

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 5th JANUARY 2026 AT STANSTED VILLAGE HALL AT 8.00 PM

PRESENT: Cllr Yvonne Tisson Chair
Cllr Tom Brooker
Cllr Kelly Curtis
Cllr Peter Morris
Cllr Daren Sefer
Mr David Rice Clerk

Two members of the public

Item		<i>Action point</i>
Minute no		
1	CHAIRMAN	
430	Cllr Tisson took the Chair.	
2	APOLOGIES	
431	Apologies had been received from Cllrs Whitaker and Estrada.	
3	DECLARATIONS OF INTEREST	
432	There were no declarations of interest.	
4	MINUTES OF THE MEETING HELD ON 1st DECEMBER 2025	
433	It was proposed by Cllr Morris, seconded by Cllr Sefer that the minutes of the meeting held on 1 st December 2025 be signed as a true record.	
5	MATTERS ARISING	
434	It was noted that financial support for the Tonbridge & Malling Anti-Social Behaviour Enforcement Team would be considered for ad-hoc support rather than becoming a regular commitment for the PC.	

COUNTY AND BOROUGH COUNCILLORS' REPORTS

The Chair invited Cllr Rayner to provide his report to the PC.

Cllr Rayner from KCC noted that Reform had ambitious cost saving plans but these were unlikely to be achieved and Council Tax bills would be increasing by c. 5%. The local government reforms were likely to see the abolition of KCC and any successive unitary authority would have to assume the debts of the current administration.

Cllr Rayner highlighted the widespread public concern on the number of road closures noting that some 40% were treated under 'emergency' measures whereby utility companies were allowed to work on roads with no prior notice for up to two hours and these were often not urgent jobs. The problem was exacerbated as there was no legislation to force companies to co-ordinate their different projects to ensure they were completed at the same time.

The Chair thanked Cllr Rayner for his report.

6 LONDON GOLF CLUB

435 The Chair noted that the London Golf Club development had been approved by the Sevenoaks District Council as previously notified to the PC.

436 There was nothing further to report at the time of the meeting.

7 REPORT FROM BLACK HORSE STEERING COMMITTEE

437 The PC noted the recent planning application for a much reduced pub and four small flats at the Black Horse which would be subject of a committee review given the number of objections lodged with TMBC although a date for the committee review had not been confirmed. It was expected that the PC would be provided with one weeks' notice of the committee meeting and representatives from the Steering Committee would prepare and attend where necessary.

8 REPORT FROM NATIONAL LANDSCAPES STEERING COMMITTEE ("NLSC")

438 The Chair reported that the sub-committee of the PC had been set up to request that the parish be included within the National Landscapes zone, however, this was likely to be a long-term project given the backdrop of the government's commitment to build 1.5m homes in this parliament which was likely to see development encroaching on the green belt. The NLSC however would be continuing with the project and updates would be provided to the PC in due course.

9 REPORT FROM THE SCHOOL SUB-COMMITTEE

439 The Chair noted that the School Sub-Committee would be meeting on 13th January 2026 and a report would be given at the next PC meeting.

11 CLIMATE ACTION PLAN

440 The Chair noted that there were no specific items for discussion.

12 LOCAL PLANS

441 The Chair highlighted that, on behalf of the PC, she had provided detailed responses to the Local Plans for both Tonbridge and Malling and Sevenoaks. It was noted that whilst the plans did not specifically highlight development in the parish, the government's drive for more housing could still impact the wider community and therefore concern had focussed on the number of proposed houses currently under consideration and the resulting increased traffic and pressure on the local infrastructure.

442 The Chair explained the regulatory process for finalising the local plans was likely to take over five years and, once approved, would determine the areas to be developed for the next fifteen years. It was hoped that the PC's concerns would be taken into consideration.

12 FAIRSEAT CHAPEL

443 The Chair noted that Russell Frew had been appointed to make an application to Historic England for the Fairseat Chapel to be added as a listed building. It would also be necessary for the Clerk to apply for the Chapel to be registered as an Asset of Community Value. *Clerk*

13 MAINTENANCE OF LOCAL PATHS

444 The Chair noted that Mr Barry had contacted the Clerk to inform the PC that the stile on Hatham Green Lane to access the footpath across the Goodworth's field to Plaxdale Green Road was broken and required repair as soon as possible. It was agreed that the Clerk should contact Mr & Mrs Goodworth to request a repair. *Clerk*

14 HIGHWAYS

445 Further to the granting of planning permission for the MOTO lorry park near Wrotham Heath, it was noted the further appeal led by Wrotham Parish Council had taken place on 9th and 10th December at the High Court and at the time of the PC meeting a final decision had not been made public.

446 It was proposed by Cllr Morris, seconded by Cllr Sefer that the PC would provide further financial support to the appeal and it was resolved that an amount of £683.97 (a calculation based on a percentage of the Stansted electorate) be paid to Wrotham PC.

447 The village signs and gateways projects were ongoing and installation was expected to be completed shortly.

448 The traffic plan is still under discussion and DHA had been instructed and the London Golf Club would be able to assist with funding of their engagement.

449 The PC discussed the water tankers on the lay-by on the A20 opposite the former Horse & Groom pub. The PC understood that water was being extracted from local reserves by a private company acting on behalf of TMBC to replenish low water levels elsewhere due to frozen drains which had broken due to the recent cold weather. There was a concern that local water supplies could run low as a consequence of this action and Cllr Sefer agreed to investigate the situation. *Cllr Sefer*

14 PLANNING

a Applications

450 (i) **Platt House Farm, Fairseat Lane
25/01891/PA – Change of use and conversion of existing farm office to one dwelling.**

The PC noted that the application was to convert a former office into accommodation and did not have any objections.

Decisions

451 (i) **Cob Trees, Hatham Green Lane, Stansted
25/01901/PA – Felling of Goat Willow**

Approved by TMBC 27.11.2025

(ii) Whitecroft, Vigo Road, Fairseat

25/01887/PA – Prior Notification for larger home extension

Approved by TMBC on 23.12.2025

(iii) Stone Rocks, Plaxdale Green Road, Stansted

25/01652/PA – replacement of all hardwood window frames to match existing

Approved by TMBC on 02.01.2026

452 **c Outstanding decisions**

The following outstanding decisions at the time of the meeting were noted:

(i) Thriftwood Caravan & Camping Park, Plaxdale Green Road, Stansted

24/02052/PA – Reorganisation of part of approved caravan park to allow a reduction in overall number of caravans and increase in the number of static holiday caravans (re-submission).

(ii) Rumney Farm House, South Ash Road, Ash

25/01402/PA – demolition of existing buildings and construction of self-build house.

(iii) Black Horse Inn, Tumblefield Road, Stansted

25/01596/PA – proposed change of use of part of public-house to form 2 x 1 bedroom and 2 x 2 bedroomed apartments with associated parking, amenity space and use of existing access

The planning application was being opposed and a TMBC Planning Committee decision was likely to be made in January 2026.

(iv) Whitecroft, Vigo Road, Fairseat

25/01888/PA - Lawful Development Proposal – single storey extension

d Appeals

453 **Four Season Park, Labour in Vain Road**

25/00117/PA – Proposed use of land as a caravan site together with amenity and ancillary areas for an additional six caravans (total 38 caravans)

Planning Inspectorate Ref: APP/H2265/X/25/3369278

Appellant: Home from Home Living Co

Appeal date: 2 December 2025

It was noted that Stansted and Wrotham Parish Councils had made submissions to object to this application. Subsequent to the meeting it was confirmed that the appeal by Home from Home Living Co had been upheld.

e Enforcement

- 454 (i) **Black Horse, Tumblefield Road, Stansted, TN15**
Tree removal – Emergency TPO requested 03.09.2024
A tree replacement notice had been issued to the owners for restoration of the trees felled without authorisation by November 2025, however, this had been appealed.

Emergency Enforcement Action requested - 28.10.2024
Emergency Enforcement Action requested – 02.05.2025
Letter re further planning infringements – 04.06.2025
Letter re further planning infringements – 22.07.2025
Letter re Freedom of Information Request – 30.07.2025

A decision was still awaited on the replacement of the felled trees at the site.

(ii) **Stansted Lodge Farm, Tumblefield Road, Stansted, Sevenoaks TN15 7PR**

The PC had raised concerns with Enforcement following the recent sale of land and the intended use of the land. It had been clarified to the new owners that the mobile home acquired with the sale could not be used as a home unless planning permission had been obtained and the existing barn does not have permission for livestock.

455 **Other Planning matters**

- e The Chair explained that a s.106 application would be made by the PC in the near future to compensate for the work envisaged under the local plans for Gravesham, Sevenoaks and TMBC.

*Cllr
Estrada*

15 **FINANCE – Appendix A**

Finance Report

- 456 a The Finance Report was noted.

Bank Balances

- 457 b The bank balances as listed on Appendix A and as shown on the bank statements were noted.

To approve payments made since last meeting

- 458 c Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the payments made since last meeting as Appendix A be approved.

d Accounts for payment

- 459 Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the accounts for payment listed on Appendix A be approved.

460 e **Other Finance Issues**

It was agreed that a Finance Committee would be established and the members would be the Chair, Cllr Sefer and Cllr Whitaker. The first meeting of the Finance Committee would take place on 12 January 2026 at which the budget for 2026-27 would be discussed.

16 REPORTS FROM INDIVIDUAL PARISH COUNCILLORS

461 The wording for the sign to be placed in the Stansted Village Hall car park to prevent vehicles parking there when they were not on business at the village hall needed to be finalised and suggestions were requested for the next meeting.

*Cllr
Morris*

462 The PC had completed the project to install new road signs; these replaced those in a mixture of colours and styles which will be auctioned off later this year.

17 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

i Grange Park School
463 There were no specific matters to note.

ii Recreation Field
464 It was noted that a tree would be planted on the Recreation Field in memory of Kit and Stanley Maughan.

iii Play park
465 There were no matters to note.

iv Browne's Field
466 There was a discussion on the renting of the field after March 2206 when the tenancy to Jack Saunders would come to an end. It was agreed to contact Mr & Mrs Goodworth to see if their new tenant may be interested in renting Browne's Field in addition to their land.

Chair

v Telephone box in Plaxdale Green Road
467 There were no matters to note.

vi Maintenance and handyperson
468 There was a discussion on gritting and further to the recent icy weather the Clerk had contacted Zurich, the PC's insurance provider, to clarify the responsibility for gritting the Stansted Village Hall car-park, however, they had recommended seeking legal advice. Cllr Rayner clarified that if the PC did want to actively grit public areas they would not be held liable for any subsequent injury by members of the public.

It was agreed that more salt and bins should be ordered. KCC would replace the two broken salt bins and the PC could pay for some additional bins.

*Cllr
Morris &
Clerk*

469 **vii Other issues**
There was a discussion on the use of 'dummy' security cameras and it was agreed that at £300 they could act as a deterrent to crime and anti-social behaviour.

17 VILLAGE HALLS

Stansted & Fairseat Village Halls

470 There were no specific items for discussion.

18 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

471 There were no reports from other meetings.

19 BENCHES

472 It was agreed that there was a need for more benches and that two picnic benches and three wooden benches should be bought for the recreation ground. It was agreed that Cllr. Morris should progress this matter.

***Cllr
Morris***

20 CORRESPONDENCE

473 There was no correspondence other than the items already covered in the meeting.

21 ANY OTHER BUSINESS

474 There was no further business for consideration.

PUBLIC SESSION

Mr Rowe queried whether benches made from recycled materials could be acquired, however, the PC had considered them and agreed that they were significantly more expensive and not very attractive.

The Chair thanked everyone for attending and closed the meeting at 10.10 p.m.

SignedChair

Dated.....