

**STANSTED PARISH COUNCIL****MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 3 DECEMBER 2018 AT STANSTED VILLAGE HALL, MALHOUSE ROAD, STANSTED AT 8.00 pm**

<b>PRESENT:</b>	Cllr Harry Bott	Chairman	
	Cllr Tom Brooker		Except item 7a(v)
	Cllr Mrs Polly Falconer		
	Cllr Mrs Sheila Goodworth		
	Cllr Michael Osborne		
	Cllr Daren Sefer		
	Cllr Kevin Sparkes		
	Mrs Roxana Brammer	Clerk	
In attendance	Cllr Harry Rayner	Kent County Council	
	Mr Tom Sheldon	Chairman, Stansted School Project Steering Group	
	1 member of the public		

**Item** *Action point*  
Minute no 2018/19/

**1 APOLOGIES**

328 All parish councillors present. Apologies for absence were received from Cllrs Martin Coffin and Robin Betts, Tonbridge and Malling Borough Council

**2 DECLARATIONS OF INTEREST AND ALTERATIONS TO THE REGISTER**

329 Cllr Mrs Falconer declared a personal interest in item 7a(iv), planning application for Court House, Vigo Road, Fairseat as she was related to the applicant. Cllr Mrs Goodworth declared a personal interest in item 7a(v), planning application for Cedar Cottage, Wrotham Hill Road, as she was a friend of the applicant. Cllr Brooker declared a pecuniary interest in item 7a(v), planning application for Cedar Cottage, Wrotham Hill Road, as he rented storage from the applicant.

**3 MINUTES OF THE MEETING HELD ON 5 NOVEMBER 2018**

330 It was proposed by Cllr Sefer, seconded by Cllr Mrs Goodworth and agreed the minutes of the meeting held on 5<sup>th</sup> November 2018 be signed as a true record.

**4 MATTERS ARISING**

331 None.

**5 WORLD WARS COMMEMORATIVE EXHIBITION**

332 It was reported the exhibition had been well attended and had been very good. Mr Mattick would be attending the next meeting to give a report.

**6 STANSTED SCHOOL PROJECT UPDATE**

333 The Chairman suspended the meeting to allow Mr Sheldon to speak.

Mr Sheldon said that Andy Yallop had had to resign from the Group for health reasons. Mr Yallop had done an enormous amount for the project. Alan Bullock had agreed to take over the remaining items that Mr Yallop had been dealing with. The school would open on 22<sup>nd</sup> April 2019. The application for the grant for the car park had been submitted and the planning application would be submitted that week. The external repaint would be carried out in the spring and 3 quotations would be sought.

The Chairman thanked Mr Sheldon and reconvened the meeting.

Mr Yallop's contribution was referred to and the Clerk was asked to write a formal letter of thanks, conveying the Council's appreciation. The drawings for the signage requested by Grange Park School were tabled and discussed. It was proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed unanimously that the sign to be sited at the front within the school grounds was permitted, but the school should contact the Local Planning Authority over consent as it was in a conservation area and that the totem signs would not be permitted, but a smaller sign attached to the school main entrance gate into the Recreation Ground would be permitted. It was then proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed unanimously that the Council would erect its own sign at the north side of the entrance to the car park, indicating the car park was for the users of the Recreation Ground, Village Hall and Grange Park School. This to avoid confusion for users/visitors to all 3 venues and to be installed entirely at the Council's expense, which would save the school money.

It was then agreed to vary the order of the agenda.

**14 MARGARET MCMILLAN CENTRE**

334 Cllr Bott reported that at a meeting of Greenwich Borough Council, it had been decided to oppose the application to Tonbridge and Malling Borough Council for the Centre to be listed as an asset of community value. They wished to sell it for educational purposes and if this fell through, they would have to offer it to all London boroughs free of charge.

**COUNTY COUNCILLOR'S REPORT**

The Chairman suspended the meeting to allow Cllr Rayner give his report.

Cllr Rayner referred to the taxi bus service on which he had reported at the last meeting and said he had attended an inaugural meeting. The bus would go from Fairseat, through Stansted, West Kingsdown, Knatts Valley and Otford to Sevenoaks., starting in the summer of 2019. There would be three trips each way each day. It would be hail and ride and some bus stops would be renovated. It would also be possible to pre-book.

The Chairman thanked Cllr Rayner and reconvened the meeting.

**7 PLANNING****a Applications**

335 i **TM/18//02606/FL:** Parsonage Farm, Hatham Green Lane, Stansted: Retrospective

planning permission for continued use of existing agricultural building as residential accommodation

No objection.

- 336 ii **TM/18/02560/FL:** Vigo Cottage, Gravesend Road, Wrotham: Change of use of field from agricultural use to camp site. Single storey detached building to provide reception, camp shop and farm shop. Single storey detached building to provide WCs, showers and washing facilities. Two timber yurts. New vehicular access onto Gravesend Road. Formation of 24 car parking spaces. Picnic area with seating. Pedestrian access path. Fencing and gates

After discussion, it was agreed to object as follows:

Stansted Parish Council objects to this application.

There are already 2 camp sites in the parish and a third, although in an adjoining parish, where the only access goes through Stansted parish.

The application site lies within the Metropolitan Green Belt. The national policy indicates that development in the Green Belt should only take place under special circumstances. The Parish Council is of the opinion that the development of a camp site, with permanent structures (reception building, shop, café, toilet and washing facilities and yurts), is not a special circumstance and that permission should be refused. We note the comments of KCC Highways on public rights of way in general and the bridleway in particular. However the Parish Council is concerned about road safety at this point. The entrance lies just off an A class road and users of the site would increase traffic use of this road. We note that 25 car parking spaces would be created and users of the site, who would more than likely be tourists, will be constantly entering and exiting the site. We are also aware that many cyclists use this stretch of the A227 as they cross from Vigo Road, Fairseat to Harvel Road and vice versa. Cyclists include both club and amateur cyclists, including families. Users of the site would be in this mix of traffic turning off the A227. Some of them may well come from continental Europe and not be used to driving on the left side of the road, which would heighten the danger.

- 337 iii **TM/18/02681/TPOC:** Cob Trees, Hatham Green Lane, Stansted: 2x Willow to reduce by 40%; 1x Holly to reduce by 40% and, 1x Silver birch to reduce by 40%

After discussion, it was agreed to respond as follows:

Stansted Parish Council Has no objection to this application. However members would like to know when the replacement cob trees will be planted, a condition of a previous permission not yet undertaken and also when the external lighting will be lessened in brightness.

- 338 iv **TM/18/02685/TNCA:** Court House, Vigo Road, Stansted: T1 Horse Chestnut - remove 2 lowest limbs over driveway, T2 Oak - reduce branches growing toward barn by approx 3m, T3 Oak - remove 4 lowest barn facing limbs, T4 Sycamore - remove low barn facing limb, crown lift to approx 4m all round, T5 Sycamore - remove barn facing low limb, T6 Oak - crown lift to approx 5m, remove major dead wood, T7 Cherry - crown lift to approx 2m, T8 Hazel - fell/coppice and T9 Oak – fell

**No objection.**

- 339 v **TM/18/02460/PDVAR:** Cedar Cottage, Wrotham Hill road, Wrotham: Prior Notification: change of use of agricultural cowshed to residential (Part 3 Class Q)

Having declared a pecuniary interest, Cllr Brooker left the room.

After discussion, it was agreed to respond as follows:

Stansted Parish Council objects to this application.

Firstly, the property lies within the Stansted Parish Boundaries and as such Stansted Parish Council should be the primary parish giving an opinion on this application.

Secondly, we note that the application was previously submitted (TM/18/01406/PDVAR) and the decision notice stated "...the proposal REQUIRES THE PERMISSION of the Local Planning Authority and cannot therefore be dealt with under the notification procedure. Planning permission must be obtained before any such proposal can be carried out. The grounds for this determination are as follows:-

1. No evidence has been submitted that demonstrates that the site has been used solely for an agricultural use as part of an established agricultural unit on 20th March 2013 or its last use. The building would therefore not be considered an agricultural building as defined within Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015. The proposal would therefore not meet the requirements of Paragraph Q.1 (a) of Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015.

2. Land subject to the change of use as identified within the site location plan would exceed the limits for a curtilage set out within Paragraph X of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015."

This decision should apply to this application. We do not understand why the applicant has re-submitted under the Town and Country Planning Order 2015 Section Q, rather than submit a full application, as the decision of the earlier application indicates.

We refer to paragraph 1 of the grounds for determination (quoted above). For the current application, no evidence has been provided that this property has been ever used for agriculture as required under section Q. A letter from a farm contracting business stating they have stored hay and equipment in the building does not make this an agricultural entity. An agricultural entity can be defined as one or all of the following:-

Proof of trading income for the purposes of agriculture – a definition of this can be found on the HMRC web site: <https://www.gov.uk/hmrc-internal-manuals/business-income-manual/bim55051>

Proof that the holding would have the inheritance benefits accrued to a farm

Proof that the holding has been used exclusively for the purposes of agriculture. Note

that horse breeding (not ownership) is considered an agricultural profession but this must be run as a business and not as a hobby.

The Rural Payments Agency (RPA) and agricultural holding number

The current Chairman of Stansted Parish Council is a farmer and has owned his land adjoining the plot for the last ten years and can confirm that the plot has only ever had horses on it. Furthermore, the previous owners (who had the adjoining land for over 40 years) have confirmed that the land in question had never been used for agricultural purposes.

The existing building is a field shelter for the horses and is not an agricultural building

Should the Local Planning Authority be minded to accept this as class Q permitted development, overturning their previous notice, then we would request that our elected representatives (copied in) ask for this decision to be taken to the Planning 2 committee for their final decision.

Cllr Brooker returned to the meeting.

340 **b Decisions**

The decisions as listed on Appendix A were received.

**c Enforcement**

341 **i Lucy's Barn Camping Site, Ash Lane**

Nothing further had been heard.

342 **ii Anchor & Hope, South Ash Road, Stansted**

The enforcement officer had reported that the company using the site was about to move to other accommodation and therefore no action would be taken.

343 **d Appeals**

None.

**e Local Plan**

344 **i Response**

Cllr Bott reported the Council's response had been sent to the Borough Council on the last day of consultation. It was understood from Cllr Rayner that the objection from the combined parishes had also been put in on the final day.

345 **f Any Other Planning Issues**

None.

**8 FINANCE****346 a Bank Balances**

The bank balances as listed on Appendix B were noted.

**347 b Payments made since Last Meeting**

It was proposed by Cllr Bott, seconded by Cllr Mrs Goodworth and agreed the payments made since the last meeting as listed on the agenda be approved.

**348 c Accounts for Payment**

It was proposed by Cllr Mrs Falconer, seconded by Cllr Sparkes and agreed the accounts for payment as listed on Appendix B be paid (cheques 900 – 906), with the addition of £420, BTF Partnership (cheque 907) and £108, Stansted Village Hall (908).

**349 e Budget 2019/20**

The budget for 2019/20 was discussed. The annual grant to the village halls was highlighted, at which point Cllr Mrs Goodworth declared a possible conflict of interest as a member of the Stansted Village Hall Committee and took no further part in the discussion. It was agreed the hall committees be offered a grant of £1,600 each to mirror the grant to the Parochial Church Council for churchyard maintenance, but with hire of the halls free of charge. This would affect the amount in the Special Projects reserve. It was proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed the budget be adopted with this offer to the hall committees. The final figures would be circulated with the agenda for the next meeting.

**350 f Precept 2019/20**

It was proposed by Cllr Bott, seconded by Cllr Mrs Goodworth and agreed the precept for the year 2019/20 be set at £17,260.

**9 GRANT APPLICATIONS**

351 None.

**10 MANAGEMENT OF THE COUNCIL'S LAND & PROPERTY****a Recreation Ground**

352 i. General Matters. Nothing to report

353 ii. Hire of Ground. Nothing to report.

**354 b Car Park**

This was being dealt with by the School Project Steering Group. They had been informed of Recreation Ground bookings.

**c Playpark**

i. General Matters. Nothing to report

6

ii. Suspension of Standing Order. It was proposed by Cllr Mrs Goodworth, seconded by Cllr Bott and agreed to suspend standing orders relating to obtaining 3 quotations, in view of the urgency of dealing with the play equipment on the school playground.

iii. Removal of Play Equipment. The Clerk reported she had sought a quotation from Bradley Walton of Home Counties Play, as at the time the equipment had been installed at the school he had been working for the supplier and had been their contact with the school. He had quoted £3,530 to remove all items. The green tunnel slide would be scrapped and the remaining items re-installed on the Recreation Ground, with appropriate safety surfaces where necessary. It was proposed by Cllr Bott, seconded by Cllr Mrs Falconer and agreed this quotation be accepted.

355 **d War Memorial and Garden**

Nothing to report.

356 **e Telephone Kiosk**

Nothing to report.

357 **f Church Bank**

Nothing to report.

358 **g Village Green Land, Hatham Green Lane and Parsons Lane**

Nothing to report.

359 **h Brownes Bequest**

Nothing to report.

360 **h Notice Boards**

Nothing to report.

361 **j Registration of Land**

The Clerk had received a confusing letter from Colin Hall. Cllr Bott would speak to him. *HB*

**11 HIGHWAYS & TRANSPORT**

362 **a Public Rights of Way**

Cllr Bott reported that he had reminded his contractor about reinstating FP 119. He said he could not see any reinstatement on the footpath from the track to Coldharbour to Wrotham Hill Road. He then suspended the meeting to allow Roy Barry to speak.

Mr Barry thanked Cllr Brooker for replacing the footpath marker in Malthouse Road. He said that there were 3 unofficial signs on FP 110 at Thriftwood. Cllr Bott said he

7

had asked the owner to put up the signs to make it clear to users of the path how they could go round the obstruction. Mr Barry said he had advised the owner to apply for a legal diversion. Cllr Bott said he would speak to the owner about it.

The Chairman thanked Mr Barry and reconvened the meeting.

363 **b Encroachment Working Party**

Ongoing with the County Council.

354 **c Any Other Highways or Transport Issues**

No matters were raised.

**12 VILLAGE HALLS**

355 **a Stansted Village Hall**

Cllr Mrs Goodworth reported that the interior had been redecorated.

356 **b Fairseat Village Hall**

Nothing to report.

**13 POLICE MATTERS**

357 Cllr Mrs Goodworth had nothing to report.

**15 REPORTS ON MEETINGS ATTENDED BY COUNCILLORS AND CLERK**

358 None.

**16 CONSULTATION**

359 No documents received.

**17 CORRESPONDENCE**

360 None.

**18 REPORTS & CIRCULARS**

361 None received.

**19 ANY OTHER BUSINESS**

362 **a Parish Magazine**

Cllr Bott said the magazine was much improved and suggested the Council pay for copies to go to all houses in the parish. This would be put on the agenda for the next meeting.



The Chairman thanked everyone for attending and closed the meeting at 9.40 pm

Signed *P M Falconer* Chairman

On the 7<sup>th</sup> day of *January* 2019