Nothing to report.

### **321 d Telephone Kiosk**

Nothing to report.

### **322 e Village Green Land, Hatham Green Lane and Parsons Lane**

Nothing to report.

## **10 HIGHWAYS & TRANSPORT**

### **323 a General Matters**

i Blocked soakaway. It was understood from a member of the public that a soakaway was blocked by litter and needed protecting with a fence. He was advised to contact Highways.

### **324 b "Adopt a Drain"**

There had been no response to the request in the parish magazine. The Clerk was asked to obtain a map of the storm drains.

### **325 c Sight Lines at the Wrotham Hill**

This had been raised by a member of the public at the last meeting. There was no update.

### **326 d Signs off A227 at Fairseat Lane**

It was agreed to speak to Cllr Coffin as it was in his area.

## **11 VILLAGE HALLS**

### **327 a Stansted Village Hall**

Cllr Mrs Goodworth had nothing to report.

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

Nothing to report.

**12            BROADBAND**

329            Cllr Bott referred to the County Councillor's report given earlier in the meeting.

**13            CONSULTATION**

330            No documents received.

**14            CORRESPONDENCE**

331            None.

**15            REPORTS & CIRCULARS**

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

**16            ANY OTHER BUSINESS**

333            No matters were raised.

**PUBLIC SESSION**

The Chairman suspended the meeting for the public session.

No matters were raised.

The Chairman reconvened the meeting.

**CONFIDENTIAL SECTION**

**17            EXCLUSION OF PRESS & PUBLIC**

334            It was proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed the press and public be excluded from the following item on the grounds it concerned a commercial contract.

**18            GROUNDS MAINTENANCE CONTRACT 2013/14**

335            Cllrs Mrs Falconer and Mrs Goodworth, together with the Clerk had opened the sealed tenders. The tenders were compared. Some queries arose and it was agreed to defer the final decision to the next meeting, to allow time for the queries to be resolved.

The Chairman closed the meeting at 9.45pm

Signed .....Chairman

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