

## STANSTED PARISH COUNCIL

**MINUTES OF AN EXTRAORDINARY PARISH COUNCIL MEETING  
HELD ON THURSDAY 23<sup>rd</sup> SEPTEMBER 2021 AT 6 pm  
AT COURT LODGE BARN, STANSTED**

**PRESENT:** Cllr Harry Bott Chairman  
Cllr Polly Falconer Vice-Chairman  
Cllr Daren Sefer  
Cllr Yvonne Tisson  
  
Mrs Melita Gandolfo Clerk  
One member of the public

**Item** **Action point**  
Minute no 2020/21

**1 APOLOGIES FOR ABSENCE**

155 Apologies for absence were received from Cllr Kevin Sparkes and were accepted.

**2 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER**

156 None

**3 TO DISCUSS PLANNING APPLICATIONS BEFORE NEXT MEETING DUE TO TIME CONSTRAINTS FROM TMBC PLANNING DEPARTMENT**

- a **21/02032/FL | Proposed extension to the north side of the existing property, externally mirroring the existing property and linked with the existing to form a four bedroomed property to include basement under the proposed new works | Wardens Accommodation Thriftwood Caravan And Camping Park Plaxdale Green Road Stansted Sevenoaks Kent**

157 Following discussion, it was agreed to respond as follows

Stansted Parish Council have no objection in principle to an extension to the Warden's accommodation, providing that it minimises the visual impact on the Green Belt. We do not believe that these plans achieve this.

We understand that any extension should be subservient to the existing building. This proposed extension effectively doubles the visual impact of the building as seen from Plaxdale Green Road, and would have an intrusive effect on this Green Belt area. An extension stepped back towards the caravan park would be less intrusive.

Planning Application number TM/17/00168/FL which approved the application to build the existing building included the following in the TMBC Delegated Report:

*5.14 The proposed lighting of the rear elevation towards the Plaxdale Green Road is suitably modest and sensitive and respects the countryside location and rural appearance in my opinion. The materials for the dwelling are of a dark palette and the visual impact from outside the site is suitably mitigated, being similar to the brown*

*colour of the existing cabin in situ. Relevant aspects of Policy CP24 of the TMBCS and SQ1 of the MDE DPD are met.*

Unfortunately the materials used for the current house were not of a dark palette, and the visual impact of the existing house on Plaxdale Green Road is significant, due to lack of hedgerow / tree screening, intrusive lighting and fencing. Attached are photos of the site taken from Plaxdale Green Road - the first from 2016, the others taken last week.

We note that three trees are to be felled or cut back in order to provide room for this extension, which will only further reduce screening, although this is not noted on the application form. On that basis we ask for the Tree Officer Simon Valente to visit the site to assess the condition and quality of the trees to be impacted and possibly to offer advice regarding screening.

If TMBC are minded to grant permission for this application, we would ask that a comprehensive screening and lighting plan is provided and implemented as a condition of permission.

We have spoken to the applicants before about excessive lighting and lack of screening and hope for a resolution here.

We note that six touring caravan pitches are to be removed, and this should result in a permanent reduction in the total number of pitches for both touring and static caravans.

- b 21/01910/FL | Change of use of paddock from amenity grassed area to campsite. 1no. single storey detached building to provide reception, WCs, and storeroom. Installation of 2no. timber yurts for holiday let purposes. New vehicular access onto Gravesend Road. Formation of 24 car parking spaces. Picnic area with seating. Pedestrian access path, fencing and gates | Land North Of Vigo Cottage Gravesend Road Wrotham Sevenoaks Kent**

158 Following discussion, it was agreed to respond as follows:

Stansted Parish Council objects to this application.

This is inappropriate development in the Green Belt, and there are not special circumstances to justify this.

- c 21/02136/LDP | Lawful Development Certificate Proposed: change of use of an existing building from agriculture to single residential dwelling (Class C3) and building operations necessary to convert the building | Barn West Of Dairy Cottages Manor Farm Land Vigo Road Fairseat Sevenoaks Kent**

159 Following discussion, it was agreed to respond as follows:

Stansted Parish Council objects to this proposal.

Under Q Class, change of use of an agricultural building should use the footprint of

the original building. If an extension is proposed, then Planning Permission should be applied for.

160           **ANY OTHER BUSINESS**

No other issues were raised.

The Chairman thanked everyone for attending and closed the meeting at 6.50 pm

Signed .....Chairman

On the .....day of .....2021