

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

PRESENT: Cllr Mrs Sheila Goodworth In the chair
 Cllr John Brooker Except item 18
 Cllr George Goring
 Cllr Miss Janet Howie
 Cllr Michael Osborne
 Mrs Roxana Brammer Clerk

In attendance 4 members of the public

Item *Action point*
 Minute no 2012/13/

Neither the Chairman nor Vice-chairman being present, it was proposed by Cllr Miss Howie, seconded by Cllr Osborn and agreed Cllr Mrs Goodworth chair the meeting.

1 APOLOGIES

336 Apologies for absence were received from Cllrs Harry Bott, at work and Mrs Polly Falconer, on holiday. These apologies were accepted. Apologies for absence were also received from County Councillor Mrs Sarah Hohler and Borough Councillors Mrs Ann Kemp and Matthew Balfour.

2 DECLARATIONS OF INTEREST

337 Cllr Mrs Goodworth declared a personal interest in item 11a, Stansted Village Hall, as a member of the committee. Cllr Brooker declared a pecuniary interest in item 18, Grounds Maintenance Contract, as a potential contractor who had submitted a tender.

3 MINUTES OF THE MEETING HELD ON 7 JANUARY 2013

338 It was proposed by Cllr Osborne, seconded by Cllr Miss Howie and agreed the minutes of the meeting held on 7 January 2013 be signed as a true record.

4 MATTERS ARISING

339 No matters were raised.

5 POLICE AND VILLAGE SECURITY**340 a Police Report**

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

341 b CCTV and Village Security

The Clerk reported that she had sent an email asking PC Allen to help set up a meeting, but PC Allen was on leave.

342 c **Neighbourhood Watch**

The Clerk had reminded PC Allen about the information she had been promised.

6 **PLANNING.**

a **Applications**

- 343 i **TM/12/03603/FL:** The 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

After discussion it was agreed to respond as follows:

Stansted Parish Council would prefer to see the Horse & Groom remain as a local business, creating employment. However if any commercial use (not necessarily as a pub) is unviable, there is no objection in principle for change of use to one residential dwelling, provided that a condition or Article 4 direction is imposed whereby all permitted development rights are removed from the site and the field currently within the same ownership. The Parish Council would object to any future plans that may be submitted in due course for more than one dwelling on the site, on green belt grounds. In addition the building is relatively close to the adjacent cottages and it is felt these need protection from any attempt to develop further the parcel of land between them and the existing buildings.

The Parish Council also draws attention to the comments from KCC Highways about ownership of part of the site and the discrepancy with the applicant's drawings.

- 344 ii **TM/12/03345/AT:** Vigo Inn, Gravesend Road, Wrotham: Repositioning of pole mounted traditional hanging sign on land adjacent to footpath and erection of two "car park entrance" signs to fence – revised drawings

After discussion it was agreed to reiterate the Council's previous comments in support of the application for the traditional pub sign, together with a response of no objection to the signs.

- 345 iii **TM/12/02368/FL:** Vigo Inn, Gravesend Road, Wrotham: Oak framed outbuilding to public house premises to be used for storage purposes – amended plans of front elevation

No objection

- 346 iv **TM/12/03718/FL:** Fairseat House, Vigo Road, Fairseat: Erection of new open fronted garage in the garden of Fairseat Farmhouse – revised plans: reduction of size

After discussion it was agreed to respond as follows:

Stansted Parish Council did not object in principle to the first drawings, showing a 3 bay garage, but members were concerned about the height of the roof and the fact that this might in future lead to an application for residential accommodation in the roofspace.

The Parish Council has the same concerns about the height of the roof on this 2-bay version.

- 347 v **TM/13/00008/FL:** Thriftwood Caravan Park, Plaxdale Green Road, Stansted: Section 73 variation of condition 1 of TM/11/03055/FL to allow land marked C41-C44 to be associated with static caravans and to allow storage area to accommodate touring caravans (Section 73 application to vary the conditions of TM/10/01069/FL)

After discussion it was agreed to respond as follows:

Stansted Parish Council has no objections in principle to this application, but would like a condition imposed that there is no further crown lifting of the trees or removal of lower growing bushes, to protect the amenity of the surrounding countryside and residents and that any lighting for the camping area is low level, both in terms of height of the fittings and density of illumination

The Clerk was asked to request an up-to-date plan of the site, to incorporate the recent planning consents and to ask again for the promised copy of the site monitoring plans.

- 348 vi **TM/13/00080/FL:** Hawthorns, Vigo Road, Fairseat: Loft conversion with rear dormer

No objection

- 349 b **Decisions**

The decisions as listed on appendix A were received.

- c **Enforcement**

- 350 i **Compass Cottage, Malthouse Road, Stansted:** No update

- 351 ii **Field Shelter, Plaxdale Green Road, Stansted:** The Clerk asked if a photograph could be taken to send to Enforcement to enable them to locate the correct field shelter

- 352 d **Appeals**

None

- e **Other Planning Issues**

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

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

7 FINANCE

- 354 a **Bank Balances**

The bank balances as listed on Appendix B were noted.

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

None.

- 356 c **Accounts for Payment**

It was proposed by Cllr Miss Howie, seconded by Cllr Osborne and agreed the account as listed on appendix B be paid (cheque 643).

8 GRANT APPLICATIONS

357 **a Age UK**

The Clerk reported that Larry Rodgers had been in touch with her about the past grants to Age Concern. The new organisation had not realised that the grants included the subscriptions of those using the service to Asda each fortnight. Mr Rodgers had been told that the grants made no longer covered the cost. Mr Rodgers was trying to find out more and it was agreed to defer the matter to the next meeting.

9 MANAGEMENT OF THE COUNCIL'S LAND & PROPERTY

a Recreation Ground

358 i. General Matters. Nothing to report

359 ii. Hire of Ground. Bookings had been taken for a barbecue and hog roast for a private party in March. Cllr Mrs Goodworth said there had been an enquiry from someone wishing to start a Montessori play group in the hall. She had shown the enquirer round and they had discussed use of the ground. An area outside the hall would be fenced off each time they used the ground.

360 **b Play Equipment**

The school project had become a competition and had been promoted in the parish magazine.

370 **c War Memorial and Garden**

Nothing to report.

371 **d Telephone Kiosk**

Nothing to report.

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

Nothing to report.

10 HIGHWAYS & TRANSPORT

373 **a General Matters**

It was reported that Tumblefield Road would be re-surfaced in March.

374 **b "Adopt a Drain"**

There had been no response to the request in the parish magazine. The Clerk had not yet been able to obtain a map of the storm drains.

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

In Cllr Bott's absence, there was no report on his conversation with Cllr Coffin.

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

In Cllr Bott's absence, there was no report on his conversation with Cllr Coffin.

11 VILLAGE HALLS

377 **a Stansted Village Hall**

Cllr Mrs Goodworth had nothing to report.

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

Nothing to report.

12 BROADBAND

379 In Cllr Bott's absence, there was no update.

13 CONSULTATION

380 No documents received.

14 CORRESPONDENCE

381 **a Letter of Thanks**

Mr and Mrs Phillips had sent a letter of thanks as recipients of Brownes Bequest.

15 REPORTS & CIRCULARS

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

16 ANY OTHER BUSINESS

383 **a Church Path**

Cllr Goring said that on behalf of the Parochial Church Council he wished to thank the county councillor for the grant from her Member Fund for repairs to the path at the church.

PUBLIC SESSION

The Chairman suspended the meeting for the public session.

Mr Betts referred to minute 2012/13/265 and said that the hedge had been planted in May 2012.

Mr Betts informed the meeting that Wrotham Parish Council was investigating the sight lines at the top of Wrotham Hill.

The Chairman reconvened the meeting.

CONFIDENTIAL SECTION

17 EXCLUSION OF PRESS & PUBLIC

334 It was proposed by Cllr Mrs Goodworth, seconded by Cllr Osborne and agreed the press and public be excluded from the following item on the grounds it concerned a commercial contract. Having declared a pecuniary interest, Cllr Brooker left the meeting

18 GROUNDS MAINTENANCE CONTRACT 2013/14

335 The queries voiced at the last meeting had been answered. It was proposed by Cllr Mrs Goodworth, seconded by Cllr Miss Howie and agreed unanimously that KCC Landscape Services be awarded the main part of the contract and J C Brooker and Garden Graft Contractors be awarded the parts for which they had tendered.

The Chairman closed the meeting at 9.25pm

SignedChairman

On theday of2013