

**STANSTED PARISH COUNCIL**

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 1<sup>st</sup> DECEMBER 2025  
AT FAIRSEAT VILLAGE HALL AT 8.00 PM**

**PRESENT:** Cllr Yvonne Tisson Chair  
Cllr Peter Morris  
Cllr Daren Sefer  
Cllr Greg Whitaker  
Mr David Rice Clerk

Two members of the public

<b>Item</b>		<i>Action point</i>
Minute no		
<b>1</b>	<b>CHAIRMAN</b>	
358	Cllr Tisson took the Chair.	
<b>2</b>	<b>APOLOGIES</b>	
359	Apologies had been received from Cllrs Booker, Curtis and Estrada.	
<b>3</b>	<b>DECLARATIONS OF INTEREST</b>	
360	There were no declarations of interest.	
<b>4</b>	<b>MINUTES OF THE MEETING HELD ON 3<sup>rd</sup> NOVEMBER 2025</b>	
361	It was proposed by Cllr Morris, seconded by Cllr Whitaker that the minutes of the meeting held on 3 <sup>rd</sup> November 2025 be signed as a true record.	
<b>5</b>	<b>MATTERS ARISING</b>	
362	There were no matters arising for discussion not covered the items on the agenda.	
<b>COUNTY AND BOROUGH COUNCILLORS' REPORTS</b>		
	There were no County and Borough Councillors in attendance.	
<b>6</b>	<b>LONDON GOLF CLUB</b>	
363	The Chair noted that Sevenoaks District Council had approved the planning application by the London Golf Club.	
364	It was noted that the Stansted & Fairseat History Society had been consulting with Joe Selby from the London Golf Club regarding the planning condition that there should be public access to South Ash Manor and it was being considered the best way that this could be achieved.	
365	There was nothing further to report at the time of the meeting.	

**7 REPORT FROM BLACK HORSE STEERING COMMITTEE**

366 The PC discussed the recent planning application for the Black Horse noting that following the deadline for comments on 5<sup>th</sup> November, 312 objections had been lodged with TMBC which included a formal detailed objection from The Black Horse Steering Committee. On the basis that there was considerable opposition to the application, for a much reduced pub and four small flats, this will be subject of a committee review in the new year and it will go to the next available committee which might be on 21<sup>st</sup> January 2026, however, the PC has not as yet been given a confirmed date for this.

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

367 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.

368 The Chair noted that a submission had be made in November, however, given the backdrop of the government’s commitment to build 1.5m homes in this parliament it was unlikely that this application would be successful in the near future. 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**

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

**11 CLIMATE ACTION PLAN**

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

**12 LOCAL PLANS**

371 The PC gave consideration to the new Local Plans for both Tonbridge and Malling and Sevenoaks.

372 It was noted that whilst the plans did not directly propose development in the Stansted and Fairseat parish, concerns were raised including the number of proposed housing developments currently under consideration in the area and the resulting increased traffic on a road network that was already congested at times when major roads were disrupted which would have an impact on the roads in the parish. It was also noted that this would have a detrimental impact on the already strained drainage and sewerage system if this was not developed to cope with increase capacity.

373 The increased demand for parking at the Borough Green and Wrotham station was noted given that there were now trains travelling direct to London Bridge and it was agreed that this should be cited in the response from the PC to the Local Plans.

374 It was noted that the Local Plans, once approved, would determine the areas to be developed in our area for the next fifteen years it was hoped that the PC’s concerns would be taken into consideration.

**12 FAIRSEAT CHAPEL**

375 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**

376 The Chair reported that there were no new issues regarding paths to be considered.

**14 HIGHWAYS**

377 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 9<sup>th</sup> and 10<sup>th</sup> December at the High Court.

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

379 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.

380 It was noted that a further village gateway sign would be ordered and this project would be completed in the new year.

**14 PLANNING**

**a Applications**

**381 (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 bed roomed 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 by 21<sup>st</sup> January 2026.

**382 (ii) Stone Rocks, Plaxdale Green Road, Stansted**

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

Following a discussion it was confirmed that the PC was happy with the proposed work as it would be in-keeping with the existing frames.

**383 (iii) Cob Trees, Hatham Green Lane, Stansted**

25/01901/PA – Felling of Goat Willow

Noting that there was no tree preservation order on the tree, the PC did not have any objections to the application.

**384 (iv) Whitecroft, Vigo Road, Fairseat**

25/01887/PA – Prior Notification for larger home extension  
25/01888/PA - Lawful Development Proposal – single storey extension

The PC noted the Lawful Development status for one of the applications and did not foresee any adverse impact on neighbours by the proposals.

#### **Decisions**

- 385 (i) **8 Platt House Lane, Fairseat**  
25/01496/PA – two storey extension  
Approved 12 November 2025

The PC noted the planning application had been approved.

#### **c Outstanding decisions**

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

- 386 (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).
- 387 (ii) **Rumney Farm House, South Ash Road, Ash**  
25/01402/PA – demolition of existing buildings and construction of self-build house.

#### **d Appeals**

- 388 **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**

- 389 (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.

390 e **Other Planning matters**

There was a discussion on the status of the new building on the site of the telephone exchange on Vigo Road, Fairseat (21/02131/LDP and 22/00077/FL).

The PC discussed that whilst the initial application had been to 'restore' the telephone exchange it appeared to have been demolished and a new building erected on the site. It was agreed to request that Cllr. Estrada review the case.

*Cllr  
Estrada*

15 **FINANCE – Appendix A**

**Finance Report**

391 a The Finance Report was noted.

392 The fees payable to Nurture Landscapes (c. £9,500 per annum) was considered by the PC. It was noted that the contractor provided a good service but the Chair questioned whether this could be sourced at a lower annual fee. It was therefore agreed to put the contract out for tender in the new year to assess whether a more competitive fee could be obtained.

*Clerk*

**Bank Balances**

392 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**

393 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**

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

**e Annual Grant to St Mary's Church, Stansted ("PCC")**

395 The PC considered the request for £5,000 together with the supporting documents provided by the Treasurer of St Mary's Church.

396 The PC noted that St Mary's Church had incurred significant expenses during 2025 which had included £8,000 of refurbishment costs for Stansted Church and rebuilding an external flint wall at Fairseat Chapel.

397 Last year the PC increased the PCC grant from £1,900 by inflation (6%) and added a further £286 as a one-off payment resulting in a total payment of £2,300.

398

Given the additional work that had been required in 2025 it was agreed to increase the payment of £2,300 by inflation (4%) to £2,392 plus an additional payment of £2,608 towards the work carried out on the flint wall at Fairseat Chapel.

399

The PC requested that the Clerk inform the PCC that should it wish to ask for any funding in the future, that requests be made in advance.

400

It was proposed by Cllr. Morris and seconded by Cllr. Whitaker that the Clerk should arrange the payment of £5,000 to the PCC before the end of the year.

**f Request for funding by Stansted & Fairseat History Society (“SFHS”)**

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The PC considered the funding submission request by the SFHS.

402

Further to a discussion it proposed by Cllr. Sefer and seconded by Cllr. Morris that the PC provide funding of £500 towards the costs of the SFHS website. The PC also agreed to pay for an information lectern, in aluminium, setting out places of interest in Stansted to be sited on the green opposite St Mary’s church and, if this is well received, a similar lectern would be planned for Fairseat next year.

403

The Chair thanked the History Society for its valuable work in documenting our local history.

**g Request for funding by Tonbridge & Malling Anti-Social Behaviour Enforcement Team**

404

The PC considered the request for a contribution to the Anti-Social Behaviour Enforcement Team.

405

Further to a discussion it was agreed that the Stansted Parish would not directly benefit from the scheme.

406

It was noted that if there was a regional initiative whereby other local parishes made contributions a donation by the PC could be considered.

**h Precept for 2026**

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The PC discussed the Precept for 2026.

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It was proposed by Cllr. Morris and seconded by Cllr. Sefer that the Precept be maintained at the previous year’s level of £17,780.

**i Other Finance Issues**

409

The Clerk noted that the Budget for 2026 would be circulated before the end of the year and the PC was invited to make any comments. *Clerk*

410

The Chair suggested that a Finance Committee would be set up to consider finance issues in detail. It was suggested that the Finance Committee would comprise of

Cllr. Sefer and either Cllr. Whitaker or Cllr. Curtis. Meetings would be held on the second Monday of the month.

**16                    REPORTS FROM INDIVIDUAL PARISH COUNCILLORS**

411                    On the increased demand for parking at Borough Green station car park it was agreed that this should be included in comments for the consultation on the Local Plans.

412                    The PC noted that TMBC would not fund road salt and it was agreed to put the matter on hold for this year particularly given the milder winters.

413                    The sale of the old road signs would be scheduled for February or March 2026.

***Cllr  
Whitaker***

414                    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.

***Cllr  
Morris***

415                    The siting of the gateway signs was discussed and it was noted that all landowner agreements had been signed.

416                    The remaining new road signs would be installed shortly.

**17                    MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY**

**i                    Grange Park School**

417                    There were no specific matters to note.

**ii                    Recreation Field**

418                    There were no matters to note.

**iii                    Play park**

419                    There were no matters to note.

**iv                    Browne's Field**

420                    There were no matters to note.

**v                    Telephone box in Plaxdale Green Road**

421                    There were no matters to note.

**422                    vi                    Maintenance and handyperson**

There were no matters to note.

423 **vii Other issues**

There was a discussion on the use of security cameras and it was agreed that second hand 'dummy' cameras should be investigated. There was a discussion on siting the cameras on scaffolding poles and the proposed costs.

**17 VILLAGE HALLS**

**Stansted & Fairseat Village Halls**

424 Cllr. Morris reported that a quote had been received to upgrade to LED lighting in the Fairseat Village Hall at a cost of £820. The matter was proposed by Cllr. Sefer and seconded by Cllr. Whitaker and Cllr. Morris agreed to progress the matter. *Cllr Morris*

**18 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK**

425 There were no reports from other meetings.

**19 BENCHES**

426 It was noted that Diane Fuller had contacted the PC requesting the siting of a bench on the Stansted Recreation ground to commemorate her parents and it was agreed that details of the type of bench should be circulated by the Clerk. *Clerk*

427 It was agreed that there was a need for more benches near the school and that in the absence of any further interest from parishioners to purchase benches these could be funded by the PC. It was agreed that Cllr. Morris should progress this matter. *Cllr. Morris*

**20 CORRESPONDENCE**

428 The family of Stanley and Kit Maughan had requested permission that a tree be planted in their memory on the edge of the Stansted Recreation Ground. It was agreed that a brief ceremony could be held to plant a disease-resistant elm sapling on 31<sup>st</sup> January 2026.

**21 ANY OTHER BUSINESS**

429 The Chair noted that the PC should make a request to the Electoral Officer at TMBC to ascertain if the number of PC Councillors could be increased from seven to nine. Following a discussion of succession planning and the increasing workload of the PC it was agreed that a written request should be submitted to TMBC. *Chair*

**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.

Signed .....Chair

Dated.....