

**Stansted Parish Council Meeting  
Monday 3<sup>rd</sup> November 2025 at 8.00 p.m. at Stansted Village Hall**

NOTICE is hereby given that a Parish Council Meeting will be held on Monday 3<sup>rd</sup> November 2025 at 8.00 p.m.  
which meeting Members are hereby summoned to attend.

**AGENDA**

- 1. Apologies for absence**
- 2. Declarations of interest**
- 3. To agree Minutes of the Parish Council meeting held on 6<sup>th</sup> October 2025**
- 4. Matters arising from the Minutes not elsewhere on the Agenda**

**Suspension of meeting for County and Borough Councillors' Reports**

- 5. London Golf Club – “London Project”**
- 6. The Black Horse – Report from Steering Committee  
- Pop-up pub (new fridge)**
- 7. Report from National Landscapes Steering Committee**
- 8. Report from the School Sub-Committee**
- 9. Climate Action Plan Update – siting of electric car charging points**
- 10. Fairseat Chapel – application for Asset of Community Status**
- 11. Maintenance of local paths  
- Upgrading to Restricted By-Way status (Paths SD254, MR204, MR205) between  
Restricted Byway SD255 Honeypot Lane & Fairseat Lane at Ash-cum-Ridley &  
Stansted – indefinite extension**
- 12. Highways**
  - a. MOTO – appeal set for November 2025**
  - b. Village signs**
  - c. Traffic Plan, Highway Improvement Plan**
  - d. Other Highways issues – verge repairs**

## 13. Planning

### a. Applications

- (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

### b. Decisions

- (i) **Seagrove Cottages, Malthouse Road, Stansted**  
25/01376/PA – two storey extension  
**Refused 14.10.2025**
- (ii) **Land between Old Manor Cottages & Little Fields, Plaxdale Green Road**  
25/01307/PA - Lawful Development Certificate – existing use of land as residential curtilage associated with the main dwelling house.  
**Refused 30.09.2025**

### c. Outstanding decisions

- (i) **Oak Tree Stables, Vigo Road, Fairseat**  
23/03546/PA - Proposed erection of a shared dayroom facility forming extension of existing Cart Store, alongside external alterations - Withdrawn
- (ii) **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 (resubmission).
- (iii) **Rumney Farm House, South Ash Road, Ash**  
25/01402/PA – demolition of existing buildings and construction of self-build house
- (iv) **8 Platt House Lane, Fairseat**  
25/01496/PA – two storey extension

### d. Appeals

- (i) **Four Seasons Park, Labour-in-Vain Road**  
**Planning Inspectorate Ref: APP/H2265/X/25/3369278**  
**Appellant: Home from Home Living Co**  
**Appeal date: 2 December 2025**

## **e. Enforcement**

### **(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

## **f. Other Planning matters**

### **- Any planning matters to be reported**

- Cllr Tisson

- Cllr Brooker

- Cllr Curtis

- Cllr Estrada

- Cllr Morris

- Cllr Sefer

- Cllr Whitaker

- Goodman's Farm

- Stansted Lodge Farm Buildings – closed but being followed up with Enforcement

- Lucy's Barn

- Oaktree Farm- tree preservation order

## **14. Finance - Appendix A**

**a.** Finance Report

**b.** Bank balances

**c.** To approve payments made since last meeting

**d.** Accounts for payment

**e.** Other Finance issues - annual grants and donations for local groups and societies

## **15. Reports from individuals Parish Councillors**

- Football goals (Chair & Clerk)

- Regulations for society donations (Clerk)

- Borough Green Station Car Park (Clerk)

- Public Space Protection Order "PSP" (KC)

- Salt bin order/Salt placement – (TB)

- Sheds on Browne's Field – (TB)

- Sale of old road signs – (GW)

- Village Hall parking sign – (DS)

- Gateway sign placement – (TB, PM, Chair)

- Remaining road signs – (PM, TB)

## **16. Management of Parish Council land and property**

- i School
- ii Recreation field
- iii Play park
- iv Browne's Field
- v Telephone box in Plaxdale Green Road
- vi General Parish maintenance (Peter Morris)
- vii Other issues – security cameras

## **17. Village Halls**

- i Stansted Village Hall – review quote for upgrading the lighting
- ii Fairseat Village Hall

## **18. Reports from meetings attended by councillors / clerk**

## **19. Benches**

## **20. Correspondence - [Age UK – request for transport funding]**

## **21. Any other business at the Chairman's discretion**

## **22. Date of next meeting – Monday 1<sup>st</sup> December 2025**

**Public session**