

## STANSTED PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 4<sup>th</sup> JULY 2022 AT 8 pm  
AT FAIRSEAT VILLAGE HALL**

**PRESENT:** Cllr Harry Bott Chairman  
 Cllr Mrs Polly Falconer Vice-chairman  
 Cllr Tom Brooker  
 Cllr Daren Sefer  
 Cllr Mrs Yvonne Tisson  
 Mrs Melita Gandolfo Clerk

**Item** *Action point*

Minute no

**1 APOLOGIES**

111 Apologies for absence were received from Cllr Kevin Sparkes (working) and Cllr Jack Saunders and were accepted; Apologies were also received from TMBC Cllr Martin Coffin.

**2 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER**

112 Cllr Bott declared an interest in item 6 a (i) as he had a working relationship with the applicant.

**3 MINUTES OF THE MEETING HELD ON 9<sup>th</sup> MAY 2022**

113 It was proposed by Cllr Bott, seconded by Cllr Falconer and agreed that the minutes of the meeting held on 7<sup>th</sup> June 2022 be signed as a true record.

**4 MATTERS ARISING**

114 There were no matters arising.

**Suspension of meeting for KCC and TMBC Councillors' reports**

In the absence of the Councillors, there were no reports.

**5 HIGHWAYS**

**a Traffic Plan, Highway Improvement Plan, Signage; updates; insurance**

115 Leander had sent an invoice for £5,928 for new gateway signs. The location of the STANSTED gateways was discussed, and it was agreed that one should be placed on Plaxdale Green Road near the Hilltop, and one on Stansted Hill. Cllr Falconer to ask **JS/  
TB  
PF**

116 Leander to amend the order and invoice to one new STANSTED sign instead of four, plus one refurbished sign, and two new FAIRSEAT signs. It was proposed by Cllr Falconer, seconded by Cllr Bott and agreed that the Clerk should then settle the revised invoice.

117 It was agreed that Cllr Sefer should ask his solicitor to produce a standard agreement for all the landowners on whose land the gateways will be put. The landowners should not be required or expected to engage their own solicitors.

Cllr Falconer had not received any further updates from KCC Highways Claire Venner.

**Other Highways issues**

No other issues were raised.

**6. PLANNING**

**a Applications**

- 118 (i) 22/01226/FL | Change of use of arable land to residential curtilage, adjacent to the established residential curtilage serving the existing dwelling | Coldharbour Wrotham Hill Road Wrotham Sevenoaks Kent TN15 7PT

Cllr Bott left the meeting for this item.

No objections were raised.

- 119 (ii) 22/01211/FL | The proposal is to site a temporary mobile home on the land opposite Crabdene Cottage, Hatham Green Lane, known as Crabdene Stables. Crabdene Cottage and Crabdene Stables are both owned by the applicant. Crabdene Cottage is due to be demolished shortly and temporary accommodation is needed for a period of up to one year | Land Opposite Crabdene Cottage Hatham Green Lane Stansted Sevenoaks Kent

No objections were raised.

- 120 (iii) 22/01223/LDE | Lawful Development Certificate Existing: Change of use of land to use as part of existing caravan site | Four Seasons Park Labour In Vain Road Wrotham Sevenoaks Kent TN15 7PA  
(Wrotham Parish but bordering Stansted)

Following discussion, it was agreed to respond as follow:

Stansted Parish borders Wrotham Parish, and the access road to Four Seasons Park passes through Stansted, with access already difficult along a very narrow lane. We would ask you to take our views into consideration.

Stansted Parish Council fully support Wrotham Parish Council's position on this LDE application.

Such is the nature of this site that any further development would have a serious impact on the Green Belt and adversely affect the open-ness of the area.

We believe that this proposal requires full planning permission, and that this LDE application should be refused.

**b Decisions**

- 121 22/00229/FL | Demolition of extensions, canopy and outbuilding, replacement of two pitched roofs with private terrace, erection of single storey rear/side extension and front canopy and conversion of public house (sui generis) to office (Use Class E(g)) at the ground floor and 1 No. 3 bed and 1 No. 2 bed apartments at the first floor (Use

Class C3) together with associated parking, access (as existing), turning and amenity space | Managers Accommodation Anchor And Hope South Ash Road Ash Sevenoaks Kent TN15 7ER

**Approved** - this decision was noted.

**c Appeals**

- 122 **i 21/00785/FL - Lucy's Barn, Hatham Green Lane, Stansted TN15 P7L**  
Retrospective application for the change of use of agricultural land to formation of hard-standing and erection of dog kennels and shed for a temporary 2 years.  
Appeal in progress
- 123 **ii 21/00033/ENFNOT – Appeal against Enforcement Notice – 7 Oakwood Farm, Fairseat, TN15 7LT**  
Appeal in progress
- 124 **iii 22/00014/REF | Proposed replacement windows to Residence 9 white upvc – Ridgeland, Malthouse Road Stansted Sevenoaks Kent TN15 7PJ**  
Appeal against Refusal of permission – Appeal in progress
- 125 **d Enforcement**  
Nothing to report.

**Other Planning Matters**

- 126 **e** None.

**7 FINANCE – Appendix A**

- 127 **a Bank Balances**  
The bank balances as listed on Appendix A were noted.
- 128 **b Accounts for Payment**  
It was proposed by Cllr Bott, seconded by Cllr Sefer and agreed that the accounts for payment as listed on Appendix A be paid.  
It was noted that £434, donations from the Jubilee hog roast, had been paid into the current account, and a payment for £434 made to the charity Tonbridge Welcomes Refugees, and this payment was ratified. (Charity supporting Ukrainian refugees, as suggested by TMBC Cllr Martin Coffin)
- 129 **g Other Finance Issues**  
It was agreed that the Clerk should investigate accounts paying a more favourable rate of interest for the Parish Council deposits.

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

- 130 **i Recreation Field**  
ACP Electrics had carried out the works to the path and car park lighting posts to protect against damp caused by ant hills, as previously agreed.
- 131 A hirer of Stansted Village Hall had asked if parking would be allowed on the field if necessary. It was agreed that this is acceptable in dry weather.

- 132 **ii Play park**  
The annual safety inspection had been made on behalf of Zurich Insurance.  
No serious problems were identified.
- 133 **iii Brown’s Field**  
The Council is waiting for the felling licence.
- 134 **iv Maintenance and handyperson**  
Cllr Bott will advertise the appointment of a self-employed handyperson in the parish notes. The Clerk to advise Mark Haley, who had submitted his quote for maintenance of signs, of this appointment.
- 135 **iv Other issues**  
**Notice boards**  
Cllr Brooker agreed to build a step on the bank under the Tumblefield Road notice board, using railway sleepers.  
The Clerk had asked Gerry Glidewell to look at the doors on the notice board near the Hilltop as they have “dropped” making them difficult to open and close.

**9 VILLAGE HALLS**

**i Stansted Village Hall**  
136 No issues raised.

**ii Fairseat Village Hall**  
137 No issues raised.

**10 PARISH INFRASTRUCTURE STATEMENT**

138 It was agreed that Stansted Parish Council would not apply this year.

**11 PARISH MAGAZINE**

139 The magazine continues to be well received and the Musings from the Chair appreciated. It was hoped that the Musings would encourage new people to join the Parish Council.

**12 CORRESPONDENCE**

140 None.

**141 ANY OTHER BUSINESS**

None.

**PUBLIC SESSION**

No issues were raised.

The Chairman thanked everyone for attending and closed the meeting at 9.20 pm.

Signed .....Chairman

Dated.....