

STANSTED PARISH COUNCIL**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 9 JULY 2018 AT FAIRSEAT VILLAGE HALL,
VIGO ROAD, FAIRSEAT AT 8.00 pm**

PRESENT:	Cllr Harry Bott	Chairman	
	Cllr Mrs Polly Falconer	Vice-chairman	
	Cllr Tom Brooker		Except item 6a(viii)
	Cllr Mrs Sheila Goodworth		
	Cllr Michael Osborne		
	Cllr Daren Sefer		
	Cllr Kevin Sparkes		
	Mrs Roxana Brammer	Clerk	
In attendance	Cllr Harry Rayner	Kent County Council	
	Cllr Matthew Balfour	Governor, Grange Park School	
	Mr Tom Sheldon	School Project Steering Group	
	Mr Andy Yallop	School Project Steering Group	
	22 members of the public		

Before opening the meeting, the Chairman announced the death of former Vice-chairman Larry Rogers and a minute's silence was held in his memory.

Item *Action point*
Minute no 2018/19/

1 APOLOGIES

141 All parish councillors present.

2 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER

142 A pecuniary interest was declared by Cllr Brooker in item 6a(viii), planning application for Littlefields, Plaxdale Green Road, Stansted as he was working for the applicant.

3 MINUTES OF THE MEETING HELD ON 4 JUNE 2018

143 It was proposed by Cllr Osborne, seconded by Cllr Sparkes and agreed the minutes of the meeting held on 4th June 2018 be signed as a true record.

4 MATTERS ARISING

144 No matters were raised.

5 STANSTED SCHOOL PROJECT UPDATE

145 The Chairman suspended the meeting to allow members of the Steering Group, Cllr Balfour and members of the public to speak.

Mr Sheldon said that three good offers to lease the school for educational purposes

had been received. At the last meeting, the Council had agreed to progress the offer from Grange Park School. The proposals were for a 20 year lease and the target was to sign this by the end of the month. The car parking would be at the village hall and 15 spaces would be needed. Andy Yallop reported on the planning application for change of use. The lease by a school did not need change of use but it had been decided to proceed with the application for change of use to office and community space. Now Kent County Council wanted low level lighting in the car park and drainage to deal with the area which was subject to ponding was needed.

Cllr Balfour then described the school. It was a special needs school based in Wrotham, dealing with children on the autistic spectrum. They wished to expand to Key Stage 2 (years 4, 5 and 6). The transport was let to a single taxi firm and it was difficult for children to be able to share. Cllr Rayner said that from his experience when he was Chairman of Wrotham Parish Council the school was willing to make concessions and co-operation and assistance had been first class.

Cllr Mrs Falconer said she was grateful to the Steering Group for their hard work in getting to this point. Mr Sheldon thanked Yvonne Tisson for introducing Grange Park School and Cllr Balfour for his help in progressing the project.

The Chairman thanked the speakers and re-convened the meeting.

COUNTY COUNCILLOR'S REPORT

The Chairman suspended the meeting to allow Cllr Rayner give his report.

Cllr Rayner said the verge encroachments were in process of going through the system.

The Chairman thanked Cllr Rayner and reconvened the meeting.

6 PLANNING

a Applications

- 146 i **TM/18//01286/FL:** Thriftwood, Plaxdale Green Road, Stansted: Variation of condition 1 of planning permission TM/15/03045/FL to reduce the total number of caravans on site to 160 and to increase the amount static caravans stationed on site

It was noticed that a drawing of the existing site had not been included and no comment could be made until this was received.

- 147 ii **TM/18/01302/FL:** Rondello, Tumblefield Road, Stansted: First floor extension to a two bedroom bungalow with dormer windows. This application supersedes planning approval granted on the 7th Nov 2017 (TM/17/02448/FL)

After discussion, it was agreed to comment as follows:

Further to Stansted Parish Council's response of no objection to this application, members are pleased to see the new plans are reduced and are more in keeping.

- 148 iii **TM/18/01323/FL:** 4 Brattons Cottages, Plaxdale Green Road, Stansted: Two storey side extension

No objection.

- 149 **iv** **TM/18/01335/NMA:** Almond Cottage, Malthouse Road, Stansted: Non Material Amendment to planning permission TM/17/02887/FL: Removal of the pitched roof at the rear to be replaced with a flat roof section

After discussion, it was agreed to respond as follows:

Stansted Parish Council has considered this application. Although it can be argued that the change from a pitched to a flat roof is hardly a non material amendment, it will not be seen by anyone and there is no objection.

- 150 **v** **TM/18/01350/RD:** Oakwood, Vigo Road, Fairseat: Details of conditions 1 (work commencing), 2 (materials), 3 (slab level),), 7 (landscaping and boundary treatment) pursuant to planning permission TM/16/01361/FL (Demolition of existing detached single storey bungalow and erection of 2 x detached bungalows)

After discussion, it was agreed to respond as follows:

Stansted Parish Council refers to details of condition 7 pursuant to permission TM/16/01361/FL (landscaping and boundary treatment). Members are concerned that the mature oak trees growing outside the boundary are preserved and not compromised by any landscaping or boundary treatment. They have already been trimmed back on the side facing the development and it is important that any works within the development site do not destabilise them further.

- 151 **vi** **TM/18/01348/LDP:** Little Plaxton, Plaxton Green Road, Stansted: Lawful Development Certificate Proposed: Garden room

No objection.

- 152 **vii** **TM/18/01353/TPOC:** Land known as South Drive, Hognore Wood, Gravesend Road, Wrotham: Permission is applied for to complete safety work and coppicing as advised in Tree Report attached. T34 Beech request to be Monolithed due to the advanced decay Ganoderma , and 2 small areas to be coppiced as discussed with tree officer on site

No objection

- 153 **viii** **TM/18/01459/FL:** Littlefields, Plaxdale Green Road, Stansted: Retention of summerhouse

Having declared a pecuniary interest, Cllr Brooker left the room.

After discussion, it was agreed to respond as follows:

Stansted Parish Council has considered this application and has no objection in principle. However, the Parish Council requests that a condition is imposed whereby it is ancillary to the house and there is no separate hereditament and that Article 4 development rights are withdrawn. The Parish Council also draws attention to the apparent disparity of size in the description and measuring the drawings.

Cllr Brooker returned to the meeting.

- 154 **ix** **TM/18/01524/FL:** Pinewych, Vigo Road, Stansted: Single storey front extension and cladding of first elevations with horizontal boarding

No objection.

- 155 **x** **TM/18/00118/FL:** Former Stansted C of E Primary School, Malthouse Road, Stansted: Change of use to office/community use and associated entrance with car parking in existing village hall

For information only. As the Council's own application, it was not possible to make any comment.

- 156 **b** **Decisions**

The decisions as listed on Appendix A were received.

- c** **Enforcement**

- 157 **i** **Caravan, Plaxdale Green Road**

Cllr Bott said he had spoken to a lady on the site who had said she had received a visit from an officer of Tonbridge and Malling Borough Council, who had told her the caravan could remain. The Enforcement Officer would be contacted to clarify the situation.

- 158 **d** **Appeals**

None.

- 159 **e** **Other Planning Issues**

None.

7 **FINANCE**

- 160 **a** **Bank Balances**

The bank balances as listed on Appendix B were noted.

- 161 **b** **Payments made since Last Meeting**

The payments made since the last meeting as listed on the agenda were approved.

- 162 **c** **Accounts for Payment**

It was proposed by Cllr Mrs Falconer, seconded by Cllr Bott and agreed the accounts for payment as listed on Appendix B be paid (cheques 883 - 886).

8 **GRANT APPLICATIONS**

- 163 None

9 MANAGEMENT OF THE COUNCIL'S LAND & PROPERTY**a Recreation Ground**

- 164 i. General Matters. Nothing to report.
 165 ii. Hire of Ground. Nothing to report.

b Car Park

Nothing further to add to the information given by Mr Yallop earlier in the meeting.

c Playpark

Nothing to report.

d War Memorial and Garden

Nothing to report.

e Telephone Kiosk

Cllr Mrs Goodworth reminded Cllr Brooker that the Knitting Group was still waiting for his assistance in putting up the display.

f Church Bank

Nothing to report. It was confirmed that the grass round the churchyard was the responsibility of the Parochial Church Council.

g Village Green Land, Hatham Green Lane and Parsons Lane

Nothing to report.

h Brownes Bequest

BTF Partnership was preparing a farm business tenancy for Jack Saunders.

h Notice Boards

John Stevens had offered to move one of the noticeboards outside the school to the car park. The Village Hall Committee had agreed it could be mounted on the Village Hall.

i Registration of Land

BTF Partnership was working on the registration of the war memorial garden and Church Bank as village greens.

11 HIGHWAYS & TRANSPORT**a Public Rights of Way**

Nothing to report.

176 **b Encroachment Working Party**

There was nothing further to add to the information given by Cllr Rayner earlier in the meeting.

177 **C Litter Bin and Bottle Bank Collections**

The Clerk had established that the litter bins were emptied weekly, on Thursdays. If the Council decided to supply more bins, the Borough Council would empty them. She had been told that the bottle banks had missed some collections because one of the vehicles had been off the road but had been assured this was no longer the case.

178 **d Speed Limit**

A suggestion that there be a speed limit in both villages had been put forward by a member of the public at the last meeting. It was understood from Cllr Raymer that he had a budget for highway works and it was agreed the matter should be placed on the agenda for the next meeting.

179 **e Parking for Coronation Garage on Wrotham Hill**

The problems caused by parking for the garage had been raised by a member of the public at the last meeting. Cllr Rayner indicated he wished to speak and the Chairman suspended the meeting to allow him to do so.

Cllr Rayner said that it was an enforcement matter for the Borough Council. The officer concerned took a laid-back attitude. He said that as the garage was in Wrotham Parish, the Chairman of Wrotham should be contacted.

f Any Other Highways or Transport Issues

180 **i Kent County Council "Big Conversation" Meeting**

Cllr Mrs Falconer had attended a meeting about KCC's Big Conversation consultation on rural public transport. There were basically 3 ideas: feeder routes to main routes; transport on demand by means of a call or phone app; a scheduled service with taxis. Consultation would be by means of household questionnaires or online and the closing date was 8th August. She also mentioned the existing Kent Karrier service.

12 VILLAGE HALLS

181 **a Stansted Village Hall**

The Clerk was asked to push for a reply to the letter sent about the removal of the clause concerning the sale of alcohol. *RB*

182 **b Fairseat Village Hall**

Nothing to report.

13 POLICE MATTERS

183 Cllr Mrs Goodworth had nothing to report.

14 WORLD WARS COMMEMORATIVE BOOKLET

184 Cllr Bott said that the project was coming along well. There would be an exhibition in the Cloisters on 10th November, with a party in the Black Barn that evening. The Council's wreath would be laid on Sunday 11th November together with others.

15 REPORTS ON MEETINGS ATTENDED BY COUNCILLORS AND CLERK

185 None.

16 CONSULTATION

186 No documents received.

17 CORRESPONDENCE

187 None.

18 REPORTS & CIRCULARS

188 The reports and circulars as listed on the agenda were received.

19 ANY OTHER BUSINESS

188 a Roadside Memorials

Cllr Sparkes asked if there was a limit on the time flowers left as memorials by the roadside should be left

SUSPENSION OF MEETING FOR PUBLIC SESSION

A complaint was made about heavy goods vehicles using Ash Lane.

The Chairman thanked councillors and members of the public for attending and closed the meeting at 10.05 pm

SignedChairman

On theday of2018