

## STANSTED PARISH COUNCIL

### MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 2<sup>nd</sup> MARCH 2026 AT STANSTED VILLAGE HALL AT 8.00 PM

**PRESENT:** Cllr Yvonne Tisson Chair  
Cllr Kelly Curtis  
Cllr Peter Morris  
Cllr Daren Sefer  
Cllr Greg Whitaker  
Mr David Rice Clerk

Five members of the public

<b>Item</b>		<i>Action point</i>
Minute no		
<b>1</b>	<b>CHAIRMAN</b>	
518	Cllr Tisson took the Chair.	
<b>2</b>	<b>APOLOGIES</b>	
519	Apologies had been received from Cllrs. Brooker and Estrada.	
<b>3</b>	<b>DECLARATIONS OF INTEREST</b>	
520	There were no declarations of interest.	
<b>4</b>	<b>MINUTES OF THE MEETING HELD ON 2<sup>nd</sup> FEBRUARY 2026</b>	
521	It was proposed by Cllr Morris, seconded by Cllr Sefer that the minutes of the meeting held on 2 <sup>nd</sup> February 2026 be signed as a true record.	
<b>5</b>	<b>MATTERS ARISING</b>	
522	There were no matters other than those already on the meeting agenda.	

### COUNTY AND BOROUGH COUNCILLORS' REPORTS

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

Cllr Betts reported on the unanimous vote against the planning application for the Black Horse at the TMBC Area 2 Planning Committee held on 18<sup>th</sup> February. It was noted that this decision was contrary to the planning officer's recommendation. The PC expressed its thanks to Cllrs Betts and Coffin for their support and valuable contributions at the meeting.

Cllr Betts noted that there had been unanimous support for the TMBC Budget proposal. The budget provided for a 3% increase in council tax bills which was required in order to keep pace with inflation.

Cllr Betts noted 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 this would not disrupt the council

boundaries and parish councils would not be affected. The government would make a final decision about the reorganisation in July 2026.

The Chair thanked Cllrs Betts and Rayner for his report.

**6 LONDON GOLF CLUB**

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

**7 REPORT FROM BLACK HORSE STEERING COMMITTEE**

524 The PC noted the unanimous vote against the planning application for the Black Horse at the TMBC Area 2 Planning Committee held on 18<sup>th</sup> February. The PC would be in contact with the owners of the Black Horse to discuss whether they would now consider an offer from the Parish Council.

525 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.

**8 REPORT FROM NATIONAL LANDSCAPES STEERING COMMITTEE (“NLSC”)**

526 There was a proposal to support CPRE which was helping rural communities from adverse planning decisions. The cost would be £5 per month and it was proposed by Cllr Whitaker and seconded by Cllr Curtis that the PC should provide support to CPRE on that basis. It was noted that Tom Sheldon would lead the NLSC although the process was awaiting a government decision.

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

527 The Chair noted that the PC’s intention remained to repay the outstanding loan by 2038.

528 Following the installation of the solar panels last year a review would be carried out to confirm if any surplus energy could be exported.

529 There had been a delay in the PC cutting the hedges for which they were responsible and this should have been done before 1 March to minimise the disturbance to wildlife but this would be actioned as soon as possible.

**10 NATIONAL POLICY PLANNING FRAMEWORK**

530 The Chair reported that local Parish Councils are 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. This action was against the background of TMBC’s new housing target which had been increased from 435 to 1150 per annum between 2025-40.

**11 CLIMATE ACTION PLAN**

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

**12 FAIRSEAT CHAPEL**

532 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. Mr Frew was expected to start this project in April 2026 and 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**

533 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*

**14 HIGHWAYS**

534 The Chair noted that the Road Safety Active Traffic Group (“RSATG”) had been set up to review and advise on traffic issues. One aspect of their work was to recommend that there are similar speed limits in villages like there are in towns.

535 The RSTG would be meeting on Tuesday 21 April in Maidstone and Tuesday 30 April in Deal. It was agreed that Cllr Curtis would attend the seminar in Maidstone.

*Cllr Curtis*

536 The village gateways were being painted prior to installation.

**15 PLANNING**

**a Applications**

537 (i) **Linton, Vigo Road Fairseat TN15 7LT**  
TM/26/00004/LP – Lawful Development Certificate – proposed single storey extension.  
The PC had no objections to the application.

(ii) **Ridgelands, Malthouse Road, Stansted TN15 7PJ**  
TM/26/00163/TNCA – removal of two conifer trees  
The PC had no objections to the application.

(iii) **Land North of Vigo Cottage, Gravesend Road, Wrotham**  
25/02041/FL – proposed plant and tool store room in connection with the agricultural use of the field - comments by 17 March  
After a discussion the PC considered that the whilst the application was for a plant and tools store the proposed building had glazed french doors and windows and was more akin to a chalet to be used for accommodation. The Clerk was instructed to revert to TMBC Planning to request that, if approved, there should be a covenant on the property that it should not be used for accommodation and that it should have a single door like a tool shed.

*Clerk*

538 **b Decisions by TMBC**

**(i) 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 bedroomed apartments with associated parking, amenity space and use of existing access - **Refused**

**(ii) Hilden House, Plaxdale Green Road, Stansted**

25/02034/FL – New gate and entrance – **Refused**

**(iii) 2 Seagrove Cottage, Malthouse Road, Stansted**

25/02039/LDP – Lawful Development Certificate – conversion of loft to habitable room with rooflights front and rear - **Approved**

539 **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).

Following a discussion it was agreed that Cllr Sefer to investigate if the application included making the site for permanently sited caravans subject to Council Tax.

*Cllr. Sefer*

**(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

**d Appeals**

540 None at the time of the meeting.

**e Enforcement**

541 **(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.

**(ii) 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.

**Other Planning matters**

- 542 f It was discussed that notification had been posted by the Almshouses in Tumblefield Road regarding a new telegraph pole. There was a concern that a new pole could block lines of sight for drivers coming out onto Tumblefield Road. It was agreed that Trooli should be contacted and a letter from the PC could be issued once further information was known.

**16 FINANCE – Appendix A**

543 a **Finance Report**

The Finance Report was noted.

544 b **Bank Balances**

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

545 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.

546 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**

- 547 The Public Space Protection Order (“PSPO”) had been reviewed by Cllr Curtis and a summary would be provided to the Chair. **Cllr Curtis**
- 548 The sale of old road signs was discussed and it was agreed that this would be held at the Pop up Pub to be held on 27 March. **Cllr Whitaker**
- 549 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**
- 550 The gateway sign placement would be progressed. **Cllrs Morris & Brooker**

- 551 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 would be investigated. *Clerk*
- 552 It was agreed that the PC's insurance policy should be reviewed and forwarded to the Chair so she could pass it to Clive Moore. *Clerk*
- 553 The Emergency Preparedness project would be advanced by the PC Community Co-ordinator, Cllr. Curtis. *Cllr Curtis*

## 17 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

- 554 **i Grange Park School**  
There were no specific matters to note.
- 555 **ii Recreation Field**  
It was noted that the ground by the new portable goal was getting worn and James Burlace would be contacted to arrange the goal to be moved more frequently. *Clerk*
- 556 **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*
- 557 **iv Browne's Field**  
It was noted that PC had agreed to offer the rental of Browne's Field to Mr Critcher for £350. Since the previous PC meeting Mr Critcher had counter-offered £250. Following a discussion it was agreed to offer Browne's Field for £275 and instructed the Clerk to contact Mr Critcher. *Clerk*
- 558 It was noted that despite requesting Jack Saunders, the current tenant whose tenancy ends on 31 March 2026, to remove the rotting wool from Browne's Field it was still in situ. The Clerk was instructed to revert to Mr Saunders to inform him that if he did not arrange for this to be removed a contractor would be instructed and Mr Saunders would be invoiced accordingly. *Clerk*
- 559 **v Telephone box in Plaxdale Green Road**  
There were no matters to note.
- 560 **vi Maintenance and handyperson**  
There was a list of general maintenance and Cllr Morris was making headway through the outstanding jobs.
- 561 **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**

562 There was a discussion on placing a container on the land adjacent to the Stansted Village Hall car-park. It was agreed that it should be investigated whether this would require planning permission.

*Cllr Morris*

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

563 The Chair reported that there was a project to list non-designated heritage sites. These are buildings which are not listed but nevertheless noteworthy. The evidence of the existence of such buildings could be used to prevent unwanted development. The Clerk would start compiling a list of non-designated heritage sites.

*Clerk*

**19 BENCHES**

564 Cllr Morris presented the benches he had found for purchase. It was agreed that two recycled picnic benches should be bought and two wooden benches for Stansted Recreation Ground. It was also agreed that a new wooden bench should replace the broken one by Fairseat pond.

*Cllr Morris*

**20 CORRESPONDENCE**

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

**21 ANY OTHER BUSINESS**

566 The Chair explained that the TMBC Governance Department had been contacted to approve an increase in the number of the councillors from seven to nine. This process would be subject to community consultation.

567 There was a discussion on the status of Wydes Lane which was designated a by-way which was open to all traffic, however, the designated pathway map stated that this was closed. It was agreed that a letter should be sent to KCC to confirm the status of this by-way.

*Clerk*

**PUBLIC SESSION**

There were no items raised by members of the public.

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

Signed .....Chair

Dated.....