

STANSTED PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 2nd FEBRUARY 2026
AT FAIRSEAT VILLAGE HALL AT 8.00 PM**

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

Five members of the public

Item		<i>Action point</i>
Minute no		
1	CHAIRMAN	
475	Cllr Tisson took the Chair.	
2	APOLOGIES	
476	There were no apologies for absence.	
3	DECLARATIONS OF INTEREST	
477	There were no declarations of interest.	
4	MINUTES OF THE MEETING HELD ON 5th JANUARY 2026	
478	It was proposed by Cllr Morris, seconded by Cllr Sefer that the minutes of the meeting held on 5 th January 2026 be signed as a true record.	
5	MATTERS ARISING	
479	It was noted that salt and bins had been ordered since the last meeting.	

COUNTY AND BOROUGH COUNCILLORS' REPORTS

The Chair invited Cllr Betts to provide his report to the PC.

Cllr Betts noted that the TMBC committee review of the planning application for the Black Horse was likely to be held in February although a specific date had not been confirmed. Cllr Betts explained the format of the committee review and noted that the public could attend either in person or on-line.

Further to the granting of planning permission in principle for the MOTO lorry park near Wrotham Heath, it was noted the further appeal led by Wrotham Parish Council had been lost. The decision was based on what has been agreed to be poorly drafted legislation on the definition of 'grey-belt'. A detailed planning application would be submitted and once approved the construction was likely to take around eighteen months to two years to be completed.

Cllr Betts noted that TMBC had received over 4,000 responses for the Local Plan during the consultation period. The Borough Green Garden plan for a large housing development could face further opposition given the increased traffic congestion caused by allowing the MOTO development. TMBC's target for house building had been increased from 865 to 1150 houses per annum between 2025-40 although this was unlikely to be met given that the most TMBC had ever managed was 500 homes.

Green Business grants were now available for small businesses to fund environmentally friendly projects. Grants were of up to 50% for projects, with a maximum cost of £10,000 and could be applied for from Jeremy Whittaker at TMBC.

Cllr Rayner highlighted that KCC had received a downgraded OFSTED report on the assistance provided to young people coming out of local authority care, noting that councils had a responsibility for young adults until the age of 25.

Cllr Rayner noted that whilst Reform led KCC was only increasing the Council Tax by 3.75% it could not balance the books and had made a request from government for additional funding, which had been refused on the basis that KCC should have increased the Council Tax by 5%, in line with other councils.

Cllr Rayner explained the local government reforms whereby local councils would be reduced in number in favour of unitary authorities was intended to make decision-making easier and faster although the reorganisation would cost millions and this could lead to increased council tax bills.

The Chair thanked Cllrs Betts and Rayner for their reports.

6 LONDON GOLF CLUB

480 There was nothing further to report at the time of the meeting.

7 REPORT FROM BLACK HORSE STEERING COMMITTEE

481 The PC noted the recent planning application for a much reduced pub and four small flats at the Black Horse which would be subject of a committee review given the number of objections lodged with TMBC although a date for the committee review had not been confirmed it was expected to be in February 2026. The Steering Committee would prepare and attend where necessary.

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

482 The Chair reported that Cllr Rayner had suggested that the NLSC make contact with the National Landscapes Committee in order to flag the fact that a request would be made on behalf of the parish to be included within the National Landscapes zone.

9 REPORT FROM THE SCHOOL SUB-COMMITTEE

483 The Chair noted that the School Sub-Committee had met on 13th January 2026 and there had been a discussion on the exporting of electricity as at the current time no income was being received for it by the school.

11 CLIMATE ACTION PLAN

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

12 FAIRSEAT CHAPEL

485 The Chair noted that Russell Frew had been appointed to make an application to Historic England for the Fairseat Chapel (the “Chapel”) to be added as a listed building. Cllr Estrada noted that Mr Frew’s initial view was the Chapel may not be of sufficient architectural interest to support a listing. Once Mr Frew’s final report had been received 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

486 The Chair noted that the stile on Hatham Green Lane to access the footpath across the Goodworth’s field to Plaxdale Green Road had been repaired.

14 HIGHWAYS

487 The village gateways project was ongoing and installation was expected to be completed shortly.

488 The traffic plan remained under discussion and DHA had been instructed and the London Golf Club would be able to assist with funding of their engagement.

489 The PC noted that the parking and extraction of water into tankers on the lay-by on the A20 opposite the former Horse & Groom pub had stopped since the last meeting.

14 PLANNING

a Applications

490 **(i) Hilden House, Plaxdale Green Road, Stansted
25/02034/FL – New gate and entrance**

Objection: The PC considered that traditional wooden gates would be preferable to the proposed gates of solid construction and a revised style was requested.

**(ii) 2 Seagrove Cottage, Malthouse Road, Stansted
25/02039/LDP – Lawful Development Certificate – conversion of loft to
habitable room with rooflights front and rear**

No objection.

**(iii) Dayroom Shared Facility, Oak Tree Stables, Vigo Road, Fairseat
25/02159/RD – Details of Condition 6 (septic tank) submitted pursuant to
planning permission TM/23/03456/FL (dayroom facility forming an extension to
a cart store).**

Objection: Clarification sought as the original planning application which was approved confirmed that there was sufficient capacity to accommodate the two families who have permission to live there.

(iv) Parsonage Farm, Hatham Green Lane, Stansted
25/02179/OA – Outline application for demolition of barn and erection of 7 bungalows

Objection: The PC considered that the proposed bungalows were of a poor quality and design, positioned too close to each other and it was doubtful that they were suitable of older residents as maintained.

Decisions

491 **(i) Whitecroft, Vigo Road, Fairseat**

25/01888/PA - Lawful Development Proposal – Single storey extension
Approved by TMBC 06.01.2026

(ii) Platt House Farm, Fairseat Lane

25/01891/PA – Change of use and conversion of existing farm office to one dwelling.

The PC noted that the application was to convert a former office into accommodation and did not have any objections.

Approved by TMBC 15.01.2026

492 **c Outstanding decisions**

The following outstanding decisions at the time of the meeting were noted:

(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) Black Horse Inn, Tumblefield Road, Stansted

25/01596/PA – proposed change of use of part of public-house to form 2 x 1 bedroom and 2 x 2 bed roomed apartments with associated parking, amenity space and use of existing access

The planning application was being opposed and a TMBC Planning Committee meeting was expected to be held by the end of February 2026.

d Appeals

493 None at the time of the meeting.

e Enforcement

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

Tree removal – Emergency TPO requested 03.09.2024

A tree replacement notice had been issued to the owners for restoration of the trees felled without authorisation by November 2025, however, this had been appealed.

Emergency Enforcement Action requested - 28.10.2024
Emergency Enforcement Action requested – 02.05.2025
Letter re further planning infringements – 04.06.2025
Letter re further planning infringements – 22.07.2025
Letter re Freedom of Information Request – 30.07.2025

The Chair reported that the owners of the pub had appealed the tree replacement notice and that the Planning Inspectorate were in the process of deciding whether the appeal was valid.

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

The PC had raised concerns with Enforcement following the escape of c. twenty ponies last week which had almost reached the A20 which would have caused chaos. The field in which they were kept was not fully fenced and the barn was specifically not to be used for livestock. TMBC Enforcement continued to monitor the situation and the owners had been made aware that they need to apply for planning permission to keep horses in the barn.

495 **Other Planning matters**

e There were no updates on the ongoing planning matters.

15 **FINANCE – Appendix A**

Finance Report

496 a The Finance Report was noted.

Bank Balances

497 b The bank balances as listed on Appendix A and as shown on the bank statements were noted. The Clerk noted that the interest rates paid on the savings accounts was reducing given the general fall in bank interest rates.

To approve payments made since last meeting

498 c Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the payments made since last meeting as Appendix A be approved.

d Accounts for payment

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

500 e **Budget 2026-2027**

The Clerk tabled the budget which had been discussed at the Finance Committee meeting held on 12 January 2026 and explained the key items that had changed from the budget for 2025-2026. The Clerk noted that the Finance Committee would be held in December 2026 in order that the Budget for 2027-2028 could be

approved at the PC meeting held in January 2027. Cllr Whitaker proposed and Cllr Morris seconded and it was agreed that the Budget 2026-2027 be approved.

501 f **Other Finance Issues**

The Clerk noted that the PC Insurance premium of £3,745.59 was payable to Zurich on 15 February 2026 and that £1921.10 would be invoiced to Grange Park School. Cllr Brooker proposed and Cllr Morris seconded the payment of the insurance premium.

16 REPORTS FROM INDIVIDUAL PARISH COUNCILLORS

502 The Public Space Protection Order (“PSPO”) was to be reviewed by Cllr Curtis and to make recommendations to the PC. *Cllr Curtis*

503 The sale of old road signs was discussed and it was agreed that the starting prices for the plastic signs would be £10 and the metal ones for £20. *Cllr Whitaker*

504 The wording for the sign to be placed in the Stansted Village Hall car park to prevent vehicles parking there when they were not on business at the village hall needed to be finalised and suggestions were requested from all councillors for the next meeting. *All Councillors*

505 The gateway sign placement would be progressed. *Cllrs Morris & Brooker*

17 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

i **Grange Park School**
506 There were no specific matters to note.

ii **Recreation Field**
507 It was noted that on 31 January 2026 an elm tree had been planted on the Recreation Field in memory of Kit and Stanley Maughan. The Maughan family were appreciative of the help provided by the PC.

iii **Play park**
508 The Clerk agreed to contact the insurers Zurich to carry out an inspection of the play equipment. *Clerk*

iv **Browne’s Field**
509 There was a discussion on the renting of the field after March 2026 when the tenancy to Jack Saunders would come to an end. It was noted that there were two interested parties and it was agreed to contact Mr Critcher as he was already renting the adjacent field owned by Mr and Mrs Goodworth and therefore it would not be necessary to erect a fence between the two fields. The PC suggested that Mr Critcher should be offered the field at an annual rent of £350. *Clerk*

- 510 **v Telephone box in Plaxdale Green Road**
There were no matters to note.
- 511 **vi Maintenance and handyperson**
There was a list of general maintenance and Cllr Morris was making headway through the outstanding jobs.
- 512 **vii Other issues**
There was a discussion on the use of 'dummy' security cameras and it was agreed that at a cost of £300 each they could act as a deterrent to crime and anti-social behaviour and positions should be selected.

Cllr Morris

17 VILLAGE HALLS

Stansted & Fairseat Village Halls

- 513 It was noted that LED lighting would be installed in the Fairseat Village Hall. It was agreed that it should be investigated if the cost of the lighting would be eligible for a Green Business Grant.

Cllr Morris

18 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

- 514 The Chair reported on the recent KALC meeting and the suggestion that residents should be advised to prepare for an emergency affecting electricity, flooding or fire. It was agreed that Cllr Curtis would act as the PC Community co-ordinator for such matters and to arrange for details to be added to the Parish Post and Village Notes where applicable.

Cllr Curtis

19 BENCHES

- 515 It was agreed that there was a need for more benches and that two recycled picnic benches should be ordered. It was agreed that wooden benches were preferable to recycled benches and that Cllr. Morris should investigate the best priced versions for consideration by the PC at the next meeting.

Cllr Morris

20 CORRESPONDENCE

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

21 ANY OTHER BUSINESS

- 517 The Clerk had been offered another Parish Clerk role and that Parish Council held their meetings on the second Monday of the month. There was a potential clash where the Stansted PC had to defer its meetings to the second Monday when there were public holidays on the first Monday of the month. After a discussion it was agreed that Stansted Parish Council could meet on the Tuesday following a Bank Holiday Monday.

PUBLIC SESSION

There were no items raised by members of the public.

The Chair thanked everyone for attending and closed the meeting at 10.30 p.m.

SignedChair

Dated.....