STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL ("PC") MEETING HELD ON MONDAY 5th OCTOBER 2026 AT FAIRSEAT 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
	Two members of the public	

Item Minute no		*Action point*
1	**CHAIRMAN**	
220/26	Cllr Tisson took the Chair.	
2	**APOLOGIES**	
221/26	Apologies had been received from Cllr. Brooker and Cllr. Hogbin.	
3	**DECLARATIONS OF INTEREST**	
222/26	Cllr. Whitaker declared an interest in planning application (26/01694) for Court House, Vigo Road in relation to the felling of a Sycamore tree. There were no declarations of interest.	
4	**MINUTES OF THE MEETING HELD ON 7 SEPTEMBER 2026**	
223/26	It was proposed by Cllr. Morris, seconded by Cllr. Whitaker and resolved that the minutes of the meeting held on 7 September 2026 be signed as a true record.	
5	**MATTERS ARISING**	
224/26	There were no matters other than those already on the meeting agenda.	

COUNTY AND BOROUGH COUNCILLORS' REPORTS

There were no County or Borough Councillors in attendance.

OPEN SESSION

The Chair invited members of the public to raise any matters of concern. It was noted that motorcross bikes had been driven at Westfield Wood, Fairseat and it was agreed that the owners of the land should be contacted as it was understood that motor bikes were not permitted as they could disturb wildlife and the natural vegetation. No further issues were raised.

LOCAL ISSUES

6 LONDON GOLF CLUB

225/26 The Chair reported that there was no further information to provide at the time of the meeting.

7 REPORT FROM BLACK HORSE STEERING COMMITTEE

226/26 The Chair reported that the next meeting of the Black Horse Steering Committee would take place on 7 October 2026 noting that the owners had made an appeal against the last planning application which had been refused by the Tonbridge and Malling Borough Council ("**TMBC**").

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

227/26 The PC noted 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**.** The PC were encouraged that this matter is supported by the local MP Tom Tugendhat and it was hoped that this would add further weight to the application.

9 REPORT FROM THE SCHOOL SUB-COMMITTEE

228/26 The Chair noted there was nothing to report from the School Sub-Committee.

10 NATIONAL PLANNING POLICY FRAMEWORK

229/26 There were no updates to provide at the time of the meeting.

11 LOCAL PLAN REGULATION 19 CONSULTATION

230/26 The PC discussed the Tonbridge and Malling Regulation 19 Publication Local Plan noting that the period for public consultation was between 11 September and 25 October. Whilst there were not a significant number of sites allocated within our parish for development under the latest version of the Local Plan, it was noted that there could be an impact by areas of development nearby, notably Borough Green where there has been a plan for the building of over 3,000 houses; this would have an impact the parish in terms of traffic congestion and further pressure on the local infrastructure. Concerns were raised that, in the event that such developments did not go ahead those homes would have to be sited in other locations which could threaten nearby parishes. Despite TMBC admitting that its own Local Plan is not viable due to the lack of a suitable water supply etc. the government is insisting on its implementation. A response was reviewed at the meeting and approved for submission ahead of the deadline.

12 CLIMATE ACTION PLAN UPDATE

231/26 The Chair noted that there was nothing to report.

13 FAIRSEAT CHAPEL

232/26 It was noted that the Clerk had submitted a nomination for the listing of the Fairseat Chapel for inclusion in TMBC's list of Assets of Community Value but as at the date of the meeting there was no update to report to the PC.

14 MAINTENANCE OF LOCAL PATHS

233/26 The Chair noted that a list had been prepared by a resident and that upon receipt the PC would decide how best to address the concerns and any work required.

15 HIGHWAYS

234/26 It was noted that the 'slow' signs had been painted by Kent Highways which was welcomed by the PC.

235/26 KCC had been seen carrying out a speed check in the parish which indicated that the survey they had undertaken to carry out was being progressed.

15 DELIVERY OF STATIC HOMES

236/26 The PC acknowledged that the owners of Thiftwood had improved with their communications and were providing advance notice to members of the PC when deliveries were to be undertaken, however, Four Seasons (which was located in the parish of Wrotham) was not providing similar warnings.

16 POP-UP PUB

237/26 The Chair expressed her thanks for the continued efforts of Cllr. Whitaker and Cllr. Morris for organising the pop-up pubs. It was agreed to schedule the December pop-up pub on 21 December.

17 PINPOINTING PARISH PROBLEMS

238/26 The Chair reported that there remained a few roads requiring review. As a part of the review of footpaths as discussed above, owners would be contacted if footpaths for which they were responsible were in need of clearing.

18 PLANNING

a Applications

239/26 **(i) Copper Beeches, Ash Lane, Stansted TN15 7DY**
26/01582/TPOC – Ash trees for removal
No objection.

(ii) 8 Tumblefield Estate, Tumblefield Road, Stansted
26/01684/FL – Single-storey extension
No objection.

(iii) Court House, Vigo Road, Fairseat TN15 7LU
26/01694/TNCA – 1 x Sycamore for felling
No objection.

240/26 **b** **Decisions by TMBC –** *Responses from Stansted Parish Council in italics*

There were no decisions at the time of the meeting to be reported.

241/26 **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) **2 Seagrove Cottages, Malthouse Road, Stansted TN15 7PH**
TM/26/00391/FL - Two storey side extension and replacement detached double garage

(iii) **Fairseat House, Vigo Road, Fairseat TN15 7LU**
Listed Building Application. Conversion of existing garage and outbuilding into home office. This conversion was approved under application TM/12/02271/LB but permission was not implemented.

242/26 **d** **Refusals**

None at the time of the meeting.

243/26 **e** **Withdrawn**

None at the time of the meeting.

244/26 **Enforcement**

Black Horse, Tumblefield Road, Stansted, Sevenoaks, TN15
Unauthorised Tree removal in a Conservation area – TMBC decision outstanding at the time of the meeting.

245/26 **Appeals**

None at the time of the meeting.

Other Planning matters

246/26 The PC noted the application for change of use for the agricultural land and the building in order for it to be used as a commercial equine stud farm had been refused by TMBC on 10 August 2026. Since the decision had been taken a second barn was in the process of being built and clarification was required as to whether this was permitted under a prior planning application.

247/26 The PC noted a planning application in Wrotham parish (TM/26/01764) Green Ends, Wrotham Hill Road – Section 73 retrospective application for removal of condition 2 (agricultural occupancy) appended to planning permission for a new dwelling. It was agreed that this required further consideration and discussion with Wrotham Parish Council.

248/26 The PC had received notification from residents that caravans at Lucy's Barn, Hatham Green Lane had been rented out for periods in excess of the 60 day rule although it was noted that this rule excluded touring caravans. The owner of the site however was required to notify TMBC on how many caravans would be on the site and it was agreed that this should be investigated.

19 ASSETS OF COMMUNITY VALUE & PARISH PROPERTY

249/26 **a School**
There were no matters to report.

b Recreation Field
There were no matters to report.

c Play-park
There were no matters to report.

d Browne's Field
The Clerk was investigating the best way of providing a tenancy agreement to the new tenant.

e Telephone Box
There were no matters to report.

f General Parish Maintenance
There were no matters to report.

g New contractor for grounds maintenance
It was noted that the new agreement with Landscape Services had started in September although there had been some confusion with Nurture Landscapes as they had been continuing to carry out the work although the matter had since been resolved.

h Village Hall Reports
The Clerk was requested to draft letters to both the Village Hall Committees noting that when capital expenditure had been funded by the Parish Council this did not extend to any ongoing maintenance issues relating to the assets acquired and these costs would be met by the respective Village Hall Committees.

It was also suggested that Village Hall Committees and other parties requesting annual grants should set out what they intend to use any funds for and that when applying for new grants they should confirm if the funds were used for the requested purpose and if not, why this did not happen. The Clerk would compile a new form for the annual grants to be completed for the consideration of the Parish Council.

It was agreed that the footpath in front of the verandah outside the Stansted Village Hall required maintenance and it was agreed that Cllr. Morris would investigate the work required and report back to the next PC meeting.

The Clerk was requested to confirm the status of the contract for the use of the recreation ground.

20 REPORTS & UPDATES FROM COUNCILLORS

250/26 **a Public Space Protection Order**
Cllr. Curtis had provided the necessary information to the Chair.

b Gateway Sign Placement
There was only one sign left for siting and that was on the entrance to Fairseat from the A227 Gravesend Road.

c Contract for Browne's Field
The matter was discussed under item 19d above.

d Emergency Preparedness
Cllr. Curtis was continuing with this project.

e Insurance Policy Review
The Chair confirmed that this matter was ongoing with an insurance specialist.

f New secure gov.uk emails
It was agreed that this would be discussed at a meeting on 19 October 2026 together with the use of Google Drive.

g New grant application forms
The Clerk was instructed to draft new grant applications forms for the grants in December 2026.

21

251/26 **FINANCE REPORT**

a Asset Register
The Clerk reported that the asset register had not changed from the version reviewed at the previous meeting.

b Bank Balances and bank reconciliations
The bank balances as listed on Appendix A and as shown on the bank statements were noted along with the bank reconciliations.

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 listed on Appendix A (attached to these minutes) be approved.

d Accounts for payments for October
Cllr Sefer proposed and Cllr Morris seconded and it was agreed that the accounts for payment listed on Appendix A (attached to these minutes) be approved.

22 REPRESENTATION AT MEETINGS/TRAINING

252/26 The members had not attended any training since the previous meeting and the Chair requested that individual councillors search for relevant training and that the Clerk confirm how Councillors could access KALC training. ***Chair***

The Chair noted that a meeting of the British Horse Society had been held since the last PC meeting and Cllr. Harry Rayner from KCC had been in attendance. The meeting focussed on making drivers aware of the need to slow down when passing horses and their riders.

Cllr. Tisson noted that it was her last meeting as Chair and that Cllr. Hogbin would take over from her at the next meeting. There was a vote of thanks for Cllr. Tisson and gratitude for her contribution to the PC as Chair.

There being no further business, the Chair thanked everyone for attending and closed the meeting at 9.30 p.m.

Signed ……..Chair Dated…….