

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 1st JUNE 2026 AT FAIRSEAT VILLAGE HALL AT 8.00 PM

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

One member of the public

Item		Action point
Minute no		
1	CHAIRMAN	
99/26	Cllr Tisson took the Chair.	
2	APOLOGIES	
100/26	There were no apologies and Cllr. Hogbin was welcomed to his first meeting as a councillor.	
3	DECLARATIONS OF INTEREST	
101/26	There were no declarations of interest.	
4	MINUTES OF THE MEETING HELD ON 11TH MAY 2026	
102/26	It was proposed by Cllr Sefer, seconded by Cllr Morris that the minutes of the meeting held on 11 th May 2026 be signed as a true record.	
5	MATTERS ARISING	
103/26	There were no matters other than those already on the meeting agenda.	

COUNTY AND BOROUGH COUNCILLORS' REPORTS

Cllr. Harry Rayner highlighted a number of issues with the draft version of TMBC's Local Plan 2025 which, once approved, would determine the sites to be developed in the area up to 2031. The recent water shortages and traffic congestion were highlighted as evidence of insufficient infrastructure, however, TMBC was pressing ahead with further development. The plans, which included 3,000 houses at Borough Green Gardens would be subject to a rigorous examination process by which time, given the local government re-organisation, TMBC would cease to exist.

6 LONDON GOLF CLUB

104/26 There was nothing further to report at the time of the meeting on this matter.

7 REPORT FROM BLACK HORSE STEERING COMMITTEE

105/26 The PC discussed the status of the Black Horse and noted that a reply had been received from TMBC following the Freedom of Information request. The response addressed some of the issues raised although the issue of the felling of the trees and their reinstatement was being appealed by the owners of the Black Horse despite TMBC requesting the planting of fewer trees than had been lost. As at the time of the meeting no decision had been made by TMBC on the application for 'permission in principle' to build three houses in the grounds of the pub which had been opposed by the Parish Council together with over 190 letters of objection being sent by local residents.

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

106/26 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. There were no updates at the time of the meeting.

9 REPORT FROM THE SCHOOL SUB-COMMITTEE

107/26 The Chair noted that the annual inspection had taken place in May and a list had been compiled of tasks that needing completing. It was noted that regarding the electricity generated from the solar panels was not being exported for sale as this was not available through the school's existing provider and this would be investigated.

10 NATIONAL POLICY PLANNING FRAMEWORK

108/26 The Chair reported that this matter was discussed at the recent Planning Policy Partnership meeting. It was noted that the proposed building targets were paused as Southern Water was unable to confirm that they could supply the required 110 litres per day per household. It was noted that the 3,000 houses were proposed under the Borough Green Gardens, however, due to the lack of water supply and problems faced by developers the proposal could be in jeopardy and 3,000 homes will need to be found elsewhere in the borough.

11 COMMUNITY GOVERNANCE REVIEW

109/26 The Chair reported that there would be a further committee meeting on 10 June to consider the proposed increase the number of councillors from 7 to 9. If approved this would enable the workload to spread across more individuals and would be effective from May 2027.

12 CLIMATE ACTION PLAN

110/26 The Chair noted that TMBC were providing heat loss cameras for the use of the public to spot places where heat was escaping from homes. It was agreed that Cllr. Whitaker would arrange to borrow some cameras in the autumn.

111/26 It was also noted Tetrapaked items could now be recycled.

13 FAIRSEAT CHAPEL

- 112/26 The Chair noted that Russell Frew had provided his final report on applying for listing of the Fairseat Chapel (the "Chapel") with Historic England. It was agreed that the fast track fee for a decision in 12 weeks at a price of £540 should not be paid. It would be necessary for the Clerk to apply for the Chapel to be registered as an Asset of Community Value now that the application had been made. **Clerk**

14 MAINTENANCE OF LOCAL PATHS

- 113/26 There was nothing to report.

15 HIGHWAYS

- 114/26 It was noted that TMBC had emailed about the replacement of the parish street signs and it was agreed that the PC would be responding that these were part of the Highway Improvement Plan agreed a number of years ago and discussed in detail with TMBC.
- 115/26 There was a discussion on the best ways to reduce the speed of traffic through the two villages. The PC would work towards a goal of establishing a 30 mph limit on the entrances to the villages, repainting signs on the roads to highlight bends and where it was necessary to slow down. Further consideration would be given to warning drivers of the presence of horses in the parish.

16 PLANNING

a Applications

- 116/26 (i) **Kristova, Vigo Road, Fairseat, Sevenoaks TN15 7LT**
26/00708/FL – Single storey extension, conversion of garage to habitable room
Following a discussion it was agreed that the PC had no objections.
- (ii) **Whitecroft, Vigo Road, Fairseat, Sevenoaks 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
Following a discussion it was agreed that the PC had no objections.
- (iii) **8 Tumblefield, Stansted TN15 7PS**
26/00459/FL - Erection of timber fencing along boundary (retrospective).
Proposed erection of retaining wall and driveway to create two parking spaces with new vehicular access onto Tumblefield Road and soft landscaping along western boundary
The PC had already responded on the application and the same response would be provided.

117/26 **b** **Decisions by TMBC**

None at the time of the meeting.

118/26 **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) 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
- (iv) Black Horse, Tumblefield Road, Stansted TN15**
TM/26/00695/PIP – Permission in principle for up to three dwellings
- (v) 8 Tumblefield Estate, Tumblefield Road, Stansted, Sevenoaks, Kent TN15**
TM/26/00459/FL – New boundary fence (retrospective)
- (vi) Land West of Oakfield, Wrotham Hill Road, Wrotham, Sevenoaks**
TM/26/00526/FL – Erection of single storey dwelling (self-build)
- (vii) 2 Seagrove Cottages, Malthouse Road, Stansted TN15 7PH**
TM/26/00391/FL - Two storey side extension and replacement detached double garage

119/26 **d** **Appeals**

None at the time of the meeting.

120/26 **e** **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

Other Planning matters

121/26 **f** There were no other matters discussed.

122/26 a **To receive the Annual Governance and Accountability Return for the year ended 31 March 2026**

(i) **To receive the Internal Auditor's Report and note its comments:** It was noted that the Internal Auditor inspected the accounts on x May 2026 and found the financial records to be up to date and accurate.

(ii) **To receive the Annual Internal Audit Report for 2025-2026:** Received and noted.

(iii) **To approve the Annual Governance Statement (Section 1):** Received and noted.

Resolved: That the Annual Governance Statement 2025-2026 be approved and for the Clerk/RFO and Chair to sign.

(iv) **To approve the Accounting Statement (Section 2):**

Resolved: To approve the Accounting Statements 2025-2026 and for the Chair to sign.

(v) **To set the commencement dates for the exercise of Public Rights**
Said dates are the 22 June 2026 to 31 July 2026 and the announcement will be made on 19 June.

121/26 a **Finance Report**
The Finance Report was noted.

122/26 b **Bank Balances**
The bank balances as listed on Appendix A and as shown on the bank statements were noted.

123/26 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.

124/26 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.

125/26 The Public Space Protection Order had been reviewed by Cllr Curtis and a *Cllr Curtis* summary of the issues had been provided to the Chair for review.

128/26 As previously noted there was just one gateway to be installed.

129/26 The contract for grounds maintenance was discussed and Cllr. Morris confirmed that he had obtained a range of quotes for the work. It was agreed

	that Nurture Landscapes should be contacted to explain that the contract was being put up for tender and requesting them to resubmit a quote.	<i>Clerk</i>
130/26	The Emergency Preparedness project was being advanced by the PC Community Co-ordinator, Cllr. Curtis.	
131/26	The PC's insurance policy was being reviewed by an insurance specialist.	
132/26	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.	<i>Clerk</i>
133/26	The PC agreed that the Pop-up Pub would be held in Fairseat on 26 th June.	<i>Clerk</i>

17 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

134/26	i Grange Park School The recent school inspection was noted.	
135/26	ii Recreation Field The Chair agreed to discuss the creation of a form and a procedure with Mrs Goodworth.	<i>Chair</i>
136/26	iii Play park The Clerk noted that the insurers Zurich had been contacted and that an inspection of the play equipment was scheduled for May and he would confirm if this had been carried out.	<i>Clerk</i>
137/26	iv Browne's Field There were no specific items for discussion.	
138/26	v Telephone box in Plaxdale Green Road There were no matters to note.	
139/26	vi Maintenance and handyperson There was a list of general maintenance and Cllr Morris was making headway through the outstanding jobs.	
140/26	vii Other issues The installation of security cameras would be carried forward to when the ground was not so dry.	

18 VILLAGE HALLS

Stansted & Fairseat Village Halls

- 141/26 The Chair suggested that whilst the PC would in some cases make contributions towards the funding of equipment like the projectors and screens it was the financial responsibility of the respective village halls to pay for ongoing maintenance and this would make this clear to the two committees.

Chair

19 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

- 142/26 There was a discussion of the security firm which was in partnership with TMBC to step in where there was anti-social behaviour. It was agreed that this service which parishes were required to make a financial contribution for was not necessary for this parish.

20 BENCHES

- 143/26 The project was on hold for the time being and repairs were being carried out rather than new ones purchased.

21 CORRESPONDENCE

- 144/26 There was no correspondence other than the items already covered in the meeting.

22 ANY OTHER BUSINESS

- 145/26 It was agreed that instead of an August meeting that the PC would walk around the parish to identify issues which needed to be resolved and streets were allocated to individual councillors.

PUBLIC SESSION

No items were raised by members of the public.

The Chair thanked everyone for attending and closed the meeting at 10.25 p.m.

SignedChair

Dated.....