

SHIPBOURNE PARISH COUNCIL

**MEETING HELD AT THE VILLAGE HALL ON
MONDAY 4TH FEBRUARY 2008 AT 7.30 PM**

Present: Mr Martin Miles (Chairman), Mr Mark Beadle, Mrs Libby Cohen, Mr Stephen Davis, Mrs Susan Lee, Miss Lynette Sargent, Mr James Sheldrick and Mr Curtis Galbraith (Clerk).

In attendance: One member of the public.

1. Apologies for Absence

2. Minutes of Previous Meeting

The December and January draft minutes were agreed as a true record and signed by the Chairman.

3. Borough & County Councillors Reports

None

4. Questions from the Public

None

5. Matters Arising

None

6. Finance

The Clerk informed the council that the bank balances at 1st February were c/a £1118.62, d/a £13,593.62. The EDF wayleave payment of £33.08 has been received as has one cheque for £52.00 for a website advertisement. He said that the Precept Application for 2008 – 2009 had been submitted as circulated. Copies of the budget for the same period were handed out. This years Precept requirement is £3700.

Cllr Beadle had dealt with the Audit Commission's queries. The Clerk will formalise and send. The Clerk said that the Village Hall Management Committee had requested support totaling £3,000 namely damp proof work of £1,250, a proportion of the cost of external painting £ 800, an asbestos survey £400 and a projected operating deficit of £500. There was unanimous agreement to support the hall and approve this figure.

It was also agreed that the following payment could be made. To Knights Solicitors – legal expenses incurred regarding complaint by Mr and Mrs Bull – £568.70 (100290)

Regarding Little Mead, Mayo Wynne Baxter had confirmed that a further £420 had been expended in costs in writing to attempt to carry out the proposed easements agreement. A further letter, previously circulated, had been sent by MWB to Mr Williams. It was agreed to await a response before deciding on any alternative course of action.

Regarding January's discussion of a proposed donation to Kent Air Ambulance, the Clerk had checked and there was nothing to prevent a parish council from making a charitable donation. SPC's own Financial Regulations – part of its Standing Orders – also made no reference. After further discussion, a vote agreed by a majority of six to one that it was inappropriate to donate any funds drawn from the parish to charity. Kent Air Ambulance was an obvious worthy cause and councillors felt that members and public could and would support it on a personal basis.

A letter from the Audit Commission proposing Mr Alun Williams as the external auditor for the parish council received no comment.

7. Roads / A227

Cllr Davis awaited news from PC James Ball regarding the rescheduling of the Speed Watch presentation.

Following a complaint about the manner of repairs to the verges and carriageway in Hildenborough Road, a response obtained by the Clerk from Kent Highways assured that the carriageway was not being widened by the repairs to the edges. A response was also awaited from County Councillor Valerie Dagger who had been informed. Meanwhile the council will reply saying it objected to the works vehicles parking on the verges as significant additional damage has been caused by this action.

Cllr Sheldrick said he had been in contact with Carol Hersey at Kent Highways to request repair works to the blocked culvert at the lower end of Hildenborough Road.

8. Commons

None

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

a) Tonbridge & Malling Borough Council decisions:

The Clerk read out the recent decisions notified by TMBC:

1. TM/07/04394/FL 2 Silverhill Cottages, Dunks Green Road, Shipbourne, TN11 9RU
Proposal: (resubmission of TM/07/03096/FL) Replace existing single storey side extension with two storey extension, Replace detached garage with oak framed garage.
TMBC Decision – Grant subject to conditions

b) Planning Applications:

In order of receipt. Declarations of interest as individually noted.

1. TM/07/04394/FL 2 Silverhill Cottages, Dunks Green Road, Shipbourne, TN11 9RU
Proposal: (resubmission of TM/07/03096/FL) Replace existing single storey side extension with two storey extension, Replace detached garage with oak framed garage.
View: (submitted after the January meeting) *“No Objection but (by a majority) as conditions the council would like to see:*

1. Windows and doors from timber painted to match existing period property, tiling for hanging and roof to be matching in clay not concrete and bricks and method of laying to match existing.

2. *TMBC Local Development Framework, Core Strategy (September 2007) seeks to ensure that new development is achieved with the principles of sustainability and with this in mind SPC would like a condition imposed that the design demonstrates minimal energy consumption, optimal use of renewable energy sources, and use of sustainable construction techniques. This includes incorporating double glazing, discretely sited solar panels (where not viewed from the highway), rainwater storage facilities and highest levels of insulation throughout the design and construction. Please see 'Kent Design' and Shipbourne Village Design Statement (2002), page 11, 'Sustainability' (both adopted as Supplementary Planning Guidance). Core Policies, Quality of Life, 6.4.1 states that good design is a key element of sustainable development. DP 6.4.4 quotes Kent Design stating that "good quality design also relates to sustainability and should have regard to CP1."*

Note: The council understands that above property is not on mains drainage as stated and the parish council asks TMBC to be sure that the existing cesspool will not cause sewage spillage on to the highway and that alternative sewage treatment is not required."

2. TM/07/03030/FL Fairhill, Riding Lane, Hildenborough, TN11 9QL

Proposal: *Erection of front and rear gates, relocation of driveway and erection of ha ha.*

Additional details and amended block plan

View: *No objection providing TMBC's tree officer was satisfied with the proposal.*

c) Enforcement and other planning issues:

The council discussed the Area 2 Planning Committee site inspection at The Meadows, that had taken place on Tuesday 15th January. *Cllr Beadle declared a personal interest in this item.* Cllr Davis had attended on behalf of the council. The owners had refused entry to Cllr Davis and to other invited residents and this action had prompted a complaint from neighbours that the inspection process was flawed. After discussion, during which Cllr Davis outlined his view, members agreed that a protocol for such an occurrence should be requested from TMBC. Members took time off for such visits and were invitees of the borough council. The Clerk was asked to write to TMBC to ask for an explanation of events. Additionally it has been alleged that the applicants were able to privately discuss issues with the committee and show additional information. The council will therefore request copies of all such items shown and any minutes taken in order that everyone has an equal opportunity to comment prior to the committee meeting.

The borough council will also be asked whether the company that carried out the Borough Council's measured survey at The Meadows can be asked to provide measurements and a larger scale plan of the driveway entrance off Hildenborough Road in order that a proper opinion can be determined as to whether the driveway has been narrowed, as alleged, by recent landscaping works.

The Puttenden Manor site visit had been postponed due to adverse weather and was rescheduled for Monday 11th. The council had also received notification that the application will go before Area 2 Planning Committee on the 13th. Members were concerned whether a reoccurrence of the refusal to entry issue at The Meadows might occur and the Clerk was asked to check with the Officer and also how many representatives could attend. Discussion as to who might attend on behalf of the parish council culminated in the view that, if available, Cllr Sargent and Cllr Sheldrick should attend. Cllr Davis was clear that he did not have a prejudicial interest but it was felt preferable and for openness that neither Cllr Davis nor Cllr Cohen should attend as representatives of the council. A letter regarding this matter received from a neighbour had been circulated. The Chairman had received a similar letter although it was not available for members to see.

The council understood that the accommodation at Cob Acres was being used for residential purposes outside of the 'seasonal usage' condition on the site. TMBC will be asked to investigate.

Cllr Davis had studied the report and maps relating to the proposed new 12inch water main from the reservoir at River Hill to Kilnwood as minuted in January. His opinion, discussed by members, indicated that the matter was complex as the project was a large undertaking. Members were only concerned with the route where it impacted upon the parish and felt that the best way forward to support those affected was to ask TMBC to re-examine its decision not to carry out an environmental impact assessment and to inform the council of its reasons if that opinion remained unchanged.

10. Rights of Way

The Clerk reported that the annual RoW meeting was scheduled for Wednesday March 19th. Any issues should be brought to the attention of Alan Bristow before then.

11. Village Hall

See 6.2

12. Correspondence (not circulated or dealt with elsewhere)

The Chairman has responded to the questions asked by Mrs Bull regarding aspects of the recent Puttenden Manor planning application.

Mr Bob Taylor had informed the council that The Chaser and St Giles' Farmers' Market have reached the finals in the Taste of Kent Awards. It is the first time that there has been two finalists from the same village.

Kent Air Ambulance – strategic review. See 6.5

13. Any Other Business

As minuted previously, the council discussed its method of dealing with planning applications. The conclusion was reached that a planning sub-committee was desirable, consisting preferably of three members. The Chairman asked that interested councillors should let him know and the matter would be revisited in March. Until then the 'envelope system' would continue with views being formed by consensus at the next available meeting.

The mowing contract for the Churchyard and Dunks Green was due for renewal. The Clerk will open the file and report back to members.

Cllr Cohen said she had made progress on the proposal for the Village Sign. It was agreed to revisit this at the March meeting.

The Clerk said he had recently received an enquiry for the Clerk's vacancy and that he had replied on a preliminary basis. It was agreed to ask the applicant for further details and to continue, at present, with advertisements in the local press and on the SLCC and KALC websites.

There being no other business, the meeting closed at 21.55.

Signed: _____ (Chairman)

Dated: _____

Future dates for parish council meetings are: 10th March and 14th April.