

STANSTED PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 4th NOVEMBER 2024
AT STANSTED VILLAGE HALL AT 6.30 PM

PRESENT: Cllr J Saunders Chair
Cllr Kelly Curtis
Cllr Peter Morris
Cllr Daren Sefer
Cllr Greg Whitaker
Cllr Yvonne Tisson
Mr David Rice Clerk
Three members of the public

Item		<i>Action point</i>
Minute no		
1	CHAIRMAN	
276	Cllr Saunders took the Chair.	
2	APOLOGIES	
276	Apologies were received from Cllr Whitaker.	
3	DECLARATIONS OF INTEREST	
277	There were no declarations of interest.	
4	MINUTES OF THE MEETING HELD ON 7th OCTOBER 2024	
278	It was proposed by Cllr Sefer, seconded by Cllr Tisson that the minutes of the meeting held on 7 th October 2024 be signed as a true record.	
5	MATTERS ARISING	
279	There were no matters arising.	
6	COUNTY AND BOROUGH COUNCILLORS' REPORTS	
	As there was a public meeting to discuss the future of the Black Horse directly after the meeting of the Parish Council it was decided to not invite TMBC Cllrs Rayner & Coffin in the interests of keeping the meeting short.	
7	CLIMATE ACTION PLAN – Action 1 – Plant more tree and maintain hedges	
280	It was reported that it had been decided to postpone the delivery of the 420 trees from the Woodland Trust until March 2025. The trees would be planted on Browne's Field and around the recreation ground.	
8	CLIMATE ACTION PLAN – Action 2 – Green infrastructure	
281	Discussion deferred to a subsequent meeting.	

9 CLIMATE ACTION PLAN – Action 3 – Upgrade to low energy internal LEDs

282 Discussion deferred to a subsequent meeting.

10 CLIMATE ACTION PLAN – Action 4 – Low wattage outdoor lighting

283 Discussion deferred to a subsequent meeting.

11 CLIMATE ACTION PLAN – Action 5 – Solar panels for the Stansted School Building

284 Discussion deferred to a subsequent meeting.

12 CLIMATE ACTION PLAN – Action 6 - Consider water management (rainwater harvesting may be an option for the school

285 Discussion deferred to a subsequent meeting.

13 CLIMATE ACTION PLAN – Action 7 – Consider water storage such as ponds or small reservoirs to reserve water for drier periods.

286 Discussion deferred to a subsequent meeting.

13 LONDON GOLF CLUB – “LONDON PROJECT”

287 There was a discussion regarding the issues raised by the Parish Council which had been responded to by the London Project team. There remained concerns over the development from the perspective of the number of lodges to be built which seemed more than in the original plans submitted for review at the initial public consultation in May 2024. The Parish Council agreed to carefully review the planning application once it was submitted.

13 REPORT FROM THE SCHOOL SUB-COMMITTEE

288 Progress was being made for the installation of solar panels on the school building and a site visit was being arranged with JPS.

289 Consideration was being given to whether the school could be used as collateral for funding any possible acquisition of the Black Horse.

14 BLACK HORSE, STANSTED

290 It was noted that, on 28 October 2024 a letter had been hand delivered to the Chief Executive of Tonbridge and Malling Borough alerting him to the fact that the owners of the Black Horse had closed the pub and erected barriers around the building and were selling off fixtures and fittings from what was an “asset of community value”. At the time of the meeting no formal response had been received.

291 A public meeting on the future of the Black Horse would be held following the Parish Council meeting that evening.

VILLAGE SECURITY

292 It was noted that fly-tipping was continuing and there had been a theft of a vehicle from the Winterdales in Fairseat.

293 It was agreed that it should be investigated whether a grant was available for the installation of ANPR cameras.

15 PROPOSAL FOR INFORMATION BOARD BY THE NEW MEMORIAL

294 The History Society had been informed of the suggestions from that the proposal should be reconsidered in terms of the size and location of the suggested information board but no amended proposals had been submitted at the time of the meeting.

16 MAINTENANCE OF LOCAL PATHS

295 There was a proposal from Cllr Tisson that, in an effort to improve the stiles in the Parish, that an application be made to TMBC which provides £5.35 per parishioner towards the cost of installing stiles. If landowners provided the stiles or kissing gates the council funding could be used for the costs of installation. It was proposed by Cllr Curtis and seconded by Cllr Brooker that this suggestion be implemented.

17 HIGHWAYS

296 The Parish Council had agreed to help fund the appeal being lodged by Moto for the lorry park. The Parish Council's contribution would be £1,043.

297 The Chair provided an update on the twenty-two new road signs for Stansted and Fairseat noting that these had been ordered and would be installed by Mr Morris.

298 The Traffic Plan, Highways Improvement Plan was discussed and the Clerk was instructed to make contact with the TMBC Highways Department to set up a meeting on the list of proposed improvements.

Clerk

18 PLANNING

a Applications

299 (i) **The Old Rectory, Plaxdale Green Road
24/01673/PA – Tree work on beech tree**
Following a discussion this application was approved.

(ii) **London Golf Club, South Ash Manor, South Ash Road, Ash TN15 7EN
24/01658/PA – Listed Building Application – refurbishment of existing building**
Following a discussion this application was approved.

b Decisions

300 (ii) There were no decisions to be considered at the time of the meeting.

c Appeals

301 (i) There were no new appeals at the time of the meeting.

d Enforcement

- 302 (i) **Field adjacent to Kit's House, Plaxdale Green Road, Stansted, TN15 7PB
24/00145/EN**

The case was being investigated by the Enforcement Team at TMBC. It was suggested that a change of use application would be required if the land was being used for keeping horses rather than agricultural.

- 303 (ii) **Oakview Barn, Tumblefield Road, Stansted, TN15
24/00176/EN**

Subsequent to the meeting TMBC Enforcement visited the site to consider whether the work carried out met with the initial planning permission.

e Other Planning matters

- 304 There were no developments on other planning matters discussed at the time of the meeting.

15 FINANCE – Appendix A

a Budget

- 305 The budget for the financial year 2025-26 was tabled and it was subject to further consideration when the proposals for the Black Horse were known.

b Bank Balances

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

c To approve payments made since last meeting

- 307 Cllr Tisson proposed and Cllr Morris seconded and it was agreed that the payments made since last meeting as Appendix A be approved.

d Accounts for payment

- 308 Cllr Sefer proposed and Cllr Tisson seconded and it was agreed that the accounts for payment listed on Appendix A be approved.

e Other Finance issues

- 309 There were no other matters to note at the time of the meeting.

16 MANAGEMENT OF PARISH COUNCIL LAND AND PROPERTY

- 310 **i Grange Park School**
It was confirmed that the hedges inside the school playground had been cut by Tom Brooker.
- 311 **ii Recreation Field**
It was suggested that more benches could be acquired and that these could be funded by parishioners wishing to commemorate family members. Details would be advertised in the Village Notes.
- 312 **iii Play park**
There were no matters to note.
- 313 **iv Browne's Field**
There were no matters to note.
- 314 **v Telephone box in Plaxdale Green Road**
There were no matters to note.
- 315 **vi Maintenance and handyperson**
The Chair suggested that the seat by the Plaxdale Green Road telephone box could be repaired and Peter Morris agreed to action this.
- 316 **vii Other issues**
It was noted that a West Kent Grant had been agreed in principle for the screens and projectors and quotes were required for both village halls. The estimated cost was £2,600 per hall.

17 VILLAGE HALLS

- 317 **i Stansted Village Hall**
There were no issues to discuss.

- 318 **ii Fairseat Village Hall**
There were no issues to discuss.

18 WILDLIFE CAMERAS & SIGNS

- 319 It was noted that the cameras which had been bought were powered with normal batteries and it would be preferable to have ones that were solar powered.

19 REPORTS FROM MEETINGS ATTENDED BY THE COUNCILLORS/CLERK

- 320 There were no reports.

20 ANNUAL GRANTS FOR ST MARY’S CHURCH, STANSTED & FAIRSEAT VILLAGE HALLS

321 The annual grants for the above were discussed based on the requests received which were based on those made for the previous year as follows:

- St Mary’s Church – £2,300
- Stansted Village Hall - £1,900
- Fairseat Village Hall - £1,600
- Brownes Bequest - £200

IT WAS AGREED that the amounts above be paid by the Clerk.

21 CORRESPONDENCE

322 There was no correspondence to be reported.

22 ANY OTHER BUSINESS

323 There were no further issues to be discussed.

PUBLIC SESSION

There was a question regarding recent contact with Openreach regarding securing faster broadband to all the residents in Tumblefield Road. It was agreed that the Clerk should follow up with the local MP.

Concern was expressed about pot holes and in particular one by the livery stables. It was agreed that the Clerk should contact the Highways Department.

The ash trees on the triangle at the bottom of Hatham Green Lane needed to be felled and this would be actioned in the new year after quotes were obtained.

The Chair thanked everyone for attending and closed the meeting at 7.15 p.m.

SignedChairman

Dated.....