

STANSTED PARISH COUNCIL**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 1 JULY 2020 AT 8.00 PM
ONLINE BY ZOOM DUE TO COVID19 RESTRICTIONS**

PRESENT:	Cllr Harry Bott	Chairman
	Cllr Mrs Polly Falconer	Vice-chairman
	Cllr Daren Sefer	
	Cllr Kevin Sparkes	
	Cllr Mrs Yvonne Tisson	
	Mrs Melita Gandolfo	Clerk
In attendance	Cllr Harry Rayner	Kent County Council
	Cllr Martin Coffin	Tonbridge and Malling Borough Council

Item *Action point*
Minute no 2020/21

1 APOLOGIES FOR ABSENCE

48 Apology for absence was received from Cllr Tom Brooker, due to personal commitments. It was proposed by Cllr Bott, seconded by Cllr Falconer, and agreed to accept this apology.

2 DECLARATIONS OF INTEREST

49 There were no declarations of interest.

3 MINUTES OF THE MEETING HELD ON 1 JUNE 2020

50 It was proposed by Cllr Bott, seconded by Cllr Sparkes and agreed that the minutes of the meeting held on 1 June 2020 were a true record and would be physically signed when Covid19 restrictions were lifted.

4 MATTERS ARISING FROM THE MINUTES NOT OTHERWISE ON THE AGENDA

51 No matters were raised.

SUSPENSION OF MEETING FOR COUNTY AND BOROUGH COUNCILLORS' REPORTS

The Chairman suspended the meeting to allow KCC Cllr Harry Rayner to speak.

Cllr Rayner said that new dates had been set for the Local Plan (Borough Green Gardens) Inquiry, and that the Parishes Group was well prepared for the Inquiry, with good evidence to be presented.

Cllr Rayner said that he had been in contact with KCC Members regarding the fly-tipping problems, and would urge TMBC to pursue prosecutions where possible. He had held discussions on fly-tipping with TMBC Councillors Robin Betts and Martin Coffin. £250,000 had been allocated to tackle the problem in April. He reported that Wrotham and Platt were suffering from fly-tipping as well as Stansted, also Seal (the latter is in Sevenoaks DC).

The Chairman thanked Cllr Rayner and reconvened the meeting.

5 PLANNING

a Applications

- 52 **i** 20/01241/FL: Oaktree Farm, Hatham Green Lane, Stansted TN15 7PL

Alterations, including new roof and change of use of stable block to No 4 2-bed dwellings

After discussion, a vote was taken. No Councillors voted in favour of this application, all voted against. It was agreed to respond as follows:

Stansted Parish Council objects to this application for the following reasons:

The proposed development is contrary to Green Belt policy and there are no reasons of special need for this development. However, if you were to apply the principles of class Q for the redevelopment of redundant farm buildings, then this application has changed the bulk of the building and should not be approved. The stable block is not redundant as claimed by the applicants and there are obvious signs of usage.

The proposed site is too close to the working livery stables and this proximity is a health concern.

While the Parish Council would support the building of some smaller, two-bedroom houses in the Parish, this application proposes too many houses on the small site. The proposed houses have very little outdoor space, and the small rear garden areas are too close to Wise's Lane and are overhung by the hedging.

The proposed parking is insufficient (each household would be likely to have two cars). There is already a lot of traffic on the site, with livery users bringing in horse boxes and their own vehicles. Due to the amount of traffic coming to the livery yard, they are using the village green outside as overspill parking. However, this is due to be removed through banking by the Parish Council which will exacerbate the lack of parking on the site for the house and livery traffic.

If TMBC is minded to approve this application, we would ask that serious consideration is given to ensuring that there is sufficient car parking provision both for the housing and also the users of the livery yard. We would also request that the hedge line is protected to ensure the rural nature of the footpath along Wisers Lane

- 53 **ii** 20/01208/FL: Parsonage Farm, Hatham Green Lane, Stansted, Sevenoaks, Kent

Development of now derelict, former fruit pickers cottages as two holiday cottages within existing farm estate

After discussion, a vote was taken. No Councillors were in favour, all were against. It was agreed to respond as follows:

The proposed development is contrary to Green Belt policy. This application is for new development of two new holiday-let houses in the Green Belt and there are no special reasons cited for their application.

As the proposed houses are holiday-let homes, they do not contribute to Local Plan requirements for provision of residential housing, and do not help to solve the local housing shortage.

As holiday homes, they have no garden or outdoor amenity space at all, which would be essential / desirable for holiday use.

The proximity of the proposed houses to the neighbouring property The Buzzards would cause serious loss of privacy to its residents. Windows in the proposed holiday lets should face West only, and not overlook the neighbouring property Buzzards. If there is to be a new development of two houses on this site then the owners have sufficient land that they could site them elsewhere on their property without overseeing the neighbours.

If the council is minded to grant permission on these buildings then we would request that they are bought into committee for the members to review.

- 54 **iii** 20/01243 NMA : Thriftwood Caravan And Camping Park Plaxdale Green Road Stansted Sevenoaks Kent TN15 7PB

Non Material Amendment to planning permission TM/18/02341/FL: Internal and external amendments to the approved building

Following discussion, it was agreed to respond as follows:

Stansted Parish Council believes that the significant changes to be made to the fenestration – velux windows, and extra windows on the sides and on both ends, require a new planning application rather than a NMA.

With these significant changes to the fenestration and the appearance of the building, Stansted Parish Council consider that the design is now out of keeping with the environment.

Furthermore, the application states that "All material changes shall accord with the approved plans", however the brown cladding that was originally approved has been changed to a different material in white.

b Decisions

- 55 Amber Prospect, Hatham Green Lane, Stanstead TN15 7PL
Replacement of existing rear conservatory with new orangery extension
Decided – approved

This decision was noted.

c Other Planning issues

- 56 20/01337/FL - Lucy's Barn Campsite - New access with gates.
This application had appeared on the TMBC website too late to be included on the July Agenda, so it was agreed that it would be discussed at the August meeting. In the meantime it was proposed by Cllr Bott, seconded by Cllr Falconer and agreed that the Clerk would contact Les Henry, Highways Consultant, and request him to prepare an Appraisal of the proposal from the Highways perspective.

Cllr Falconer had been in contact with the Camping and Caravanning Club who had

confirmed that the licence held by Lucy's Barn permits them to have up to five caravans and ten tents on site.

6 FINANCE

a Bank Balances

57 The bank balances as listed on the Finance Report Appendix A were noted.

b Payments made since last meeting

58 The payment listed on the Finance Report Appendix A was noted.

c Accounts for payment

59 It was proposed by Cllr Bott and seconded by Cllr Falconer that the payments listed on the Finance Report Appendix A be made and that the Clerk would make these payments online as cheques could not be signed at the Zoom meeting.

d Higher interest Saver account at Nationwide

60 The Nationwide 95-day notice Saver account had been opened and £50,000 from the PWLB NatWest account had been transferred. A second identical Nationwide 95-day Saver account was being opened for a further deposit, amount to be agreed.

e Finance sub-committee

61 It was proposed by Cllr Bott, seconded by Cllr Falconer and agreed that a Finance sub-committee be formed with the Chairman, Vice-Chairman, and Cllr Sefer, and the Clerk.

f Online Payments Protocol

62 The Internal Auditor's Report had suggested that payments be made online where appropriate. The Clerk had prepared and circulated a draft Protocol. This included the possibility of opening a Metrobank dual authorisation account for payments but it was agreed that this was not appropriate or necessary for Stansted Parish Council. It was proposed by Cllr Bott, seconded by Cllr Falconer and agreed that the reference to Metrobank be removed, and then the Protocol be adopted and included in the Financial Regulations.

g Review and approval of Financial Regulations

63 Amended Draft Financial Regulations been circulated to all Councillors prior to the meeting. It was proposed by Cllr Bott, seconded by Cllr Falconer and agreed that the Financial Regulations be adopted, with the addition of the Online Payments Protocol.

h Investment Strategy 2020-2021

The Clerk had prepared and circulated a draft Investment Strategy for 2020-2021.

64 It was proposed by Cllr Bott, seconded by Cllr Falconer and agreed that this be adopted.

The Chairman suspended the meeting to allow Mr Tom Sheldon to speak.

Mr Sheldon suggested that in future the Parish Council might wish to use an investment manager to invest some of the monies on deposit for a higher rate of return, and offered to effect an introduction. The Chairman thanked Mr Sheldon and noted his suggestion.

The Chairman thanked Mr Sheldon and reconvened the meeting.

The Clerk had prepared and circulated a draft Investment Strategy for 2020-2021. It was proposed by Cllr Bott, seconded by Cllr Falconer and agreed that this be adopted.

7 HIGHWAYS

a Traffic Plan

65 Cllr Falconer said that Andy Yallop had offered to find a local Highways Engineer who could advise on the next points of action on the Traffic Plan prepared by Cllrs Falconer and Tisson.

b Other Highways issues

66 No issues were raised.

8 CCTV IN THE VILLAGES

67 Cllr Bott suggested that the Parish Council could consider installing CCTV at the entry points to the villages. It was agreed that this would be a good idea, and Cllr Bott agreed to make enquiries.

9 STANSTED RECREATION GROUND AND OTHER COUNCIL LAND

i Hire of ground

68 Stansted Village Hall had requested to use the ground for Stansted Fete on 5th September. This was agreed.

ii Play park

69 The Insurers' Report had been sent to all Parish Councillors. The see-saw had been found to have serious problems and the Clerk had asked Home Counties Play to investigate and suggest repairs needed, and in the meantime had fixed a Do Not Use notice to the see-saw.

70 The Report had suggested that the Parish Council might wish to fence off the play area. It was agreed that this was not appropriate for Stansted Recreation Field. It was also noted that a public footpath runs through the play area.

71 It was noted that Covid 19 restrictions on play parks had been lifted on 4th July. The Clerk had adapted TMBC guidelines for hygiene precautions for play grounds, and had posted them at the entrances to the recreation field.

iii Other issues

72 Telephone box - Cllr Tisson had looked at the phone box in West Kingsdown, which

was being used as a local store where residents could leave and take items, including food. Cllr Bott agreed to contact Jo Moore to discuss her proposal of using the Stansted telephone box as a "swap shop" (not for food items).

10 ANY OTHER BUSINESS

It was noted that Gerry Glidewell had carried out the requested modifications to the notice boards – moving the bolts and inserting chains to prevent the doors blowing about in the wind.

PUBLIC SESSION

No issues were raised.

SignedChairman

On theday of