

STANSTED PARISH COUNCIL**MINUTES OF THE ANNUAL PARISH COUNCIL MEETING HELD ON MONDAY 13 MAY 2013
AT FAIRSEAT VILLAGE HALL, VIGO ROAD, FAIRSEAT AT 8.00 pm**

PRESENT:	Cllr Harry Bott	Chairman
	Cllr Mrs Polly Falconer	Vice-chairman
	Cllr John Brooker	
	Cllr Mrs Sheila Goodworth	
	Cllr Miss Janet Howie	
	Cllr Michael Osborne	
	Mrs Roxana Brammer	Clerk
In attendance	Cllr Mrs Sarah Hohler	Kent County Council
	3 members of the public	

Item	<i>Action point</i>
Minute no 2013/14/	

1 ELECTION OF CHAIRMAN

38 It was proposed by Cllr Mrs Falconer, seconded by Cllr Mrs Goodworth and agreed unanimously that Cllr Bott be Chairman for the coming year.

2 DECLARATION OF CHAIRMAN'S ACCEPTANCE OF OFFICE

39 Cllr Bott signed his declaration of acceptance of office before the Proper Officer of the Council.

3 ELECTION OF VICE-CHAIRMAN

40 It was proposed by Cllr Miss Howie, seconded by Cllr Bott and agreed unanimously that Cllr Mrs Falconer be Vice-chairman for the coming year.

4 DECLARATION OF VICE-CHAIRMAN'S ACCEPTANCE OF OFFICE

41 Cllr Mrs Falconer signed her declaration of acceptance of office before the Proper Officer of the Council.

5 APOLOGIES

42 An apology for absence was received from Cllr Goring, who was away from home. This apology was accepted by members. Apologies for absence were also received from Borough Councillors Mrs Ann Kemp and Matthew Balfour.

6 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER

43 Cllr. Mrs Goodworth declared a personal interest in item 15a as a member of the Hall Management Committee.

7 APPOINTMENT OF REPRESENTATIVES TO OUTSIDE BODIES

44 a Parish Partnership Panel

Cllr Miss Howie and the Clerk.

45 b KALC Tonbridge Area Committee

Cllrs Bott and Mrs Falconer.

46 c Police Liaison

Cllr Mrs Goodworth

8 MINUTES OF THE MEETING HELD ON 8 APRIL 2013

47 It was proposed by Cllr Mrs Falconer, seconded by Cllr Osborne and agreed the minutes of the meeting held on 8 April 2013 be signed as a true record.

9 MATTERS ARISING

48 a C/04/12/6a(ii) minute 2013/14/9: Planning application TM/13/00732/FL

The response agreed at the site meeting was ratified:

Stansted Parish Council unanimously opposes this application on the following grounds:

a) This building is in a conservation area and has had significant planning gain without the need to further enhance the scale. We do not believe the conditions that were attached in March 1980 namely “the accommodation shall be used solely (sic) to the main dwelling, and no further separate units of accommodation shall be created” has changed and therefore there is no justification for further planning gain on this plot.

b) Since Fairseat Cottage has been increased in size it has lost a significant portion of its garden to a neighbour which would make the building proposal “overlarge” on its plot. The current proposal is an intensification of use of the site and would give loss of amenity to the occupants of Fairseat Cottage.

c) The amount of drive space will be reduced which could require vehicles to reverse into Vigo Road.

d) There is a mature conifer right next to the garage and this will need to be severely compromised at best or removed at worst to put this proposal in place. As this tree is within the conservation area and is a strong specimen we do not believe this should happen. See attached pictures.

We would also draw the attention to the planning department that all the neighbouring properties are owned by the applicant so it is highly unlikely that the department will receive and objections to this proposal from immediate neighbours.

49 b C/04/12/6a(iii) minute 2013/14/10: Planning application TM/13/00734/FL

The response agreed at the site meeting was ratified:

Stansted Parish Council unanimously opposes this application on the following grounds:

a) This building is in a conservation area and has already had significant planning gain on its plot without the need to further enhance the scale.

b) The annexe, now known as Underpine Cottage, was developed originally (TM/91/10018/FUL) on the condition that it was not split from Fairseat Lodge. It has subsequently been given planning consent (TM/07/03313/LDE) to separate from Fairseat Lodge, with a new vehicular access onto Vigo Road. As a consequence the amount of available drive space was significantly reduced, making exiting the site difficult. With the proposal even more drive space will be removed which will require vehicles to reverse onto Vigo Road; this is extremely dangerous as the drive is on a blind corner. To stop this happening, the applicant will need to increase the drive and remove part of the garden which we believe is unnecessary – especially as it is a conservation area.

c) We concur with the neighbours' views with regard to the balcony that will give unencumbered views across at least 4 neighbouring properties. We would draw the local planning authority's attention to the fact that three of these four neighbouring properties are in the ownership of the applicant, so it is highly unlikely that any objection will be coming from these three properties and therefore the views of the one neighbouring property should be taken seriously.

We cannot access all the previous planning history for this site but believe that this should be taken out from the archives to see all the conditions that have been imposed on this site and these should be respected in this decision.

50 c C/04/13/12 minute 2013/14/33: Broadband

Cllr Bott reported that due to work done on his wiring at home, his broadband speed had increased dramatically. He added that the Fairseat exchange had been upgraded and that if the router dated from before this, it would need replacing.

The Chairman suspended the meeting to enable Cllr Mrs. Hohler to give her report.

Cllr Mrs. Hohler said she had nothing to add to her report given to the Annual Parish Meeting

The Chairman thanked Cllr Mrs Hohler and reconvened the meeting.

10 PLANNING

51 a Applications

None received. It was noted an application would be made for conversion of farm buildings to live/work units at Plaxdale Green Farm and that the planning agent had offered to host a site visit. The Clerk was asked to arrange this.

52 b Decisions

The decisions as listed on Appendix A were received.

53 **c Enforcement**

None

d Appeals

- 54 **i APP/H2265/A/13/2191883: TM/12/00735/FL: Winterdale Shaw, 20 Platt House Lane, Fairseat: Use of attic area of cheese barn as residential accommodation including the insertion of 16no. roof lights – additional information, including reducing the number of roof lights to 8**

It was noted that the informal hearing would be heard on 11 June.

e Other Planning Issues

- 55 **i Field shelter, Plaxdale Green Road**

The Clerk said she was still waiting for a photograph of the shelter so that it could be correctly identified to enforcement. Cllr Bott said he would email her a photograph. *HB*

- 56 **ii Compass Cottage, Malthouse Road**

Cllr Osborne reported that Cllr Balfour had not yet consulted him about the matter of the drive and other items possibly contrary to the planning consent. The Clerk was asked to contact enforcement and ask them to look at this aspect of the consent.

- 54 **iii Cob Trees, Hatham Green Lane, Stansted: replanting of trees**

It was noted that the replacement trees had not been planted during the last planting season. The Clerk was asked to inform the enforcement officer.

11 FINANCE

- 57 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

- 58 **b Cheques signed since last Meeting**

None.

- 59 **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 648).

- 60 **d Adoption of Accounts**

It was proposed by Cllr Mrs Falconer, seconded by Cllr Brooker and agreed the accounts for the year to 31 March 2013 be adopted and signed by the Chairman and Responsible Financial Officer.

61 **e Internal Auditor's Report**

The report of the internal auditor was received.

62 **f Audit Annual Return Statement of Accounts 2012/13**

It was proposed by Cllr Brooker, seconded by Cllr Mrs Falconer and agreed the Audit annual return statement of accounts for the year to 31 March 2013 be signed by the Chairman and Responsible Financial Officer.

63 **g Audit Annual Return Statement of Assurance 2012/13**

It was proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed the statement of assurance be signed by the Chairman and Clerk.

64 **g Chairman's Allowance**

It was proposed by Cllr Brooker, seconded by Cllr Mrs Falconer and agreed that £50 be allocated.

12 FUNDING REQUESTS

65 No applications received.

13 MANAGEMENT OF THE COUNCIL'S LAND & PROPERTY

a Recreation Ground

66 i. General Matters. It was reported that the lock to the far gate needed attention and a seat needed repair and Cllr Osborne volunteered to do this. Cllr Osborne reported he had seen horses on the field on the same day the nettles had been sprayed. A discussion concerning what activities should and should not be allowed on the field followed and the Clerk was asked to draft some bye laws for discussion and eventual adoption.

67 ii. Play Equipment. Due to the absence from school of the Headteacher, no meeting of the working group had been held. The budget figure of £250 would be transferred to the Playpark account.

68 iii. Hire of Ground. Cllr Mrs Goodworth said that the Stansted Fête would be held on Saturday 7th September. Members gave permission for a dog show and gymkhana to be held on the field as part of the fête. It was reported that most of the FoSS committee would be standing down as their children would be leaving the school at the end of term and that therefore they would not be able to hold the bonfire night event in November. They had asked if the Parish Council would like to take it over. After a brief discussion it was agreed to place the item on the agenda for the next meeting.

69 **b War Memorial and Garden**

Nothing to report.

70 **c Telephone Kiosk**

Cllr Bott said that the kiosk needed cleaning. The Clerk said that Cllr Goring had said *GG* he would approach the school.

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

Nothing to report.

14 HIGHWAYS & TRANSPORT

72 **a Diversion of Footpaths**

Consultation on the application to divert footpaths at the London Golf Club had been passed to Kent County Council as the proposal encompassed two district council areas. The closing date for comments was now 6th June. The Clerk would send the updated information to all councillors and the decision of the response was deferred to the next meeting. She would also copy in Roy Barry.

73 **b Signs on A227 at bottom of Fairseat Lane**

Cllr Bott said he had spoken to Martin Coffin, but with little effect.

74 **c Flytipping, Vigo Road**

It was reported soil had been put adjacent to the highway in Vigo Road, by Soranks Manor. The Clerk would ask Highways to investigate.

75 **d Stones and Bollards on Verges**

Cllr Osborne referred to stones on the verge in front of his next-door neighbour and asked who was responsible should there be damage to a car. Cllr Brooker said he recollected that the resident was responsible for damage but that the local parish council should inform them. The Clerk was asked to obtain clarification of this.

15 VILLAGE HALLS

76 **a Stansted Village Hall**

Cllr Mrs Goodworth had nothing to report.

77 **b Fairseat Village Hall**

Cllr Mrs Falconer reported that the hall had lost the Slideaway booking. Cllr Miss Howie asked if it was correct that bookings involving teenagers were refused and this was confirmed.

16 CONSULTATION

78 No documents received.

17 CORRESPONDENCE

79 None

18 REPORTS & CIRCULARS

80 None received.

19 ANY OTHER BUSINESS

81 No matters were raised

The Chairman closed the meeting at 9.35 pm

SignedChairman

On theday of2013