

STANSTED PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 11TH MAY 2026
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

Three members of the public

Item		<i>Action point</i>
Minute no		
1	CHAIRMAN	
619	Cllr Tisson took the Chair.	
2	CHAIRMAN'S DECLARATION OF OFFICE	
620	Cllr. Tisson offered to continue as Chair for the next six months and it was proposed by Cllr. Sefer and seconded by Cllr. Curtis that the appointment be approved.	
3	VICE-CHAIRMAN'S DECLARATION OF OFFICE	
621	Cllr. Tisson noted that Dick Hogbin had offered to fill the casual vacancy filled by the resignation of Cllr. Estrada. Mr Hogbin had also offered to become Vice-Chair for six months and thereafter he would take over from Cllr. Tisson as Chair. Mr Hogbin's appointment was proposed by Cllr. Morris and seconded by Cllr. Curtis.	
4	APOLOGIES	
622	Apologies had been received from Cllr. Brooker.	
5	DECLARATIONS OF INTEREST	
623	There were no declarations of interest.	
6	MINUTES OF THE MEETING HELD ON 7th APRIL 2026	
624	It was proposed by Cllr Curtis, seconded by Cllr Whitaker that the minutes of the meeting held on 7 th April 2026 be signed as a true record.	
5	MATTERS ARISING	
625	There were no matters other than those already on the meeting agenda.	

COUNTY AND BOROUGH COUNCILLORS' REPORTS

Cllr. Harry Rayner had provided his update at the Annual Parish Meeting which preceded the meeting.

6 LONDON GOLF CLUB

626 There was nothing further to report at the time of the meeting on this matter.

7 REPORT FROM BLACK HORSE STEERING COMMITTEE

627 The PC discussed the status of the Black Horse and noted that an application had been lodged for 'permission in principle' to build three houses in the grounds of the pub. Over 190 letters of objection had been sent to TMBC planning together with a detailed report from the PC and, as at the time of the meeting, the result was awaited.

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

628 The PC discussed the proposal to include Stansted and Fairseat within the local National Landscapes area (formerly Area of Outstanding Natural Beauty) thus better protect our natural environment. It was hoped that the item would be on the agenda of the next meeting of Kent Downs National Landscape boundary review.

9 REPORT FROM THE SCHOOL SUB-COMMITTEE

629 The Chair noted that the annual inspection would take place on 18th June 2026.

10 NATIONAL POLICY PLANNING FRAMEWORK

630 The Chair reported that local parish councils continued to be engaged in a National Policy Planning Framework in order to have a co-ordinated plan to oppose unwelcomed development. There were no items to report on this matter at the time of the meeting.

11 COMMUNITY GOVERNANCE REVIEW

631 The Chair reported that Cllr. Rayner was supportive of the proposal increase the number of councillors from 7 to 9. This would enable the workload to spread across more individuals.

12 CLIMATE ACTION PLAN

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

13 FAIRSEAT CHAPEL

633 The Chair noted that Russell Frew had provided a draft of his report in order for an application to made to Historic England for the Fairseat Chapel (the "Chapel") to be added as a listed building. Once the final report had been submitted 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

634 The Chair noted that as Cllr. Brooker was not in attendance there would be no update on this matter at the meeting.

635 It was noted that footpath 204 between Coldharbour and Fairseat was overgrown through Wessels Wood next to Mingram Wood and that Alice Bott had been contacted by Tom Sheldon requesting him to cut back the undergrowth on his land.

14 HIGHWAYS

636 The Chair reported that progress had been made with installing the village gateways and that one remained to be sited from the A227 into Fairseat.

637 There was a discussion about the best way of reducing traffic speed in the parish particularly in light of the recent incidents involving horses. The PC would continue to assess the best ways of tackling the problem and would revisit the matter at the next meeting in June.

15 PLANNING

a Applications

638 (i) **Black Horse, Tumblefield Road, Stansted TN15**

TM/26/00695/PIP – Permission in principle for up to three dwellings
As noted earlier in the meeting the PC had submitted a written objection to the application.

(ii) **8 Tumblefield Estate, Tumblefield Road, Stansted, Sevenoaks, Kent TN15**

TM/26/00459/FL – New boundary fence (retrospective)
The PC agreed to contact the TMBC planning department on the basis that it was concerned that the wooden fence was uneven and in places exceeded the permitted height abutting a road. The concrete posts and gravel boards were also out of character to the areas hedgerows.

(iii) **8 Tumblefield Estate, Tumblefield Road, Stansted, Sevenoaks, Kent TN15**

TM/26/00473/LDP - Lawful development Certificate Proposed;
Single storey side and rear extensions.
The PC noted that they were not allowed to submit any comments on this application.

(iv) **Land West of Oakfield, Wrotham Hill Road, Wrotham, Sevenoaks**

TM/26/00526/FL – Erection of single storey dwelling (self-build)
The PC considered that the proposed development would harm the rural character of the Green Belt. It was noted that the area was subject to the risk of flooding and the PC recommend that the application be refused.

(v) **2 Seagrove Cottages, Malthouse Road, Stansted TN15 7PH**

TM/2600391/FL - Two storey side extension and replacement garage
Whilst the PC acknowledged that the application was an improvement on the one made in October 2025 the proposed development would spoil the symmetry of the two semi-detached cottages and the garage was considerably larger and with a steep pitch. The PC requested that if permission was granted that a condition should be imposed to ensure that it would only be allowed for parking vehicles.

639 **b** **Decisions by TMBC**

The Old Rectory, Plaxdale Green Road, Stansted

TM/26/00394/TNCA – Yew tree reduce by 3-4m – Approved 14.04.2026

640 **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) Rumney Farm House, South Ash Road, Ash

25/01402/PA – demolition of existing buildings and construction of self-build house.

(iii) Oak Tree Stables, Vigo Road, Fairseat

25/02159/RD – Septic tank

641 **d** **Appeals**

None at the time of the meeting.

e **Enforcement**

642 **(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

(ii) Stansted Lodge Farm, Tumblefield Road, Stansted, Sevenoaks TN15 7PR

25/00284/USET - Alleged material change of use of site to residential caravan site.
The PC understood that a planning application will be made, however, this has not been made to date.

Other Planning matters

643 **f** There were no other matters discussed.

16 FINANCE – Appendix A

644 a Finance Report

The Finance Report was noted.

645 b Bank Balances

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

The Chair requested that the invoice payable to Mary Power for advice relating to presentation to the planning committee regarding the Black Horse should be reimbursed to the current account from the Black Horse bank account fund. *Clerk*

646 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 Appendix A be approved.

647 d Accounts for payment

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

16 REPORTS FROM INDIVIDUAL PARISH COUNCILLORS

648 The Public Space Protection Order (“PSPO”) had been reviewed by Cllr Curtis and a summary of the issues had been provided to the Chair for review. *Cllr Curtis*

649 As previously noted there was just one gateway to be installed.

650 The contract for grounds maintenance was discussed and Cllr. Morris confirmed that he was obtaining quotes for the work in order to assess whether the PC was getting value for money from the current arrangement with Nurture Landscapes.

651 The Emergency Preparedness project was being advanced by the PC Community Co-ordinator, Cllr. Curtis.

652 The PC’s insurance policy was being reviewed by an insurance specialist.

653 The .gov emails for all members of the PC had been set up and the Clerk would follow up on how this should be implemented. *Clerk*

654 The PC agreed to the IT Policy based on a standard format be adopted and uploaded to the website. *Clerk*

17 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

655 i Grange Park School

It was noted that the posts in the school/village hall car park were getting damaged when the grass was strimmed around them and it was suggested that metal guards could be added at the base of the posts and Cllr. Morris would investigate.

Cllr Morris

656 ii Recreation Field

The Chair agreed to discuss the creation of a form and a procedure with Mrs Goodworth.

Chair

657 iii Play park

The Clerk noted that the insurers Zurich had been contacted and that an inspection of the play equipment would be carried out in May 2026.

Clerk

658 iv Browne's Field

There were no specific items for discussion.

659 v Telephone box in Plaxdale Green Road

There were no matters to note.

660 vi Maintenance and handyperson

There was a list of general maintenance and Cllr Morris was making headway through the outstanding jobs.

661 vii Other issues

There were no specific items for discussion.

17 VILLAGE HALLS

Stansted & Fairseat Village Halls

662 Cllr. Morris noted that a West Kent grant had been used to fund half the cost of the new lighting at Fairseat Village Hall.

18 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

663 Cllr. Sefer confirmed that he had attended a KALC meeting which covered climate initiatives that were being adopted across the county and that there were specific courses that the PC could find beneficial.

19 BENCHES

664 The project was on hold for the time being and repairs were being carried out rather than new ones purchased.

20 CORRESPONDENCE

665 There was no correspondence other than the items already covered in the meeting.

21 ANY OTHER BUSINESS

666 There being no further business the meeting closed.

Clerk

PUBLIC SESSION

No items were raised by members of the public.

The Chair thanked everyone for attending and closed the meeting at 9.45 p.m.

SignedChair

Dated.....