

SHIPBOURNE PARISH COUNCIL

**MEETING HELD AT THE VILLAGE HALL ON
MONDAY 10TH APRIL 2006 AT 7.30 PM**

Present: Mr Nicholas Giles (Chairman), Mr Mark Beadle, Mrs Libby Cohen, Mr Martin Miles, Miss Lynette Sargent, Mr James Sheldrick, Mrs Rachel Simpson, Mr Curtis Galbraith (Clerk)

Mrs Joan Harrison (Borough Councillor). Three members of the public.

1. Apologies for Absence

Mr David Evans, Mrs Sue Murray

2. Minutes of Previous Meeting

The draft minutes of the March meeting were agreed by the council and signed by the Chairman (Libby Cohen acting) as a true record.

3. Borough & County Councillors Reports

None.

4. Questions from the Public

None.

5. Matters Arising

None.

6. Finance

The bank balances at the financial year end were (c/a £ 47.18, d/a £ 9509.11. The Annual Return had been submitted. A VAT reclaim that covered the previous financial year totalling £134.81 had been submitted. The Clerk handed out copies of the 2006/7 budget based on the figures used for the Precept Application. It projected a small deficit of just over £500 for the year. Martin Miles enquired whether the Clerk's salary should increase to a realistic level. The Clerk maintained, as previously, that he was happy with the current level of remuneration. However it was noted that should the current Clerk leave then there may be a need to increase the level of remuneration substantially. The Budget was duly approved. The 2005/6 accounts had also been completed. It was agreed that Mark Beadle would liaise with the Clerk to inspect the accounts prior to internal audit.

Nick Giles had written to the Charities Commission to advise them of the current situation regarding the John Swan Charity. He had also copied a note to Frank Chapman for inclusion in the Newsletter. As previously discussed, the Clerk had obtained two quotations from independent Internal Auditors. Nick Giles will discuss the forthcoming 2005/6 internal audit with Nick Ward before any decision is made. It was agreed, based on the information received at the March meeting, that the Clerk could sign and submit the Outturn Statement for the previous financial year.

Nick Giles joined the meeting (7.45) replacing Libby Cohen as Chairman.

Two payments were approved. One to Allianz Cornhill for £309.98 for the annual insurance commencing 1st June, the other for £34.00 to the Byways and Bridleways Trust for annual subscription renewal. The financial sub committee will check the Allianz insurance policy.

There was some discussion as to whether monies on deposit should be earning a better rate of interest. The Clerk will investigate whether there are any other appropriate accounts. It was generally felt that parish council money should be available at reasonable notice, when required, and that in any case any additional interest gained by reinvesting in a more complex higher rate account or bond would be marginal.

7. Roads / A227

Valerie Dagger had advised the Clerk that she was progressing the implementation of the A227 scheme with Kent Highways. A copy of the 'final' scheme plans will be obtained in time for the APM.

A letter from Kent Highways advised that for various reasons the County Lengthsmen scheme would be reviewed. Kent Highways also sought a 'Parish Liaison Meeting'. The Clerk and James Sheldrick will arrange a mutually agreeable time.

TMBC had acknowledged receipt of the letter sent to Steve Humphrey regarding the satellite navigation concerns raised last month.

8. Commons

The Clerk reported that Valerie Dagger had responded to the request for funding advice for the proposed lay by with three suggestions. *James Sheldrick declared a personal interest in this matter and took no part in the discussion.*

Firstly, contact should be made with KCC to investigate a Small Community Grant. (The Clerk will deal). Secondly, Valerie Dagger had some small amount available from her own Local Board and thirdly she thought TMBC may have some funds available for Community Leisure projects. A copy of the minutes with a request for assistance will be sent to Cllr Sue Murray for her advice.

Nick Giles will write to the landowner of the Common to discuss submission a planning application for the lay by and he will chase the opinion sought from the NALC legal department as previously minuted.

TMBC had provided signage to inform that it was an offence under the Dogs (Fouling of Land) Act 1996 not to clear up after your dog in a public place. The signs will be fixed in a suitable place. TMBC also informed that under a new initiative Dog Wardens would be on patrol who could apply a £50 fixed penalty. Alan Bristow was concerned that 'clearing up' may result in an increase in polythene bags containing dog faeces being discarded along public rights of way.

10. Rights of Way

John Boyd, representing the PCC, addressed the council and informed it that the PCC would like to improve the state of the path through the churchyard. He sought funding assistance based on a quotation from Marchants that totalled approximately £4000.00. During discussion and following advice from Alan Bristow it became apparent that the path is not a right of way, it is a permissive route. It was suggested that the PCC should formalise the route as a right of way to safeguard against the possibility, albeit very remote, that the permission could be withdrawn.

John Boyd commented that the state of the Church Approach was also under scrutiny and that it was likely that a further sum would be needed to repair that area. Disabled access to St Giles was recognised as a need. Nick Giles in summary agreed that the parish council recognised its responsibility to assist in the maintenance of the path as it was a village amenity. The Clerk will write to the PCC with some contact names and addresses for possible sources of funding. The PCC will then liaise again with the parish council.

11. Village Hall

Alan Bristow reported that he understood that the Nursery School pupil numbers were set to increase on some days of the week. This would mean an increase in revenue based on the agreed formula. He said that he was more optimistic than before in this regard.

John Boyd and Alan Bristow left the meeting at this point

9. Planning – decisions, applications, enforcement and other issues

a) Tonbridge & Malling Borough Council decisions:

TM/06/00600/FL Wilmot Cottage, Mote Road, TN15 0NT – Bathroom extension to playroom (former generator house). Permission granted with conditions

TM/06/00357/ORM The Lee, Upper Green Road, TN11 9PH – Minor amendment to previously approved scheme – (Garden Room – revised size). Amendments approved

b) Planning Applications:

TM/06/00255/FL Barrwood, Hildenborough Road, TN11 9QA

Proposal: Rebuild property with ground floor extension. Amended plans and additional information received.

Councillor Mark Beadle, as owner of the property, declared a personal and prejudicial interest in this application. He withdrew from the meeting and temporarily left the building.

The council discussed at length several aspects of the amended plans and the additional information that had been requested by TMBC from the applicant. Comments noted by councillors on the application during circulation were considered. Following a letter of objection sent to the council, Mrs Turner spoke and informed members why she objected to the application and that she considered that the application still contained a number of errors that should be corrected prior to the application being determined. The Chairman asked whether anyone had any objection (*there was none*) before reading out a letter that had been received from the applicant shortly before the meeting.

The parish council then formed the following view:

“Based on its previous view – No objection. However the council does have the following comments to make on this application:

1. The application site lies within the Metropolitan Green Belt, a Special Landscape Area and impacts upon the Area of Outstanding Natural Beauty.
2. The council asks TMBC to ensure that the submitted plans are accurate and compliant and that calculations are verified; in particular, the figures used in relation to past applications should be scrutinised and compared with the figures produced by the applicants’ agents.
3. The chimneys are substantial and add significantly to the overall height.
4. The hipped roof appears to create additional mass and bulk.
5. The site plan does not represent the domestic curtilage.
6. There is concern that the Velux windows to the second floor elevations may cause a light pollution issue.
7. Materials specified should be agreed as a condition. The use of local style materials as described by the Shipbourne Design Statement is preferred.”

A proposal to include a comment that the rotation of the house was considered unnecessary was defeated after a vote.

Councillor Mark Beadle was then requested to rejoin the meeting.

TM/06/00934/FL – The Stables, Back Lane, Shipbourne TN11 9PP

Proposal: Extension to utility room and enlargement and replacement of garage doors.

View: “Objection. The proposals detract from the intrinsic architectural value of the rural building. As *Planning Policy P6/14.7* the proposal would be detrimental to the architectural and historical character of the building. The proposed garage door trivializes the original. (*Page 26 Shipbourne Design Statement*). TMBC is reminded that the original permission was granted only if no change was made to the exterior of the original in order to retain its character”. A letter of objection from a neighbour has been received. The parish council thought that this was a poor application in terms of information supplied.

TM/06/00358/FL – The Meadows, Hildenborough Road, Shipbourne TN11 9QA

Proposal: Section 73a Retrospective Application: Installation of replacement treatment plant. *Amended plan showing position submitted.*

View: No objection subject to all necessary regulatory consents being obtained.

c) Enforcement and other planning issues:

TM/06/00400/FL Norcadia, Reeds Lane, TN11 9RR

Proposal: Replacement garage with accommodation over and single storey side extension.

Note: Application Withdrawn

Puttenden Manor, Puttenden Road, TN11 9RH

Previous declarations of interest apply. Correspondence received from TMBC informed that a further meeting will be held shortly with the owners’ agent and that the parish council would be kept informed. A further letter of complaint has been received from a neighbour. The issue, as notified, of private information being carried in a national magazine as part of a commercial advertisement was not thought to be a matter for the parish council.

The parish council has been made aware of allegations that several properties or sites in the village have unauthorised developments or other activities that are possibly in breach of planning law. A list will be submitted to the Enforcement Team at TMBC Development Control in order that they can investigate the alleged planning contraventions.

The remaining members of the public then left the meeting.

12. Little Mead

Cllr. Rachel Simpson declared an interest as she owned land adjoining Little Mead albeit in another parish. The Clerk has sent a copy of the correspondence sent to Mr Williams last December.

13. Correspondence (not circulated or dealt with elsewhere)

DEFRA has published a guide to the Clean Neighbourhoods & Environment Act 2005. Councillors agreed that they will download the guide from the DEFRA Website.

Referring to last month's email from Claudia Johannes, the Vice Chair of Governors at Shipbourne School, regarding an idea to upgrade the School's internet connections by joining the KCN network via an optic cable, it was agreed that the Clerk should respond advising that whilst the Parish Council supports the development of the school, this particular project would be of little value to the council.

14. Any Other Business

The council reminds the village of the visit to the APM on Monday May 8th by Kent Police Chief. Insp. Simon Willsher where policing issues that affect Shipbourne can be discussed.

Regarding the proposed Village Sign, two benefactors who have kindly agreed to donate some funds to this project will be contacted.

Libby Cohen said that the council should be aware that the first UK law tackling light pollution came into force on 6th April. Exterior lighting will join noise and smells on the list of things that can be treated as a Statutory Nuisance under the Environmental Protection Act 1990. She will advise the council of further details in due course.

The Clerk informed the council that the Notice Boards were in need of maintenance. It was agreed to investigate the cost of refurbishing them.

The meeting closed at 22.25

Signed: _____ (Chairman)

Dated: _____

Dates of future meetings: (Meetings held on a Monday at 7.30 p.m. in the Village Hall)

May 8th (+APM at 7.30), June 12th, July 17th, September 11th, October 9th, November 13th and December 11th