

STANSTED PARISH COUNCIL**MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 9 MAY 2016 AT STANSTED VILLAGE HALL,
MALTHOUSE ROAD, STANSTED AT 8.15 pm**

PRESENT:	Cllr Harry Bott	Chairman
	Cllr Mrs Polly Falconer	
	Cllr Mrs Sheila Goodworth	
	Cllr Michael Osborne	
	Cllr Daren Sefer	
	Mrs Roxana Brammer	Clerk
In attendance	Cllr Martin Coffin	Tonbridge & Malling Borough Council
	6 members of the public	

Item *Action point*
Minute no 2016/17/

1 ELECTION OF CHAIRMAN

42 It was proposed by Cllr Mrs Falconer, seconded by Cllr Osborne and agreed Cllr Bott be Chairman for the year.

2 CHAIRMAN'S DECLARATION OF ACCEPTANCE OF OFFICE

43 Cllr Bott signed his declaration of acceptance of office before the Proper Officer of the Council.

3 ELECTION OF VICE-CHAIRMAN

44 It was proposed by Cllr Bott, seconded by Cllr Mrs Goodworth and agreed Cllr Mrs Falconer be Vice-chairman for the year.

4 VICE-CHAIRMAN'S DECLARATION OF ACCEPTANCE OF OFFICE

45 Cllr Mrs Falconer signed her declaration of acceptance of office before the Proper Officer of the Council.

5 APOLOGIES

46 Apologies for absence were received from

Cllr John Brooker	At work
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Cllr Kevin Sparkes	At work
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It was proposed by Cllr Bott, seconded by Cllr Mrs Goodworth and agreed these apologies be accepted. Apologies for absence were also received from Cllr Mrs Sarah Hohler, Kent County Council and Cllr Robin Betts, Tonbridge & Malling Borough Council.

6 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER

47 None.

7 APPOINTMENT OF REPRESENTTIVES**48 a Parish Partnership Panel**

Cllr Sefer

49 b KALC Tonbridge Area Committee

Cllrs Bott and Mrs Falconer.

50 c Police Liaison

Cllr Mrs Goodworth.

8 MINUTES OF THE MEETING HELD ON 4 APRIL 2016

51 It was proposed by Cllr Mrs Falconer, seconded by Cllr Sefer and agreed the minutes of the meeting held on 4th April 2016 be signed as a true record.

9 MATTERS ARISING

52 No matters were raised.

As interested members of the public were present, it was agreed to vary the order of the agenda

17 STANSTED SCHOOL

53 Cllr Bott reported that the Diocesan Board of Education was contesting the Council's abjection to the Land Registry on the basis of adverse possession due to the fact that a mobile classroom was stationed on the Recreation Ground in 1999 and the land had been occupied by the school since then. Cllr Bottt said he was preparing an objection and would try to go to negotiation.

11 PLANNING**a Applications**

54 **i TM/15/01099/FL:** Barn adjacent to Janes Farm, Hatham Green Lane, Stansted: Conversion of existing building into four bedroom dwelling (as per confirmed prior approval TM/15/02493/PDVAR) plus the provision of front and rear dormers with a front gable feature

After discussion it was agreed to object as follows:

Stansted Parish Council object to this application because the expansion of the footprint would make it contrary to the The Town and Country Planning (General Permitted Development) (England) Order 2015, SCHEDULE 2, PART 3, Class Q – agricultural buildings to dwellinghouses, Q1 (i) which states

Development not permitted

Q.1 Development is not permitted by Class Q if—

(i)the development under Class Q(b) would consist of building operations other than—

(i)the installation or replacement of—

(aa)windows, doors, roofs, or exterior walls, or

(bb)water, drainage, electricity, gas or other services,

to the extent reasonably necessary for the building to function as a dwellinghouse; and

The designed from original application fulfilled this part of the act by reusing existing windows and doors and placing v-lux windows in the roof line. The new application does not and significantly changes the outline and appearance of the barn.

Should TMBC be minded to agree to this application we request that it is taken to committee because a precedent will be created for a barn conversion that has permitted rights being enlarged contrary to the act that gave them the rights in the first place. This precedent needs to be properly debated by the elected members.

- 55 ii **TM/16/00657/FL:** Land adjoining Whitecroft, Vigo Road, Fairseat: Variation of condition 2 of planning permission TM/14/01159/FL (Change of use of agricultural land to paddock for keeping horses and the erection of a new stable block providing four stable bays and a tack room/feed store together with ancillary access and vehicle parking (Resubmission of TM/12/02922/FL))

No objection.

- 56 iii **16/00712/FL:** Tower Garage, London Road, Wrotham: Exact replacement commercial vehicle garage after destruction by fire (Class B2)

After discussion, it was agreed to respond as follows:

Stansted Parish Council has no objection in principle to the replacement of the building damaged by fire but considers that any expansion of the buildings or business will erode the parking provision and asks that conditions are imposed to control parking, keeping it within the site and on trading and trading hours.

It was understood from Cllr Coffin that the Borough Council was aware of the overtrading and parking problems.

- 57 **Out of Time**

The out of time application as listed on Appendix A was noted.

58 **b Decisions**

The decision as listed on Appendix A was received.

c Enforcement59 **i Compass Cottage, Malthouse Road**

A new greenhouse and shed would be reported to the Enforcement Officer as the property was in a conservation area.

60 **d Appeals**

None

61 **e Other Planning Issues**

None

11 FINANCE62 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

63 **b Cheques signed since Last Meeting**

It was proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed the cheque signed since the last meeting as listed on Appendix B be ratified.

64 **c Accounts for Payment**

It was proposed by Cllr Mrs Falconer, seconded by Cllr Bott and agreed the accounts for payment as listed on Appendix B be paid (cheques 777 - 780), with the addition of £150 to St Mary's PCC (cheque 781).

65 **d Accounts 2015/16**

It was proposed by Cllr Osborne, seconded by Cllr Mrs Falconer and agreed the accounts for the year to 31st March 2016 be adopted and signed by the Chairman and Responsible Financial Officer.

66 **e Internal Audit**

The internal audit report was received. No comments had been made.

67 **f Audit Return Governance Statement 2015/16**

It was proposed by Cllr Osborne, seconded by Cllr Mrs Falconer and agreed the Annual Governance Statement for the year 2015/16 be signed by the Chairman and Clerk.

68 **g Audit Return Statement of Accounts 2015/16**

It was proposed by Cllr Osborne, seconded by Cllr Mrs Falconer and agreed the Annual Statement of Accounts for the year 2015/16 be signed by the Chairman and Responsible Financial Officer.

69 **h Chairman's Allowance**

It was proposed by Cllr Falconer, seconded by Cllr Mrs Goodworth and agreed the Chairman's Allowance for the year be £50.

12 FUNDING REQUESTS

70 **a Fairseat Village Hall**

It was proposed by Cllr Mrs falconer, seconded by Cllr Mrs Goodworth and agreed a grant in kind of chairs to the value of £1,100 be made to Fairseat Village Hall. The grant made under S 19 of the Miscellaneous Provisions Act 1976.

13 MANAGEMENT OF THE COUNCIL'S LAND & PROPERTY

a Recreation Ground

71 i. General Matters. Nothing to report.

72 ii. Hire of Ground. Nothing to report.

73 **b Playpark**

Nothing to report..

74 **c War Memorial and Garden**

Nothing to report.

75 **d Telephone Kiosk**

Cllr Mrs Goodworth said that the Knitting Group was still waiting for Tom Brooker's assistance in putting up the display.

76 **e Church Bank**

The step to the telephone kiosk was still in need of repair.

77 **f Village Green Land, Hatham Green Lane and Parsons Lane**

Nothing to report.

78 **g Notice Boards**

Cllr Bott said he would speak again to Jerry Glidewell about replacing the notice boards. *HB*

14 BROWNE'S BEQUEST

- 79 i. Grazing. Cllr Mrs Goodworth said that the farming had now been contracted out to Jack Saunders. Cllr Bott would speak to her about appropriate leases for the grazing. *HB*
- 80 ii. Scheme for the elderly. It was believed that nobody was now using the Age Concern shopping trip facility. Cllr Mrs Falconer said that senior residents should be canvassed to find out what they wanted and Cllr Mrs Goodworth said the May Fair would be an opportunity to do this.

15 HIGHWAYS & TRANSPORT**81 a Potholes**

It was reported that many potholes had been filled.

82 b Other Highway Issues

The Chairman suspended the meeting to allow Roy Barry to speak.

Mr Barry said that there were various eyesores in the parish, including a rusty old sign opposite Dairy Farm in Vigo Road. He added that a hedge had been removed in Hatham Green Lane exposing the overhead power lines and that the give way sign outside Jane's Farm had fallen over.

The Chairman thanked Mr Barry and reconvened the meeting.

16 VILLAGE HALLS**83 a Stansted Village Hall**

Cllr Mrs Goodworth said that the profits from the May Fair would be going to the hall. The flag was getting tatty and it was agreed to obtain a new one. Cllr Sefer volunteered to investigate.

84 b Fairseat Village Hall

Cllr Mrs Falconer reported that a cleaning session was being arranged and that the Fairseat fête would be held on 13th August.

18 POLICE MATTERS**85 a Police Representative's Report**

Cllr Mrs Goodworth said that the PCSO had moved on. Cllr Bott said there had been a lot of crime recently, with a variety of items being stolen, including two pony driving carriages.

86 b Neighbourhood Watch

Cllr Mrs Goodworth had nothing to report.

19 BROADBAND

87 Cllr Bott said he had met the project manager. The company would be using fibre optic cables from cabinets on the A227 into Fairseat, thence through ducts. It would then go overground from a pole by the church. The KCC officer was aware that Labour-in-Vain was part of the area.

20 WORLD WAR I COMMEMORATIVE BOOKLET

88 Nothing further had been heard from John Mattick and no meeting had been held.

21 CONSULTATION

89 No documents received.

22 CORRESPONDENCE

90 None.

23 REPORTS & CIRCULARS

91 None received.

24 ANY OTHER BUSINESS

92 a Flag

Cllr Mrs Goodworth said the flag was wearing out. Cllr Sefer said he would investigate the provision of a replacement. *DS*

The Chairman thanked councillors and members of the public for attending and closed the meeting at 9.40 pm

SignedChairman

On theday of2016