

STANSTED PARISH COUNCIL**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3 NOVEMBER 2014 AT FAIRSEAT VILLAGE HALL, VIGO ROAD, FAIRSEAT AT 8.00 pm**

PRESENT: Cllr Harry Bott Chairman
 Cllr Mrs Polly Falconer
 Cllr Mrs Sheila Goodworth
 Cllr Miss Janet Howie From item 5
 Cllr Michael Osborne
 Mrs Roxana Brammer Clerk

In attendance 9 members of the public

Item *Action point*
 Minute no 2013/14/

1 APOLOGIES

228 Apologies for absence were received from Cllrs Brooker, work commitment and Goring, indisposed. These apologies were accepted by members. An apology for late arrival was received from Cllr Miss Janet Howie. Apologies for absence were also received from Cllr Mrs Sarah Hohler, Kent County Council and Cllrs Balfour and Mrs Ann Kemp, Tonbridge & Malling Borough Council.

2 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER

229 None.

3 MINUTES OF THE MEETING HELD ON 6 OCTOBER 2014

230 It was proposed by Cllr Mrs Falconer, seconded by Cllr Osborne and agreed the minutes of the meeting held on 6th October 2014 be signed as a true record.

4 MATTERS ARISING

231 No matters were raised.

COUNTY COUNCILLOR'S REPORT

Cllr Bott reported that Cllr Mrs Hohler had reported that KCC were starting to look at their budget for next year and that they would have to cut a huge amount over the next few years.

5 PLANNING**a Applications**

232 i **TM/14/00461/FL:** Parsonage Farm, Hatham Green Lane, Stansted: Alterations to previous consent (TM/13/00399/FL) to allow the demolition of The Coach House, the

erection of a new garage block, the retention of an existing stable block, together with the retention of previously consented development in respect of the change of use and conversion of the vacant B1 former granary building to form 3 dwellings, with the formation of a new access from Hatham Green Lane, associated parking, and the demolition of two redundant agricultural silos

No objection.

- 233 ii **TM/14/03395/FL:** The Vigo Inn, Gravesend Road, Wrotham: Change of use of the Vigo Inn Public House to two dwellings with associated residential curtilages and conversion of the two approved partially built outbuildings to create 5 self-catered holiday let units

It was agreed a site visit be made before the response was given. The response to be ratified at the next meeting.

- 234 iii **TM/14/03315/FL:** Crabdene Cottage, Hatham Green Lane, Stansted: New roof with living accommodation incorporating first floor projections, dormer window and new cladding

No objection

- 235 iv **SE/14/13123/FUL:** London Golf Club, Stansted Lane, Ash: The erection of a building for tennis club including locker rooms, reception, office, kitchen and cafe associated to Golf Club and spectators seating four outdoor tennis courts and associated landscaping

As a representative of London Golf Club's planning consultants were present, the Chairman suspended the meeting to allow him to speak.

The representative explained the scheme. The intention was to soften the building with a green roof and cladding and he stated there would be no floodlighting and that the access would be through the Stansted Lane entrance and then within the golf club.

The Chairman thanked him and reconvened the meeting.

After discussion it was agreed to respond as follows:

Stansted Parish Council has no objection in principle to this application. The Council would however like to see the following conditions imposed:

There shall be no lighting of the application site at any time and no lighting shall be installed on the building at any time.

There shall be no primary vehicular access from Ash Lane or South Ash Road and all traffic, including construction traffic, shall use the entrance to the Golf Club in Stansted Lane at all times.

- 236 v **TM/14/02465/FL:** Fairseat Lodge, Vigo Road, Fairseat: The erection of a detached single storey oak framed outbuilding and open log store following recent demolition of 2 outbuildings and greenhouse to rear

After discussion it was agreed to object as follows:

Stansted Parish Council objects to this application.

There is planning consent for an extension to the house. This makes the available space within the entrance to the property much smaller and it will be very difficult or impossible for vehicles to turn round within the site. Vigo Road is very narrow at this point with high hedges and poor sight lines, making either reversing out of the property or reversing into it dangerous. The size of the house and lack of public transport will probably mean that multiple vehicles will be attached to the property, potentially making the problem worse.

The Council asks that Borough Councillors hold a site meeting to view this for themselves, before making a decision.

237 **b Decisions**

The decisions as listed on Appendix A were received.

238 **c Enforcement**

None

239 **d Appeals**

None.

e Other Planning Issues

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

In Cllr Mrs Hohler's absence, there was no update.

241 **ii Oak Tree Farm, Hatham Green Lane**

Cllr Bott said the caravan was still on the site but had been moved. He would supply photographs so it could be reported to enforcement.

242 **iii Whitecroft, Vigo Road**

The hole in the hedge had been reported to enforcement but there had been no feedback.

6 FINANCE

243 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

244 **b Cheques signed since Last Meeting**

None.

245 **c Accounts for Payment**

It was proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed the account for payment as listed on Appendix B be paid (cheque 711).

7 FUNDING REQUESTS

246 None.

8 WROTHAM BOWLS CLUB

247 As members of Wrotham Bowls Club were present, the Chairman suspended the meeting to allow them to speak.

Mr Peter Shulver said that the Bowls Club would need to find new premises in the near future. They would prefer to remain in Wrotham but might not be able to do so and were looking outside the village. They had identified part of Stansted Recreation Ground as a possible site. It was explained that the Recreation Ground was open access and was used both for the annual fete and gymkhana as well as weddings etc. Cllr Bott spoke about Brownes field and said he would make arrangements to show them.

The Chairman thanked them for attending and reconvened the meeting.

9 WORLD WAR I COMMEMORATIVE BOOKLET

248 As neither John Mattick nor Roy Barry was present, there was nothing to report.

10 MANAGEMENT OF THE COUNCIL'S LAND & PROPERTY

a Recreation Ground

249 i. General Matters. Nothing to report.

250 ii. Posts. Cllr Osborne said that Tom Brooker had not met him and the Clerk and no alternatives had been discussed. Mr Brooker was of the opinion that the original posts were of unsuitable timber and the missing ones could be replaced and had sent a quote to do this. There was no money in the budget and it was felt alternatives should still be investigated.

251 **b Playpark**

The Clerk reported that a grant of £2,500 would be made by Tonbridge & Malling Borough Council. She was still waiting to hear about the KCC Member's grant.

252 **c War Memorial and Garden and Church Bank**

Nothing to report.

253 **d Church Bank**

Cllr Bott reported he had spoken to the landlord of the Black Horse, who was reluctant to move the sign on church bank and was thinking about it. A brown tourist sign was suggested.

254 e **Telephone Kiosk**

Cllr Miss Howie said that this would be the next project for the Knitting Group, after they had finished the remembrance poppies.

253 d **Village Green Land, Hatham Green Lane and Parsons Lane**

Nothing to report.

11 **POLICE MATTERS**254 a **Police Representative's Report**

Cllr Mrs Goodworth gave PCSO Bullen's apologies. She said that pheasants had been shot and left. Cllr Miss Howie said there had been several thefts of lawnmowers.

255 b **Neighbourhood Watch**

Cllr Mrs Goodworth had nothing to report.

12 **HIGHWAYS & TRANSPORT**256 a **Pond, Hatham Green Lane**

It was understood from Mr Durrant that water was not flowing into the soakaway fast enough and it was not taking all the water flowing off Parsonage Farm. Cllr Bott said he would pass this on to Cllr Mrs Hohler.

257 b **Parking, Vigo Road/Platt House Lane**

Complaints had been received about cars parking at the junction, making it difficult for vehicles, especially the milk tanker to get through. Residents were also having difficulty using their entrances.

As the owners of the livery yard were present, the Chairman suspended the meeting to allow them to speak.

Mr Fowler said they had created another 5 or 6 parking spaces in the yard and hoped the problem had reduced in the last couple of weeks. He could put more spaces behind the barn. People would be able to park in the field in the summer. He would monitor the situation over the next few months and if necessary would apply for planning permission for some form of hard standing.

The Chairman thanked Mr Fowler and reconvened the meeting. It was agreed that vehicles belonging to builders working on a nearby property were not helping the situation.

258 c **Wykendene, Gravesend Road**

Large bollards had been erected on the corner of Vigo Road and Gravesend Road. The Clerk was requested to ask Highways to investigate.

13 VILLAGE HALLS

259 a **Stansted Village Hall**

Cllr Mrs Goodworth reported she had been to a training day for trustees. A custodian trustee should have been appointed and this was usually the local parish council. Councillors indicated they would have no objection to this.

260 b **Fairseat Village Hall**

Nothing to report.

14 BROADBAND

261 Cllr Bott said the contractor had been approved but there was one more hurdle to overcome.

15 Stansted School

262 Nothing to report.

16 CONSULTATION

263 No documents received.

17 CORRESPONDENCE

264 None.

18 REPORTS & CIRCULARS

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

19 ANY OTHER BUSINESS

266 No matters were raised.

PUBLIC SESSION

No matters were raised.

The Chairman thanked councillors and members of the public for attending and closed the meeting at 9.30 pm

SignedChairman

On theday of2014