

SHIPBOURNE PARISH COUNCIL

**MEETING HELD AT THE VILLAGE HALL ON
MONDAY 13TH FEBRUARY 2006 AT 7.30 PM**

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

Two members of the public

1. Apologies for Absence

Mrs Libby Cohen, Mr James Sheldrick.
Mr David Evans and Mrs Joan Harrison (Borough Councillors)

2. Minutes of Previous Meeting

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

3. Borough & County Councillors Reports

None

4. Questions from the Public

Richard Beach asked why the signs on the Common that requested drivers not to park beyond the signs had been removed. He also asked why, in a previous minute, they had been described as 'confusing'. The Clerk replied that since the installation of the wooden posts, drivers were prevented from driving onto the Common and the old signs indicating a limit of access were confusing and redundant. Richard queried the legitimacy of installing the posts and how it would in future be possible for the borough council tractor to access the common to mow the grass. Alan Bristow briefly outlined past history of commons access and mentioned previous correspondence with KCC regarding restriction of access to the Common. Rachel Simpson reminded the council that it had itself created a car parking area with posts on the common land it owned at Dunks Green. Alan said that in that instance TMBC had agreed that permission could be given in such a case where safe parking was necessary to enable access to rights of way. Nick Giles said that a recent letter from agents acting for the Fairlawne Estate confirmed the legality of creating a car parking area on the Common and the principle of protecting access to the remaining area using posts. He will, as previously agreed, pass this letter on to the legal adviser of KAPC so that they may confirm the opinion. It was also thought that Fairlawne was aware of the need for access to mow and had considered this point when installing the posts. It was thought that such access would be made via the open side near the tennis courts. Richard expressed doubts that this would be suitable during all weather.

5. Matters Arising

Alan Bristow said he had hoped to meet with the borough councillors and was disappointed that they were absent. He sought an explanation as to why all three of the councillors had voted in favour of the recent planning application at The Meadows that had been decided at last Wednesday's TMBC Area 2 Planning Committee.

He did not understand their motivation particularly as they were elected to represent Shipbourne and wanted the parish council to ask the borough councillors for an explanation. The council discussed the matter and it was agreed that the Chairman should write to ask the Borough Councillors to establish their reasons for supporting the application when the parish council, the TMBC planning officers and several other borough councillors had all recommended refusal. It was felt it would be useful to discuss the relationship between the parish council and the representative borough councillors at a future meeting.

6. Finance

The bank balances at 13th February were similar to the January figures (c/a £ 16.34, d/a £ 10,489.90). The bank statements had not arrived and so the small amount of interest had not been added to the c/a. One payment of £30.00 to renew the annual subscription to the Open Spaces Society was approved.

The internal auditor had just agreed the accounts and records of the parish council for the financial year ending 2005. The accounts were therefore agreed and approved by the council as was the Statement of Assurance and signed and minuted as a matter of record. The Clerk, as RFO, will now prepare and submit the Annual Return to the Audit Commission.

The Precept Application for 2006/2007 had been submitted to TMBC. At £2428.00, this represented a small decrease on the sum applied for last year.

Nick Giles will prepare a note for the Newsletter that will publicise the intention to wind up the John Swan charity and finally distribute the small sum held.

7. Roads / A227

There had been two serious accidents on the A227 during the last month. One on Friday 20th of January and a further one last week on the 7th. Both happened on the 'Fairlawne' hill close by to Springhill Cottages. Both incidents, attended by the emergency services, caused the A227 to be closed for a number of hours. The Clerk will report these accidents to Kent Highways and to Valerie Dagger as a matter of record. It was hoped that the implementation of the speed reduction scheme in the coming financial year would make drivers more responsible.

There had been no news from TMBC regarding the enforcement history of the double yellow lines around Upper Green Road and the A227. The Clerk will again chase David Evans and the TMBC Parking Office prior to the council considering further action.

8. Commons

Libby Cohen and James Sheldrick had met with Tim Owen of Kent Downs AONB. The Clerk read a précis of Libby's report that had been previously circulated by email. It was unlikely that Kent Downs AONB would grant funds towards the cost of surfacing the lay-by. Alternative sources must now be considered and Tim Owen had agreed to research whether the project would be suitable for funding from the Countryside Agency.

Tim Owen also said that KDAONB had money available in this financial year and that he would like Shipbourne to consider signage to mark the boundary of the AONB. He had emailed details of similar signs to be installed in Bredhurst. KDAONB could fund 50% of the cost with the balance from the parish council and KCC.

The council felt positive about such signs and Rachel Simpson said it was important to ensure that people recognised these 'special' areas in the countryside. The signs would also be complementary to other new signs that would be installed when the speed restriction scheme was implemented as they could share village entrance plaques and speed limit roundels. Because Shipbourne is not in a position to agree immediately, pending final details of the road scheme, it was suggested that Tim Owen is made aware of the council's interest and that a proposal with costs is explored for the next financial year.

As mentioned in item 4), Nick Giles will contact KAPC to confirm the contents of the letter received from Fairlawne's agents regarding the creation of car parking space.

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

a) Tonbridge & Malling Borough Council decisions:

TM/05/04143/FL – Hookwood Cottage, Puttenden Road, Shipbourne TN11 9QY

Proposal: Detached double garage

TMBC Decision: Permission Granted with Conditions.

TM/05/03573/RD – Old Woodcocks, Reeds Lane, TN11 9RR

Proposal: Details of materials ref TM/05/02027/FL

TMBC Decision: Approved

TM/05/02204/LB – Old Woodcocks, Reeds Lane, TN11 9RR

Proposal: Listed Building Application: Replacement kitchen and bedroom windows and internal alterations.

TMBC Decision: Consent Granted subject to conditions.

TM/02/0459/FL – 2 School Lane Cottages, TN11 9RT

Proposal: Landscaping Scheme

The application has been withdrawn

TM/05/02436/FL – The Meadows, Hildenborough Road, Shipbourne TN11 9QA

Proposal: Creation of new access and realignment of hedge.

TMBC Decision: Application Refused

b) Planning Applications:

TM/05/04245/LB – 1 and 2 Churchgate Cottages, Shipbourne, TN11 9PF

Proposal: Listed Building Application: Ground floor front extension to 1 and 2 Churchgate View: (note: The following is a summary of the view submitted). Shipbourne Parish Council objects to the above application. Policy P4/1 states that there will be a presumption in favour of the preservation of Listed Buildings and that buildings that make a positive contribution to the character or appearance of the Conservation Area should be preserved. Planning History: Nos. 1 and 2 Churchgate Cottages were altered and extended in 2001. Conservation Area: Policy P4/4/2 (Conservation Areas) states that any development which would prejudice the overall character and integrity of the (Conservation) area will not be permitted. Churchgate Cottages are sited in a Conservation Area which is an area of special architectural and historic interest.

Setting: General Policy and Principles PPG1.13: Churchgate Cottages are in a conservation area. The setting of Churchgate Cottages is very significant.

Listed Buildings: Policy P4/1 states that development involving the extension or alteration of a Listed Building, or any feature of special architectural or historic interest, will not be permitted unless it would preserve the building and / or any special features which contribute to its listing. Policy P4/1/3 states that proposals that would adversely affect the setting of a Listed Building will not be permitted. SPC does consider that the proposed extensions constitute a material alteration to listed buildings in the conservation area.

TM/05/04240/FL – 1 and 2 Churchgate Cottages, Shipbourne, TN11 9PF

Proposal: Ground floor front extension to 1 and 2 Churchgate Cottages.

View: As above – (this is the 'duplicate' planning application for the LB application)

TM/06/00222/FL – Craft Cottage, Upper Green Road, Shipbourne TN11 9PG

Proposal: Loft conversion, front and rear dormer windows and single storey rear extension.

View: There is an error on the plans re the orientation of some elevations. No plans of the existing ground and first floor layouts have been submitted. The site plan is also not of sufficient quality. The parish council *objects* on the grounds of over development of the plot.

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

Proposal: Rebuild property with ground floor extension.

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.

View: The parish council is sensitive to this application as it is made by a parish councillor. The opinion of the all members of the council will be sought prior to submitting a view. A fourteen day extension of time will be requested from TMBC.

TM/06/00357/ORM – The Lee, Upper Green Road, Shipbourne TN11 9QA

Proposal: Minor amendment to previously approved scheme reference TM/03/01607/FL (Garden room) being revised size.

View: No objection.

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

Proposal: Section 73a Retrospective Application: Installation of replacement treatment plant.

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

c) Enforcement and other planning issues:

The Meadows, Hildenborough Road, TN11 9QA

Correspondence received from TMBC. It is understood that demolition work is ongoing.

Puttenden Manor, Puttenden Road, TN11 9RH

Correspondence received from TMBC informs that a written response is awaited from the owner's representative following his discussions with the owners.

10. Rights of Way

Alan Bristow has sent a copy of a letter written to KCC that listed outstanding issues.

11. Village Hall

During item 5), Alan Bristow explained that the provision made by the council to cover the shortfall in the operation of the village hall was necessary mainly due to the increase in insurance and electricity costs. In addition he explained the charging formula for the nursery school and that the hire rate would increase during the next financial year.

12. Little Mead

No developments

14. Correspondence (not circulated or dealt with elsewhere)

1. Letter received from Richard Beach complaining of alteration to January meeting date. The council has replied.
2. TMBC notification of housing stock condition survey. 1250 homes across borough to be surveyed.
3. TMBC Fly tipping duty of care notification:
Recent legislation means householders must ensure that any person contracted to remove household or building waste on their behalf is authorised to take it and can transport, recycle or dispose of it safely. A poster will be put on the notice board.
4. Gordon Court from TMBC has written requesting meeting dates to enable Borough Councillors to attend as before to observe a forthcoming parish meeting as members of the public. The Clerk will respond.
5. PC Keith Settle has written requesting the date of the APM in order that a representative of the Community Unit of West Kent Police may attend. The Clerk will respond.
6. The Lord Lieutenant of Kent has invited the Chairman to attend a service at Rochester Cathedral – Nick Giles to respond.
7. KAPC invitations received – Planning Information Day & Chairmanship Training Day. Libby Cohen and Nick Giles to respond.
8. Letter from Kent Highways confirming contact details.
9. A 'Consumer Direct' information sheet has been received. This is a new DTI initiative to provide consumer advice and information by telephone and on-line. Contact details: 08454 04 05 06 and www.consumerdirect.gov.uk
10. An email has been received from the Medway Valley Country Partnership asking the council to publicise a 'Step into Spring' circular walk on Sunday March 19th starting and finishing at St Giles' Church. The Clerk has responded pointing out the car parking situation. Rachel Simpson will contact Ian Johnstone, the organiser.

15. Any Other Business

Rachel Simpson reminded the council that the Mid Kent Water area still had a domestic hosepipe ban in force.

The Clerk reported that John Boyd representing the PCC had requested an update on the issue of repairing the church path. He also had said that the PCC was aware that the Church Approach was badly in need of repair and that the PCC wished to discuss funding possibilities. Copies of correspondence from last year had been provided and he had suggested that John attend a parish council meeting to discuss the issues after PCC discussions.

The proposed village sign was discussed. Lynette Sargent will study the information provided by the Clerk and report back at a future meeting.

The council discussed the dates of future meetings and confirmed the dates carried by the minutes.

The meeting closed at 21.45

Signed: _____ (Chairman)

Dated: _____

Dates of future meetings:

(All meetings to be held on a Monday at 7.30 p.m. in the Village Hall)

**March 13th, April 10th, May 8th (+APM), June 12th, July 17th, September 11th,
October 9th, November 13th and December 11th**