

SHIPBOURNE PARISH COUNCIL

MINUTES OF A MEETING HELD AT THE VILLAGE HALL ON
MONDAY 14TH APRIL 2008 AT 7.30 P.M.

PRESENT: Mr. M. Miles (in the Chair)
Mrs. L. Cohen, Miss L. Sargent, Mr. J. Sheldrick

IN ATTENDANCE: PC T. Wiles, 4 Members of the Public
Mrs. Y. Tredoux (Clerk)

The Chairman welcomed everybody and asked Councillors to introduce themselves.

PC Wiles said that an incident had been reported about a gentleman who indecently exposed himself to walkers in Dene Park. Councillors endorsed a request from PC Wiles to publish his contact details on the Parish Council's website. The Chairman thanked PC Wiles for attending.

1. Apologies for absence

Mr. M. Beadle, Mr. S. Davis & Mrs. S. Lee

2. Minutes of the last Meeting

The Minutes of the Meeting held on 10th March 2008 were approved and signed as a true record by the Chairman.

3. Borough & County Councillors' Reports

No reports were received.

4. Questions from public

Questions from Members of the Public were taken elsewhere during the Meeting.

5. Matters arising

5.1 Village sign (See Minute 13, Page 275 / Meeting of 10th March 2008)

Mrs. Cohen hoped that a full sized scale drawing would be presented at the next Meeting and it was noted that planning permission was required.

5.2 Churchyard Maintenance (See Minute 13, Page 276 / Meeting of 10th March 2008)

It was agreed to accept the quotation received from Duncan Simpson totalling £5,030 (Excl VAT) for 2008/09. The Parish Council was keen to continue this contract for the following year as well, i.e. 2009/10, and Mr. Simpson would be asked whether he would be interested to consider this.

5.3 Planning Sub-Committee (See Minute 13, Page 276/Meeting of 10th March 2008)

It was agreed that the 'envelope' system would be continued.

6. Finance

**6.1 *Balances total (per Statements) @ 01.04.08: Current £11.76
Deposit £10,871.57***

6.2 Members noted the following receipts:
07.12.2007 - Gross Interest (Dep Acc) £112.18
10.04.2008 - Precept (Dep Acc) £1,850.00

- 6.3 The following invoices were presented and agreed for payment:
 Kent Association of Local Councils – Annual Subscription - £ 219.40
 Mayo Wynne Solicitors – Little Mead - £444.15
 Allianz Insurance – Annual Premium - £323.92
- 6.4 The Chairman or Mr. Beadle would sign the “Outturn Statement” for money received from Tonbridge & Malling Borough Council during 2007/2008.
- 6.5 A request for a donation received from the Kenward Trust was rejected.

7. **Roads / A227**

7.1 Interactive speed sign near The Chaser

Mr. Sheldrick noted that the sign had been painted black as previously requested and the Clerk was asked to forward a letter of appreciation to the Kent Highways Contractor. Further discussion would take place at the next Parish Council Meeting.

8. **Commons**

Mrs. Cohen referred to the TMBC Open Space Strategy Consultation document which commented on the provision of equipped play areas for children and young people by the Parish Council.

It was agreed to respond to this consultation, confirming that Shipbourne Parish Council is of the opinion that the large open space and publicly accessible area of Shipbourne Common are adequately serving the local children, all of whom have a garden and that there would not appear to be a demand to provide equipped playing areas.

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

The Chairman invited Members of the Public to address the Parish Council with their questions and comments.

Councillors noted comments from Mr. R. Olley from Kingswood Training Services, who gave details on the application to construct a two storey barn as an ancillary building to the established premises for the training of Tree Surgeons, including dormitory accommodation, a kitchen/dining room, additional lecture room, office and parking on the land adjacent to Wagoners, Back Lane, Shipbourne.

Mr. E. Haywood presented the Parish Council with drawings in respect of possible redevelopment of “Brownfield”, and sought the Parish Council’s “informal” advice prior to submitting the formal application. Councillors asked a few questions about the proposed application whereafter the Chairman explained that the Parish Council could not give informal advice and that the application would be considered properly by the Parish Council upon receipt of a formal planning application.

Mrs. S. Wilson referred to the change of use on the Puttenden Manor application and was very concerned regarding the latest correspondence received from the applicant’s agent, which suggested that the new gate and acoustic fencing alongside the existing drive was not going to be done. Mrs. Wilson strongly believed that the conditions outlined in the previous application were not being adhered to.

9.1 **Applications:**

- 9.1.1 TM/08/01045/RD – Puttenden Manor, Puttenden Road, Shipbourne, TN11 9QY
Proposal: Details of acoustic fencing, construction of access road and storage and disposal of stable waste, pursuant to conditions 3, 5 and 13 of planning permission TM/07/03880/FL:

Use (Part retrospective) of land and buildings for the training of horses, and the construction of an alternative means of access from Puttenden Road, and the erection of 3 x timber stables and feed store for keeping horses ancillary to the domestic use of Puttenden Manor.

View: It appeared that the Condition 3, which relates to the acoustic fencing, is not in accordance with the permission granted. High solid fencing – acoustic or otherwise - and solid gates should be fitted parallel to the drive opposite Long Acre House, as per the original drawings. The access drive to be constructed in strict accordance with the permission granted regarding appearance and materials.

The disposal of waste should be carried out in strict accordance with those details approved as stated in the conditions. Waste had been transported to Long Reach field on the applicant's property, which may cause contamination to the environment.

- 9.1.2 TM/07/03030/FL – Fairhill Lane, Hildenborough, TN11 9QL
Proposal: Erection of front and rear gates.

View: No comment.

- 9.1.3 TM/08/00934/FL – Valley House, Shipbourne, TN11 9NU
Proposal: Alternative scheme to TM/07/03359 for conversion of barn into dwelling.

*View: No objection, subject to the following condition:-
 That the character of the building is recognised/maintained.*

- 9.1.4 TM/08/01047/FL - Hookwood
 Mrs. Cohen declared an interest.
Proposal: Demolition of 2 no. buildings and construction of 1 no. five bed dwelling and 1 no. two bed dwelling (Resubmission of TM07/02837/FL).

View: No objection in principle to the proposal but with the following comments:

The principal house: The design of the proposed dwelling is out of character with the neighbouring properties and the proposed design will have an adverse impact on the character of the site and its setting. Nowhere in the village of Shipbourne can there be seen a comparable design to that proposed in the above application. Policy P6/10/1 states "rebuilding, alteration or extension of dwellings and curtilage buildings in the rural area will only be permitted where the scale, bulk, size, massing, location and detailed design of any development results in no adverse impact on the character of the site, its setting, the wider rural landscape or rural or residential amenity". Any agricultural occupancy conditions on either property should be carried forward to the new properties. The design of the small house seems appropriate for the surroundings.

9.1.5 TM/08/00771/FL – Land adjacent to Wagoners, Back Lane, TN11 9PP

Proposal: Construction of two storey barn as an ancillary building to the established premises for training of tree surgeons, including dormitory accommodation, kitchen/dining room, additional lecture room, office and parking.

*View: No objection in principle, subject to the following conditions:
Use of the new building is ancillary to the original building, roof to be reduced, conditions imposed by TMBC on the previous application to be applied to this application and the increase in traffic near a Primary School entrance is considered dangerous, and the Parish Council would expect TMBC to consider appropriate precautions to reduce this potential highway and safety hazard.*

9.2 **The following decisions by Tonbridge & Malling Borough Council (TMBC) were noted:**

9.2.1 TM/07/04474/FL – Fairhill, Riding Lane, Hildenborough, TN11 9QL

Proposal: Amendments to approved landscaping scheme submitted pursuant to condition 6 of planning permission TM/00/02509/FL (Demolition of existing buildings and erection of new dwelling, and detached garage) including minor changes to layout of parking and turning areas.

TMBC decision : *Permission granted subject to 3 conditions.*

10. Rights of Way

There was nothing to report.

11. Village Hall

There was nothing to report.

12. Correspondence (not circulated or dealt with elsewhere)

12.1 East Kent Empty Property Initiative

The “Empty Property Initiative” Spring Newsletter was noted.

12.2 The following Minutes of TMBC Meetings were noted:

12.2.1 Public Transport Panel Meeting held on 18th March 2008.

12.2.2 Parish Partnership Panel Meeting held on 6th March 2008, including budget statement 2008/09.

12.2.3 List of valid Planning Applications received dated 25th March & 31st March 2008.

12.3 The South East England Regional Housing Board Strategy for 2008-2011 was noted.

12.4 Councillors noted a request from Turner Tucker Solicitors to clarify some matters regarding “Little Mead” Silverhill. The Clerk would circulate the necessary documents to Councillors for discussion at the next Meeting.

13. Any Other Business

The Parish Council’s storage cupboard in the Village Hall had been removed and this resulted in the loss of valuable storage space. The previous Clerk, Mr. C. Galbraith, kindly offered to examine the old documents and retain those that are of interest to the village, including some Planning applications older than 7 years that are still relevant. The Parish Council was very grateful for Mr. Galbraith’s offer and granted permission for Mr. Galbraith to carry out this task.

Miss Sargent had noticed some activity on the Cob Acres site in Claygate Lane and asked the Clerk to enquire whether TMBC could provide an update on the outcome of the recent planning enforcement investigation.

Mrs. Cohen noted that TMBC had taken notice of the principles and suggestions quoted in the Shipbourne Design Statement and these now formed part of TMBC's core strategy.

Mrs. Cohen noticed an article in the March 2008 edition of the Fieldwork magazine about an increase in light pollution across the country. The Campaign to Protect Rural England in Norfolk recommended usage of the standard "light pollution clause" by Parish Councils for inclusion in responses to planning applications. The Clerk was asked to obtain further details.

14. Dates of future meetings

The Annual Parish Meeting would take place on Monday, 12th May at 7.30 p.m. The Parish Council Meeting would commence after the Annual Parish Meeting.

The Chairman closed the Meeting at 10.15 p.m.

Signed: Chairman

Dated: