

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL ("PC") MEETING HELD ON MONDAY 6th JULY 2026 AT STANSTED VILLAGE HALL AT 8.00 PM

PRESENT: Cllr Yvonne Tisson Chair
Cllr Dick Hogbin Vice-Chair
Cllr Kelly Curtis
Cllr Peter Morris
Cllr Daren Sefer
Cllr Greg Whitaker
Mr David Rice Clerk

Four members of the public

Item		Action point
Minute no		
1	CHAIRMAN	
146/26	Cllr Tisson took the Chair.	
2	APOLOGIES	
147/26	Apologies were received from Cllr. Brooker and Cllr. Rayner on behalf of KCC.	
3	DECLARATIONS OF INTEREST	
148/26	Cllr. Hogbin declared interests in the planning applications for 2 Seagrove Cottages as he was a neighbour and 1-4 The Croft as he was a trustee of the Berry Housing Trust which owned the almshouses.	
4	MINUTES OF THE MEETING HELD ON 11TH MAY 2026	
149/26	It was proposed by Cllr Morris, seconded by Cllr Curtis that the minutes of the meeting held on 1 st June 2026 be signed as a true record.	
5	MATTERS ARISING	
150/26	There were no matters other than those already on the meeting agenda.	
6	LONDON GOLF CLUB	
151/26	The Chair reported that, following discussions with representatives from the London Golf Club, compensation was being sought to alleviate the impact on the community and a payment of £25,000 had been received.	
7	REPORT FROM BLACK HORSE STEERING COMMITTEE	
152/26	The PC discussed the status of the Black Horse noting that, at the time of the meeting, TMBC had not made a decision on the application for 'permission in principle' ("PIP") to build three houses in the grounds of the pub which had been opposed by the PC together with over 190 letters of objection being sent by local residents. Subsequent to the PC meeting the PIP was refused by TMBC on 16 July 2026.	

153/26 It was noted that the pub was currently on the market and it was hoped that the owners would seriously consider an offer from the PC based on its current condition and market value particularly given that under the terms of the Asset of Community Value status the PC would have to be offered the right to bid for the pub in a six month window starting from 14 July 2026.

154/26 The issue of the felling of the trees and their reinstatement, which was being appealed by the owners of the Black Horse, remained ongoing.

8 REPORT FROM NATIONAL LANDSCAPES STEERING COMMITTEE (“NLSC”)

155/26 The PC discussed the proposal to include Stansted and Fairseat within the local National Landscapes area (formerly Area of Outstanding Natural Beauty) thus better protect our natural environment. There were no updates at the time of the meeting.

9 REPORT FROM THE SCHOOL SUB-COMMITTEE

156/26 The Chair noted there was nothing to report from the School Sub-Committee and that the next meeting of the Sub-Committee would be held on 7 July 2026 and that actions could arise following that meeting.

10 NATIONAL POLICY PLANNING FRAMEWORK

157/26 The Chair reported that the National Policy Framework Committee only met three times a year and that there was nothing to report at the time of this meeting.

11 COMMUNITY GOVERNANCE REVIEW

158/26 The Chair confirmed that the proposal to increase the number of PC councillors from seven to nine had been approved by Electoral Services at TMBC and this would be effective from May 2027, when the next PC elections were scheduled to take place. The PC would advertise for candidates to fill these new vacancies.

12 CLIMATE ACTION PLAN

159/26 The Chair noted that there was nothing to report.

13 FAIRSEAT CHAPEL

160/26 The Chair noted that following receipt of Russell Frew’s report on the application for the listing of the Fairseat Chapel (the “Chapel”) with Historic England, the Asset of Community Application could be made by the Clerk.

Clerk

14 MAINTENANCE OF LOCAL PATHS

161/26 There was nothing to report.

15 HIGHWAYS

162/26 There was a discussion about negotiating with Kent Highways to allow traffic speed limits to be reduced to 30 mph on the routes into the parish from the A20 and A227 and 20 mph in the village centres. This would require the parish

council to present an updated Highways Improvement Plan ("HIP"). If the request was accepted by KCC then a consultation would be needed to be carried out with the parish and the usual timescale for this stage is 6-9 months.

163/26

It was noted that an issue had been raised by the residents of the Old Rectory regarding the drain on the slope from the church down Plaxdale Green Road which becomes blocked from time to time. It was agreed that as this was reviewed by Kent Highways on a two-year cycle, the Clerk should check when this was next scheduled to be looked at, and, if it was a long way off it could be investigated by Cllr. Morris.

Clerk
Cllr. Morris

16

PLANNING

a Applications

164/26

- (i) Stansted Lodge Farm, Tumblefield Road, TN15 7PR**
26/00976 – Retrospective change of use of agricultural land and building to commercial equine stud farm
There was a detailed discussion regarding the future intentions concerning this application and how, given the undertaking that no further building would take place, how a commercial stud could operate with the existing limited structure. It was agreed that a comprehensive response would be prepared for submission ahead of the consultation deadline.
- (ii) Copper Beeches, Ash Lane**
TM/26/01067 Annexe to rear garden
TM/26/01068 Outbuilding to rear garden (lawful development)
Following a discussion it was agreed that the PC had no objections although it was unclear what the size would be of the proposed structure.
- (iii) 5 Platt House Lane, Fairseat**
26/01084/FL – Two storey extension and alteration to front porch
It was noted that no planning notices had been put up in the vicinity of the property. It was agreed that an extension for comments should be requested which, subsequent to the meeting, it was agreed by TMBC to be 2 August 2026.
- (iv) 1-4 The Croft, Tumblefield Road, Stansted TN15 7PP**
26/01145/FL – Replacement windows
Following a discussion on the fact that the replacement windows, whilst not made of wood would be indistinguishable from wood and provide good insulation therefore a benefit to the environment; consequently there was no objection from the PC.
- (v) 2 Seagrove Cottages, Malthouse Road, Stansted, TN15 7PH**
26/00391/FL – Two storey extension and garage development
The PC had been informed that a neighbour had made a detailed submission ahead of the neighbour consultation deadline of 29 June regarding the application and sent a copy to the PC. The PC had made its objections on 22 May 2026 regarding the size of the proposed development and therefore no further submission was proposed.

165/26 **b** **Decisions by TMBC**

- (i) **Oak Tree Stables, Vigo Road, Fairseat**
25/02159/RD – Septic tank – Approved 29.05.2026
- (ii) **Karistova, Vigo Road, Fairseat, Sevenoaks TN15 7LT**
26/00708/FL – Single storey extension, conversion of garage to habitable room
Approved 12.06.2026

166/26 **c** **Outstanding decisions from TMBC**

- (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, Tumblefield Road, Stansted TN15**
TM/26/00695/PIP – Permission in principle for up to three dwellings
- (iv) **8 Tumblefield Estate, Tumblefield Road, Stansted, Sevenoaks, Kent TN15**
TM/26/00459/FL – New boundary fence (retrospective)
- (v) **Land West of Oakfield, Wrotham Hill Road, Wrotham, Sevenoaks**
TM/26/00526/FL – Erection of single storey dwelling (self-build)
- (vi) **2 Seagrove Cottages, Malthouse Road, Stansted TN15 7PH**
TM/26/00391/FL - Two storey side extension and replacement detached double garage
- (vii) **Whitecroft, Vigo Road, Fairseat, Sevenoaks TN15 7LR**
26/00729/FL - Part demolition of the existing rear projection and front porch, erection of a single storey rear extension and first floor rear extension with external alterations

167/26 **d** **Appeals**

None at the time of the meeting.

168/26 **e** **Enforcement**

- (i) **Black Horse, Tumblefield Road, Stansted, Sevenoaks, TN15**
Tree removal – Emergency TPO requested - hand delivered letter to TMBC 03.09.24
Emergency Enforcement Action requested - hand-delivered letter to TMBC 28.10.24
Emergency Enforcement Action requested – letter emailed 02.05.25
Letter re further planning infringements – emailed 04.06.25
Letter re further planning infringements – emailed 22.07.25

(ii) Oak Tree Stables, Vigo Road

Non-replacement of hedgerow

Contravention of original planning application and appeal (TM/20/01666/FL and appeal ref: APP/H2265/W/21/3267037) from May 2022

It was confirmed that the owner of the property had agreed verbally that the section of hedgerow would be replaced in the autumn.

Other Planning matters

169/26 **f** There were no other matters discussed.

16 FINANCE – Appendix A

170/26 **a** **Finance Report**
The Finance Report was noted.

171/26 **b** **Bank Balances and bank reconciliations**
The bank balances as listed on Appendix A and as shown on the bank statements were noted along with the bank reconciliations.

172/26 **c** **To approve payments made since last meeting**
Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the payments made since last meeting as listed on Appendix A be approved.

173/26 **d** **Accounts for payment**
Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the accounts for payment listed on Appendix A be approved.

17 REPORTS FROM INDIVIDUAL PARISH COUNCILLORS

174/26 The Public Space Protection Order had been reviewed by Cllr. Curtis and a summary of the issues had been provided to the Chair for review.

Chair

175/26 As previously noted there was just one gateway to be installed.

176/26 Cllr. Morris reported that he had received quotes for the grounds' maintenance contract ranging from between £6k-£11k. The company quoting the fee of £6k carried out the grounds' maintenance for Wrotham parish and they were happy with the service they received. On the basis that Nurture Landscapes ("Nurture") provided the service for £9,300 it was agreed that, in order to save Parish funds, that the Clerk give a month's notice to Nurture for the contract be cancelled and to enter into a contract with Landscape Services.

Clerk

- 177/26 The Emergency Preparedness project was being advanced by the PC Community Co-ordinator, Cllr. Curtis. It was agreed that a PC mobile phone should be acquired and that the number could be provided on the Emergency Preparedness guidance notes. *Clerk*
- 178/26 The PC's insurance policy was being reviewed by an insurance specialist. *Clerk*
- 179/26 The .gov.uk emails for all members of the PC had been set up and the Clerk would follow up on how this should be implemented. *Clerk*
- 180/26 The PC agreed that the Pop-up Pub would be held in Stansted on 31 July and in Fairseat on 28 August.

17 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

- 181/26 i **Grange Park School**
The Chair reported that the head teacher from Grange Park School had requested that the PC sponsor the annual sport's day event to meet the cost of £50 for hiring the Stansted Village Hall. It was suggested that sponsorship could be offered to Grange Park School on condition that the Memorandum of Understanding ("MOU") be signed by the Head Teacher confirming the agreement that 50% of the fuel saving, following the installation of the solar panels, would be paid to the PC from 2027. *Chair*
- 182/26 ii **Recreation Field**
There were no issues to discuss.
- 183/26 iii **Play park**
The Clerk noted that the insurers Zurich had carried out the inspection of the play equipment in May and he would provide the PC with a copy of the final report. *Clerk*
- 184/26 iv **Browne's Field**
The Clerk was requested to provide a contract to Andrew Critcher, the new tenant for signature. *Clerk*
- 185/26 v **Telephone box in Plaxdale Green Road**
There were too many books and that it was agreed to raise the issue in the Village Notes. *Chair*
- 186/26 vi **Maintenance and handyperson**
There was a list of general maintenance and Cllr Morris was making headway through the outstanding jobs.

18 VILLAGE HALLS

Stansted & Fairseat Village Halls

187/26 It was agreed that a letter should be sent by the Clerk to both the Stansted and Fairseat Village Hall Committees to remind them that where capital expenditure had been initially funded by the PC that any further ongoing maintenance costs were the financial responsibility of the respective village halls and not the PC. *Clerk*

19 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

188/26 The Chair noted that there were a number of KALC training courses and that these would benefit Councillors enabling them to better support the PC. The Clerk was advised to confirm if Councillors could book courses themselves or whether this had to be done by the Clerk. *Clerk*

20 BENCHES

189/26 The project was on hold for the time being and repairs were being carried out rather than new ones purchased.

21 CORRESPONDENCE

190/26 There was no correspondence other than the items already covered in the meeting.

22 ANY OTHER BUSINESS

191/26 It was agreed that in future the PC funded annual hedge-cutting project would cease from the autumn of 2026 and that individual landowners and residents should make their own arrangements for ensuring that their hedges were kept tidy. This measure would save the PC c. £5k per annum.

PUBLIC SESSION

No items were raised by members of the public.

The Chair thanked everyone for attending and closed the meeting at 10.00 p.m.

SignedChair

Dated.....