

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL ("PC") MEETING HELD ON MONDAY 7th SEPTEMBER 2026 AT STANSTED VILLAGE HALL AT 8.00 PM

PRESENT: Cllr Yvonne Tisson Chair
Cllr Dick Hogbin Vice-Chair
Cllr Tom Brooker
Cllr Kelly Curtis
Cllr Peter Morris
Cllr Daren Sefer
Cllr Greg Whitaker
Mr David Rice Clerk

Four members of the public

Item		Action point
Minute no		
1	CHAIRMAN	
192/26	Cllr Tisson took the Chair.	
2	APOLOGIES	
193/26	No apologies had been received.	
3	DECLARATIONS OF INTEREST	
194/26	There were no declarations of interest.	
4	MINUTES OF THE MEETING HELD ON 6 JULY 2026	
195/26	It was proposed by Cllr Morris, seconded by Cllr Curtis and resolved that the minutes of the meeting held on 6 th July 2026 be signed as a true record.	
5	MATTERS ARISING	
196/26	There were no matters other than those already on the meeting agenda.	

COUNTY AND BOROUGH COUNCILLORS' REPORTS

Cllr. Harry Rayner provided an update from Kent County Council highlighting that the Local Government Review announced in July 2026 had been paused. The Secretary of State for Housing, Communities and Local Government, Angela Rayner, had called for the delay following legal advice that it was necessary to confirm the legality of the process. The plan was to split Kent into four new unitary authorities with the current district and borough councils and the County Council being abolished. The delay to the implementation of the plan means that the local elections in May 2027 will be based on the current council boundaries.

Cllr. Harry Rayner also noted that the Tonbridge and Malling Regulation 19 Publication Local Plan would be out for public consultation between 11 September and 25 October. The Local Plan sets out an ambitious target of providing a further 18,500 homes in the borough by 2042. It was very unlikely

that this plan would be achieved as Southeast Water had stated that there was insufficient water and sewerage capacity for anything like that number of houses. For these reasons TMBC had decided that its own Local Plan was not viable and could not be supported. Despite this decision by TMBC the Government had instructed that Regulation 19 consultation on the draft plan should proceed.

Cllr. Harry Rayner advised that funding was available for capital expenditure until the end of November 2026 and that he could be contacted to provide the necessary form.

OPEN SESSION

The Chair invited members of the public to raise any matters of concern and it was noted that there were a number of footpaths that required attention and the list compiled by Mr Barry would be provided to the Parish Council.

Mr Goddings, representing the Stansted & Fairseat History Society suggested that an additional wreath to the one laid by the Parish Council could be laid at the stone to commemorate Pilot Officer Colin Francis during the Council ceremony on 11th November 2026. This was agreed that the Clerk will order two wreaths and the History Society would pay for the one for Pilot Officer Colin Francis.

LOCAL ISSUES

6 LONDON GOLF CLUB

197/26 The Chair reported that, following discussions with representatives from the London Golf Club, it was clear that work on the restoration of South Ash Manor would need to be completed before the occupation of the hotel was allowed.

7 REPORT FROM BLACK HORSE STEERING COMMITTEE

198/26 The Chair reported that the proposal for the Black Horse to become a community pub was promoted at the Stansted fete on 5th September and that a donation of £626 was likely to support the cause. A prospectus had been issued with a view to identifying financial pledges which could initially help in financing the purchase of the pub. "Angel" investors are also being sought.

8 REPORT FROM NATIONAL LANDSCAPES STEERING COMMITTEE ("NLSC")

199/26 It was noted that Tom Sheldon had been appointed to the NLSC following Polly Falconer's move from the parish. Phil Chamberlain remained Chairman of the NLSC. Mr Sheldon would be raising the proposal of including Stansted and Fairseat within the local National Landscapes area (formerly Area of Outstanding Natural Beauty) with our local MP Tom Tugendhat. It was likely to be a long running project for the parish to be included in the National Landscapes area.

9 REPORT FROM THE SCHOOL SUB-COMMITTEE

200/26 The Chair noted there was nothing to report from the School Sub-Committee.

10 LOCAL GOVERNMENT REORGANISATION

201/26 The Chair noted that the Local Government Reorganisation had been paused as explained by Cllr. Harry Rayner.

11 CLIMATE ACTION PLAN UPDATE

202/26 The Chair noted that there was nothing to report.

12 FAIRSEAT CHAPEL

203/26 It was noted that the Clerk had submitted a nomination for the listing of the Fairseat Chapel for inclusion in TMBC's list of Assets of Community Value.

13 MAINTENANCE OF LOCAL PATHS

204/26 The comments made earlier in the meeting were noted.

14 HIGHWAYS

205/26 The Chair noted she had appeared on a BBC South-East programme highlighting the problems of speeding vehicles in country lanes. It was also noted that Ashley Rossiter, Cassy Dixon had also contributed on the specific matter of horse safety on country roads. KCC would be carrying out a remote traffic speed survey. If the parish was given the go-ahead for a formal survey this would require consultation with the parish as it would be a costly exercise. It was suggested that an interim measure would be to re-paint the existing road signs.

15 DELIVERY OF STATIC HOMES

206/26 The Parish Council noted the concern about the disruption caused by the delivery of very large static homes with regard to traffic congestion and the damage to trees and hedgerows. The Parish Council had contacted Kent Highways and the division dealing with oversized lorries but enforcing any restrictions was proving difficult. It was noted that Four Seasons would be taking delivery of 14 large static homes, representing 28 deliveries, and around only four had been delivered to date. As the Four Seasons site was located in the parish of Wrotham it was agreed that the matter should be raised with the Clerk of Wrotham Parish Council.

Clerk

16 POP-UP PUB

207/26 The Chair expressed her thanks to Cllr. Morris and his wife Liz for setting up the August Pop-Up Pub at the Fairseat Village Hall; it was acknowledged that this represented a significant logistical challenge and it was appreciated by all those who attended. Thanks were also given to Cllr. Whitaker for his continued commitment to this valued community event.

17 PINPOINTING PARISH PROBLEMS

208/26 The Chair reported that during August the Parish Councillors had carried out an annual walk around the parish to spot any issues that required attention, e.g. rubbish, pot-holes and footpaths etc. A variety of issues were noted and these were being logged and would be addressed in the coming months.

18 PLANNING

a Applications

209/26 (i) **Fairseat House, Vigo Road, Fairseat TN15 7LU**
26/01383/LB - Listed Building Application. Conversion of existing garage and outbuilding into home office. This conversion was approved under application TM/12/02271/LB but this permission was not implemented.
No objection.

(ii) **Copper Beeches, Ash Lane, Stansted TN15 7DY**
26/01353/FL - Proposed store/bar to rear garden
No objection.

(iii) **Court Lodge, Plaxdale Green Road TN15 7PG**
26/01569/TNCA – 1 x Liriodendron tulipifera for felling
No objection.

210/26 **b Decisions by TMBC – Responses from Stansted Parish Council in italics**

(i) **Rumney Farm House, South Ash Road, Ash**
25/01402/PA – Demolition of existing buildings and construction of self-build house
TMBC approved 15 July 2026 – *No objection though suggestions provided*

(ii) **Black Horse, Tumblefield Road, Stansted**
TM/26/00695 – Permission in principle for up to three dwellings
TMBC refused 16 July 2026 - *Objection*

(iii) **Whitecroft, Vigo Road, Fairseat TN15 7LR**
26/00729/FL – Part demolition of the existing rear projection and front porch, erection of a single storey rear extension and first floor rear extension with external alterations
TMBC approved 17 July 2026 – *No objection*

(iv) **Land West of Oakfield, Wrotham Hill Road, Wrotham**
26/00526/FL - Erection of a single storey dwelling (self-build)
TMBC refused 29 July 2026 – *Objection*

(v) **Stansted Lodge Farm, Tumblefield Road TN15 7PR**
26/00976/FL – Change of use of agricultural land and building to commercial equine stud farm
TMBC refused 10 August 2026 - *Objection*

(vi) **1-4 The Croft, Tumblefield Road**
26/01145/FL – Replacement windows
TMBC approved 12 August 2026 – *No Objection*

- (vii) **8 Tumblefield Estate, Tumblefield Road, Stansted**
26/00459/FL New boundary fence (retrospective)
TMBC approved 21 August 2026 – *No objection though suggestions provided.*
 - (viii) **5 Platt House Lane, Fairseat**
26/01084/FL – Two storey extension and alteration to front porch
TMBC approved 24 August 2026 - *No objection though suggestions provided.*
- 211/26 **c Outstanding decisions from TMBC**
 - (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)
 - (ii) **2 Seagrove Cottages, Malthouse Road, Stansted TN15 7PH**
TM/26/00391/FL - Two storey side extension and replacement detached double garage
- 212/26 **d Refusals**

None at the time of the meeting.
- 213/26 **e Withdrawn**

Copper Beeches, Ash Lane
TM/26/01068 Outbuilding to rear garden (lawful development)
- 214/26 **f Enforcement**
 - (i) **Black Horse, Tumblefield Road, Stansted, Sevenoaks, TN15**
Tree removal – Emergency TPO requested - hand delivered letter to TMBC 03.09.24
Emergency Enforcement Action requested - hand-delivered letter to TMBC 28.10.24
Emergency Enforcement Action requested – letter emailed 02.05.25
Letter re further planning infringements – emailed 04.06.25
Letter re further planning infringements – emailed 22.07.25
Letter re Freedom of Information Request – emailed 30.07.25
Letter re Freedom of Information Request – emailed 02.03.26
- g Appeals**

None to consider
- 215/26 **h Other Planning matters**

There were no other matters discussed.

- 216/26 **a School**
There were no matters to report.
- b Recreation Field**
There were no matters to report.
- c Play-park**
There were no matters to report.
- d Browne's Field**
There were no matters to report.
- e Telephone Box**
There were no matters to report.
- f General Parish Maintenance**
It would be necessary for Tom Brooker to provide a quote for the trimming of the school hedge.
- g New contractor for grounds maintenance**
It was noted that the new agreement with Landscape Services stated that payment would only be required as and when scheduled work was completed, rather than paying a set amount each month as had been the case with Nurture. The Clerk was instructed to provide the Parish Councillors with a copy of the contract.
- h Village Hall Reports**
The Clerk was requested to draft letters to both the Village Hall Committees noting that when capital expenditure had been funded by the Parish Council this did not extend to any ongoing maintenance issues relating to the assets acquired and these costs would be met by the respective Village Hall Committees. It was also suggested that Village Hall Committees and other parties requesting annual grants should set out what they intend to use any funds for and that when applying for new grants they should confirm if the funds were used for the requested purpose and if not, why this did not happen. The Clerk should compile a new form for the annual grants to be completed for the consideration of the Parish Council.

- 217/26 **a Public Space Protection Order**
Cllr. Curtis had provided the necessary information to the Chair.
- b Gateway Sign Placement**
There was only one sign left for siting and that was on the entrance to Fairseat from the A227 Gravesend Road.
- c Contract for Browne's Field**

The Clerk was requested to prepare a contract for the new tenant.

d Emergency Preparedness

Cllr. Curtis was continuing with this project.

e Insurance Policy Review

The Chair confirmed that this matter was ongoing with an insurance specialist.

f New secure gov.uk emails

The Clerk was instructed to arrange training for using the new email addresses.

21 FINANCE REPORT

218/26 **a Asset Register**

The Clerk reported that the asset register would be updated for the value of the new laptop (c.£300).

b Bank Balances and bank reconciliations

The bank balances as listed on Appendix A and as shown on the bank statements were noted along with the bank reconciliations.

c To approve payments made since last meeting

Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the payments made since last meeting as listed on Appendix A (attached to these minutes) be approved.

d Accounts for payments for September

Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the accounts for payment listed on Appendix A (attached to these minutes) be approved.

22 REPRESENTATION AT MEETINGS/TRAINING

219/26 The members had not attended any training since the previous meeting and the Chair requested that individual councillors search for relevant training and that the Clerk confirm how Councillors could access KALC training. **Chair**

There being no further business, the Chair thanked everyone for attending and closed the meeting at 10.00 p.m.

SignedChair

Dated.....