

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3rd NOVEMBER 2025 AT STANSTED VILLAGE HALL AT 8.00 PM

PRESENT: Cllr Yvonne Tisson Chair
Cllr Kelly Curtis
Cllr Daisy Estrada
Cllr Peter Morris
Cllr Daren Sefer
Cllr Greg Whitaker
Mr David Rice Clerk

Two members of the public

Item		Action point
Minute no		
1	CHAIRMAN	
301	Cllr Tisson took the Chair.	
2	APOLOGIES	
302	Apologies had been received from Cllr Brooker.	
3	DECLARATIONS OF INTEREST	
303	There were no declarations of interest.	
4	MINUTES OF THE MEETING HELD ON 6th OCTOBER	
304	It was proposed by Cllr Morris, seconded by Cllr Sefer that the minutes of the meeting held on 6 th October 2025 be signed as a true record.	
5	MATTERS ARISING	
305	There were no matters arising for discussion not covered the items on the agenda.	

COUNTY AND BOROUGH COUNCILLORS' REPORTS

The Chair welcomed Cllr Rayner to the meeting and invited him to provide his report.

Cllr Rayner highlighted the continued problems at the Reform-led KCC which had suspended five of its own members. In the first quarter of 2025, KCC had overspent by £30m which was expected to continue and increase further given that there was seasonally higher expenditure in the winter. This could put funding pressures on social services, recycling centres and libraries.

Cllr Rayner reported that the current two-tier system with Kent County Council and fourteen district councils was likely to be replaced with four unitary authorities possibly starting in 2028. A unitary authority is a single council that would provide all local government services in its area.

The Chair thanked Cllr Rayner for his report.

6 LONDON GOLF CLUB

- 306 The Chair noted that following the formal consideration by TMBC on 3rd April , the planning application for the re-development of the London Golf Club had been approved by TMBC although approval was still needed from Sevenoaks District Council. There was nothing further to report at the time of the meeting.

7 REPORT FROM BLACK HORSE STEERING COMMITTEE

- 307 The Chair noted that a formal planning application had been submitted to TMBC for the re-development of the Black Horse. The planning application was for a smaller pub to the previous one and this would not provide any food. The proposal was for the rest of the building to be developed into four very small flats.
- 308 The Chair noted that the deadline for comments was the 5th November and as at the time of the meeting 64 objections were showing on the TMBC planning portal.
- 309 The Parish Council would be making a formal detailed objection, including a Heritage Statement. The Chair noted that professional fees had been incurred in connection with appeal against the planning application:

Hamilton Tole, Viability Assessment - £3,684
Power Haus, objection representation - £2,700
Russell Frew – Heritage Impact Statement - £1,500

It was proposed by Cllr Morris, seconded by Cllr Sefer that the professional fees as set out above be paid by the Clerk.

- 310 The Chair noted that a new fridge had been requested by Cllr Whittaker to help with the Pop-Up pub nights. The Chair requested Cllr Whittaker to source a second-hand fridge and to report back to the Parish Council on the proposed cost.

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

- 311 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, like the other surrounding parishes. The Chair of the NLSC was Phil Chamberlain and members included Julie Peat and Polly Falconer.
- 312 The Chair noted that a submission would be made before the November deadline, however, the government appeared to be delaying the re-defining of such boundaries so as to not prevent the use of green-belt for potential housing in order to meet their target of 1.5m new homes in this parliament.

10 REPORT FROM THE SCHOOL SUB-COMMITTEE

- 313 The Chair noted that the School Sub-Committee had not met since the last PC meeting and the next scheduled meeting was set for 13th January 2026.

11 CLIMATE ACTION PLAN

- 314 The Chair noted that KCC was making funding available for the installation of electric car charging points.

315 There was a discussion about whether one could be sited in the Stansted Village Hall car-park, however, it was considered that this could encourage more cars into the car-park which was already congested, particularly during term time.

12 FAIRSEAT CHAPEL

316 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*

317 The Chair noted that the fee payable to Russell Frew for the submission to Historic England was £1000 and this was agreed having been proposed by Cllr Sefer and seconded by Cllr Whitaker. *Clerk*

13 MAINTENANCE OF LOCAL PATHS

318 The Chair reported that the upgrade requested by the British Horse Society to by-way status for the various paths between Honeypot Lane and Fairseat Lane had been withdrawn due to a number of objections. It has been concluded by KCC that the claimed route does not subsist on a balance of probabilities. Therefore a Definitive Map Modification Order will not be made to upgrade the claimed route.

14 HIGHWAYS

319 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 was scheduled to take place on 9th and 10th December at the High Court.

320 The village signs and gateways projects were ongoing and installation was expected to be completed by the end of November 2025.

321 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.

322 The verge repairs needed following the damage caused by cars and lorries gridlocked in the parish whilst South East carried out drain repairs would be scheduled for the new year. It was noted that South East Water claimed that they were not responsible for the damage caused by other vehicles while their work is carried out. This appears to be the case and any repairs will be at the Parish's own expense. *Clerk*

323 It was noted that three metal fingerposts in the parish had been snapped off and required replacement.

14 PLANNING

a Applications

324 (i) **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 submission would be made before the 5th November deadline.

Decisions

- 325 (i) **Seagrove Cottages, Malthouse Road, Stansted**
25/01376/PA – two storey extension
Refused 14.10.2025
- 326 (ii) **Land between Old Manor Cottages & Little Fields, Plaxdale Green Road**
25/01307/PA – Lawful Development Certificate – existing use of land as residential curtilage associated with the main dwelling house.
Refused 30.09.2025

c Outstanding decisions

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

- 327 (i) **Oak Tree Stables, Vigo Road, Fairseat**
23/03546 - Proposed erection of a shared dayroom facility forming extension of existing Cart Store, alongside external alterations. Application withdrawn.
- 328 (ii) **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 (resubmission).
- 329 (iii) **Rumney Farm House, South Ash Road, Ash**
25/01402/PA – demolition of existing buildings and construction of self-build house.
- 330 (iv) **8 Platt House Lane, Fairseat**
25/01496/PA – two storey extension

d Appeals

- 331 **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.

e Enforcement

- 332 (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

333 e **Other Planning matters**

There was a discussion on the status of the hedge and fence panels at Oak Tree Stables, Vigo Road and it was noted that hedge would be replaced by mid-December.

The Chair reported that the fence that had been installed at 8 Tumblefield Road, had raised some concern as it was more than 3 feet high and was more likely between 6 and 8 feet. A fence of this height bordering a road required prior planning permission and to the Parish Council's knowledge no such approval had been obtained. It was agreed that the Clerk should write a letter to the owners of the property to explain the situation and to request that the fence be replaced with a lower one. **Clerk**

The Chair noted that the caravan which belonged to Jack Saunders was still in position. Mr Saunders had clarified that he would be selling and removing the caravan currently sited on his land. It was agreed that the Clerk should contact Mr Saunders to clarify the current situation. **Clerk**

The Local Plan would be issued by TMBC on 10th November and comments were due by 22nd December. The Local Plan would be added to the agenda for the meeting on 1st December. It was noted that the increased usage of the Borough Green station car park should be an item to be raised as a part of the review of the Local Plan. The application by Berkeley Homes for between 500-1,000 new houses around New Ash Green was also noted. **Clerk**

15 **FINANCE – Appendix A**

Finance Report

334 a The Finance Report was noted.

Bank Balances

335 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

336 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**
337 Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the accounts for payment listed on Appendix A be approved.

Other Finance issues

- 338 The grants to local societies were considered and after a discussion and being proposed by Cllr Sefer and seconded by Cllr Whitaker it was agreed that the following payments be made:

Stansted Village Hall – the annual grant be increased by 25% from £1,900 to £2,375

Fairseat Village Hall – the annual grant be increased by 25% from £1,600 to £2,000

Fairseat Community Café – the annual grant be increased from £200 to £400

- 339 The grant to Stansted Parish Church would be discussed at the meeting in December upon receipt of the request.

16 REPORTS FROM INDIVIDUAL PARISH COUNCILLORS

- 340 The Chair requested that the individual parish councillors should consider where the salt bins should be sited in order that an appropriate number of bins and salt could be ordered. **All Councillors**

- 341 Further to a discussion it was agreed to put ‘on hold’ the work to remove the existing shed on Browne’s Field, which contained asbestos, and the siting of a new container to be clad it with wood, as this could prove a costly project when there were currently various other demands on the Parish Council’s finances.

- 342 The sale of the old road signs would be scheduled for February or March 2026. **Cllr Whitaker**

- 343 There was a discussion on the siting of a sign in the Stansted Village Hall car park to prevent vehicles parking there when they were not on business at the village hall. It was agreed that the wording of the sign should be carefully considered before arranging for the sign to be made. **PM**

17 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

- i **Grange Park School**
344 There were no specific matters to note.

- ii **Recreation Field**
345 There were no matters to note.

- iii **Play park**
346 There were no matters to note.

- iv **Browne's Field**
347 It was noted that a new tenant would be found to replace Jack Saunders next year and that they would need to be approved beforehand by the Parish Council.
- v **Telephone box in Plaxdale Green Road**
348 There were no matters to note.
- vi **Maintenance and handyperson**
349 Cllr Morris noted that an additional dog refuse bin would be sited in the Fairseat recreation ground and a double-bin would be added on a concrete plinth by the top gate in the Stansted recreation ground to prevent the use of the general litter bin being used for dog waste. *Cllr Morris*
- vii **Other issues**
350 There was a discussion on the use of security cameras and it was agreed that second hand 'dummy' cameras should be investigated.
- 17 **VILLAGE HALLS**
- Stansted & Fairseat Village Halls**
- 351 Cllr Morris reported that two quotes had been received for fitting LED internal lighting at Stansted Village Hall. The quote of £1,400 from J Langstaff was proposed by Cllr Sefer and seconded by Cllr Whitaker.
- 18 **REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK**
- 352 Cllr Sefer had met P C Dylan McElligott, our village community officer and it was agreed that he should be invited to a Parish Council meeting early in 2026. *Clerk*
- 19 **BENCHES**
- 353 It was noted that there was no further interest in donating commemorative benches to the parish at the time of the meeting.
- 20 **CORRESPONDENCE**
- 354 There was no specific correspondence to be noted other than what had already been discussed.
- 21 **ANY OTHER BUSINESS**
- 355 It was agreed that Clerk should invite the pupils from Grange Park School to attend the Parish Council's Armistice service at the war memorial on 11th November. The Clerk was requested to order a wreath on behalf of the Parish Council. *Clerk*
- 356 It was noted that Geoff Maughan, the son of Kit and Stanley, had kindly offered to donate a tree in memory of his late parents and it was agreed that a horse chestnut

could be sited on the Stansted Recreation Ground in the border with the Old Rectory and behind the tree planted to remember the Gorings. It was agreed that Tom Sheldon would revert to Mr Maughan.

357

The Chair reported that an organisation named CHS had been in contact to provide free advice on services available to the elderly. It was agreed that this service might be highlighted in the Village Notes.

PUBLIC SESSION

There were no specific items raised in this session.

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

SignedChair

Dated.....