

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 7<sup>TH</sup> APRIL 2026  
AT FAIRSEAT 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

Two members of the public

**Item** *Action point*  
Minute no

**1 CHAIRMAN**

568 Cllr Tisson took the Chair.

**2 APOLOGIES**

569 Apologies had been received from Cllr. Brooker.

**3 DECLARATIONS OF INTEREST**

570 There were no declarations of interest.

**4 MINUTES OF THE MEETING HELD ON 2<sup>ND</sup> MARCH 2026**

571 It was proposed by Cllr Curtis, seconded by Cllr Whitaker that the minutes of the meeting held on 2<sup>nd</sup> March 2026 be signed as a true record.

**5 MATTERS ARISING**

572 There were no matters other than those already on the meeting agenda.

**COUNTY AND BOROUGH COUNCILLORS' REPORTS**

The meeting was not attended by any County or Borough Councillors.

**6 LONDON GOLF CLUB**

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

**7 REPORT FROM BLACK HORSE STEERING COMMITTEE**

574 The PC discussed the status of the Black Horse and noted that, despite the planning application having been refused by the TMBC Area 2 Planning Committee held on 18<sup>th</sup> February, the owners would be submitting a further planning application. It was noted that if the pub had not been sold by 14<sup>th</sup> July 2026 the Asset of Community Status would kick-back in for a period of six months.

575 The PC noted that despite the pub being in a conservation area, under the new definition the land would be designated 'grey-belt' rather than 'green-belt'. Although this was a concern for this site to be developed under this definition it would have to pass the criteria for being 'sustainable' which would be balancing economic growth with environmental protection; it was unlikely that this could be achieved as there was no public transport and therefore the status of the site effectively remained as 'green-belt'.

576 The PC had made a "Freedom of Information Request" to TMBC on 2 March 2026 regarding the removal of the trees in the grounds of the pub. TMBC had twenty working days in which to respond to the request and had not received a response at the time of the meeting and would be followed up by the Clerk.

*Clerk*

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

577 The PC discussed the proposal to include Stansted and Fairseat within the local National Landscapes area (formerly Area of Outstanding Natural Beauty) thus making it easier to restrict unwarranted development.

## **9 REPORT FROM THE SCHOOL SUB-COMMITTEE**

578 The Chair noted that it had been a year since the solar panels had been installed at the school and that a review would be carried out to confirm if any surplus energy could be exported.

## **10 NATIONAL POLICY PLANNING FRAMEWORK**

579 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. This was being led locally by West Peckham Parish Council and a draft template letter will be available shortly, addressed to the Secretary of State, to help PCs and local residents to voice their opposition and to be amended as appropriate depending on local issues.

## **11 COMMUNITY GOVERNANCE REVIEW**

580 The Chair reported that a letter had been sent to all parishioners explaining that a corporate governance review was being carried out to increase the number of councillors from 7 to 9. This would enable the workload to spread across more individuals. If there were no objections to this proposal the additional councillors could be elected in May 2027.

## **12 CLIMATE ACTION PLAN**

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

## **13 FAIRSEAT CHAPEL**

582 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. The start date for Mr Frew to begin this project had been delayed but once the 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**

583 The Chair noted that KCC was leading a project known as the Definitive Map Statement to map existing and newly formed footpaths. Across the country there are 43,000 miles of paths to be investigated and potentially registered as footpaths. Cllr Brooker had offered to co-ordinate the footpaths in the parish so this can be fed into the national project.

**Cllr  
Brooker**

584 It was noted that footpath 204 between Coldharbour and Fairseat was overgrown through Wessels Wood next to Mingram Wood and the owner responsible should be contacted by the Clerk.

**Clerk**

### **14 HIGHWAYS**

585 The Chair noted that Boston Civil Engineering had made contact offering to carry out verge repairs etc. and if needed should be borne in mind as they had carried out work in other local parishes.

586 The Chair noted that an email had been received from Ashley Rossiter suggesting that signs should be placed in the villages warning drivers to slow down due to horses being on the road. There was a discussion and various suggestions were considered in addition to road signs including lines to encourage drivers away from the verge, the installation of metal silhouettes of people or horses in key locations and the need for a national 20mph speed limit on country roads. The item would be revisited at the PC meeting in May.

**Clerk**

### **15 PLANNING**

#### **a Applications**

587 (i) **The Old Rectory, Plaxdale Green Road, Stansted**  
TM/26/00394/TNCA – Yew tree reduce by 3-4m  
The PC had no objection to the application.

#### **588 b Decisions by TMBC**

None at the time of setting the agenda.

#### **589 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). It was noted that the owner had been receptive to planting sufficient trees as a screen in the form of a 'shaw' however he needed to obtain professional advice from a specialist in terms of the native trees required.

(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)

**Parsonage Farm, Hatham Green Lane, Stansted**

25/02179/OA – Outline application for demolition of barn and erection of 7 bungalows

590 **d Appeals**

None at the time of the meeting.

**e Enforcement**

591 **(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.

**(iii) 8 Tumblefield Road**

The PC had alerted the owner of the property that the new fence they had installed was of a height requiring planning permission. The matter had been altered to TMBC Enforcement and an enforcement investigation has led to the submission of a planning application with reference 25/01786/HH - Retrospective application for a 6ft fence to run along boundary of property, however, the application had been withdrawn as there was insufficient detail provided.

**Other Planning matters**

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

**16 FINANCE – Appendix A**

593 **a Finance Report**

The Finance Report was noted.

594 **b Bank Balances**

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

595 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.

596 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**

597 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*

598 The sale of old road signs at the Pop up Pub on 27<sup>th</sup> March was noted and had been a success raising £685 for the PC funds. The finger post signs would be replaced where necessary and these funds would be allocated accordingly.

599 The PC agreed not to have a sign placed in the Stansted Village Hall car park to highlight that vehicles should not park there unless they were on business at the village hall. It was agreed that the number of incidents was limited and that where there were offenders that they would be contacted directly.

600 The gateway sign placement would be progressed.

601 The renewal date for the ground maintenance provided by Nurture Landscapes was confirmed as 1 April 2026. It was agreed that details of exactly what was included in their contract and what work they carried out should be investigated. It was also agreed that the grounds maintenance contract should be put up for tender and that Cllr Morris would provide contact details of any suitable companies to the Clerk. *Clerk*  
*Cllr Morris*

602 It was agreed that the PC’s insurance policy should be reviewed and forwarded to the Chair. *Clerk*

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

## 17 **MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY**

604 i **Grange Park School**  
It was noted that the posts in the 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*

605 ii **Recreation Field**  
It was noted that hirers of the recreation field should complete a form in order to provide full details of the intended use, the number of attendees and if there would be any music so that the PC could decide if permission could be granted. In the case of where bouncy castles were brought in, written confirmation of appropriate

insurance and a risk assessment should be provided to Sheila Goodworth who managed the hiring of the hall and recreation field. The Chair agreed to discuss the creation of a form and a procedure with Mrs Goodworth.

*Chair*

606 **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*

**iv Browne's Field**

607 Following confirmation of Mr Critcher's agreement to pay £275 per annum for Browne's Field it was proposed by Cllr Sefer and seconded by Cllr Morris to accept the offer and to proceed on that basis for a one year tenancy

608 It was noted that Jack Saunders, the current tenant whose tenancy ended on 31 March 2026, had removed the rotting wool from Browne's Field.

**v Telephone box in Plaxdale Green Road**

609 There were no matters to note.

**vi Maintenance and handyperson**

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

**vii Other issues**

611 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. Whitaker researched and suggested suitable cameras and It was proposed by Cllr. Sefer and seconded by Cllr. Morris that six cameras be bought and sited on poles. It was noted that signs would be required explaining that cameras were in operation even though they were 'dummy' cameras. Details of the total cost would be forwarded to the Clerk in due course.

*Cllr  
Whitaker*

**17 VILLAGE HALLS**

**Stansted & Fairseat Village Halls**

612 There were no specific items highlighted.

**18 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK**

613 There were no reports.

**19 BENCHES**

614 The new benches would be discussed when the differing designs could be viewed. *Cllr Morris*

**20           CORRESPONDENCE**

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

**21           ANY OTHER BUSINESS**

616           It was noted that Cllr. Estrada had submitted her resignation as a councillor and an advert had been placed on notice boards seeking to appoint a new councillor to fill a casual vacancy.

*Clerk*

617           Cllr. Estrada had agreed to continue to provide advice on any planning applications which required detailed consideration and comment. This would be on a consultancy basis at a reduced pre-agreed fee. Cllr. Estrada's services would be called upon on an ad-hoc arrangement as and when required. It was proposed by Cllr. Morris and seconded by Cllr. Whitaker that this arrangement be approved.

618           The Chair thanked Cllr. Estrada for her advice to date, particularly regarding the planning applications by the London Golf Club and the Black Horse which had been invaluable.

**PUBLIC SESSION**

The issue of the Precept was discussed and whether rather than being kept at the same level it should be increased. The Chair noted the matter and it was agreed that this would be discussed further by the Finance Committee at its next scheduled meeting.

The Chair thanked everyone for attending and closed the meeting at 10.06 p.m.

Signed .....Chair

Dated.....