

SHIPBOURNE PARISH COUNCIL

**MEETING HELD AT THE VILLAGE HALL ON
MONDAY 8TH JANUARY 2007 AT 7.30 PM**

Present: Mrs Libby Cohen, Mr Martin Miles (Chairman), Mr James Sheldrick, Mrs Rachel Simpson, Mr Curtis Galbraith (Clerk)

In Attendance: Two members of the public

1. Apologies for Absence

Mr Mark Beadle, Mr Nicholas Giles, Miss Lynette Sargent and Mr David Evans, Mmes. Sue Murray and Joan Harrison (TMBC)

2. Minutes of Previous Meeting

The draft minutes of the December meeting were agreed by the council 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 handed out copies of the monthly financial statement. The bank balances at 1st January were c/a £13.18, d/a £ 12039.75

TMBC had confirmed that the application for a Special Works Grant to resurface the lay-by was outside the scope of the scheme and had been refused. However the project had been put forward for support from the Community Partnership Initiatives budget. *Cllr. Sheldrick declared a personal interest in this item by connection of employment.*

Following a reply from the Charity Commission, Cllr. Giles will contact Fairlawne to request release of the rent charge to enable the winding up of the John Swan Charity.

It was agreed to make one payment: To Mr. G Davies, £ 105.00 (1st quarter website maintenance) (100694). The Clerk confirmed that the website was now self funding.

The 2007 Precept Application will be submitted to TMBC by the Finance Sub-Committee by the 14th of January.

7. Roads / A227

In response to the query raised by a member of the public at the last meeting, The Fairlawne Estate had notified the council that it had reduced the height of the posts to the verge of Church Gate Cottages. A photograph showing several cars dangerously parked on the verge and carriageway, prior to the installation of the posts, had also been forwarded to the council.

8. Commons

The Chairman has received a reply from The Estate regarding the proposed meeting re parking issues. The council awaits suggested dates from Mr Gibbs. *Cllr. Sheldrick declared a personal interest in this item by connection of employment.*

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

a) Tonbridge & Malling Borough Council decisions:

1. TM/06/03573/TPOC Providence Cottage, Upper Green Road, Shipbourne, TN11 9PL
 Proposal: *Remove three branches from Scots Pine to balance tree; reduce one Red Oak and one Ash by 15% and remove dead wood.*
 TMBC Decision: Consent Granted

b) Planning Applications:

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

1. TM/06/03423/FL Barrwood, Hildenborough Road, Shipbourne, TN11 9QA
 Proposal: *Rebuild existing dwellinghouse (amended scheme to that approved under planning refs. TM/06/00255/FL and TM/06/02136/FL) - Amended plans received:*
 View: *“No Comment”*

TMBC has advised that this application will be determined at committee. The council confirmed that it felt it unnecessary to speak at the meeting.

2. TM/06/040450/FL Fairhill, Riding Lane Hildenborough, TN11 9QL
 Proposal: *Extension, garage with flat over and internal alterations:*
 View: (It was agreed to ask for an extension of time to enable the Planning Sub-Committee to properly examine the proposal prior to submitting a view)

3. TM/06/040451/LB Fairhill, Riding Lane Hildenborough, TN11 9QL
 Proposal: *Listed Building Application: Extension, garage with flat over and internal alterations:*
 View: (as above)

4. TM/06/03758/FL 2 New Cottages, Upper Green Road, Shipbourne, TN11 9PN
 Proposal: *Provision of 2 dormers to first floor rear elevation and general alterations.*
 View: (previously submitted in December)

“The property is situated in an Area of Outstanding Natural Beauty, a Special Landscape Area and in a Conservation Area in a prominent position approaching the Common. No.2 is one of a pair of Victorian semi-detached cottages in a row of four pairs of cottages built at the turn of the last century.

Shipbourne Parish Council objects to the above proposal on the following material grounds.

1. *The proposed porch and change of roof line would have a detrimental impact on the street scene in terms of design and materials. Policy P4/12.*

"The horizontal or vertical emphasis of the extension should be in keeping with the property to which it relates visually in the street scene." PA4/12.5.

The proposed porch will be more prominent than porches on the attached or neighbouring properties and require a change in roof line. As such it would not relate visually to other cottages in the row, nor does it respect the historic character of the cottages. In the interests of visual symmetry and harmony it should be in line with neighbouring properties and the roof line remain unchanged.

2. *The proposed porch will have a detrimental impact on the Conservation Area in terms of size, alteration of roof line, visual symmetry and proposed materials. 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."*

And Policy P4/4/1 states that any proposed development should preserve or enhance the character and appearance of the area.

New Cottages are sited in a Conservation Area which is 'an area of special architectural and historic interest' and all policies state that it is desirable to 'preserve the character and appearance' of individual buildings as well as the area as a whole.

The proposed porch extension and changed roof line will prejudice the overall character and integrity of the Conservation Area and have a detrimental impact on it.

The Parish Council wishes to point out that the New Cottages are of particular importance and interest; it is for this reason that they are included in the Conservation Area. They are one of the most visually important groups of buildings in Shipbourne; the cottages are in a prominent position as one approaches the Common and the Conservation Area from the east and equally as prominent as one approaches towards the west. Please see the photograph in the Shipbourne Design Statement accepted as Supplementary Planning Guidance in February 2002.

Kent Design reminds us that "Even a seemingly minor alteration to a building can be damaging to the historic character of an area, for example the loss of traditional windows" or other features such as the break in a façade and that it is necessary to protect existing features of visual and historical importance.

Please note that Shipbourne Parish Council does not object to the proposed dormer windows if they are acceptable to TMBC provided that they remain as proposed so that "their impact on visual amenity and the character and appearance of the area " is minimized by virtue of both their size and design and by the fact that they will not be visible in the street scene. PA4/12.

Conditions should be imposed on any permission granted: See PA 4/12.7

Bricks (including course and pointing styles) should match the original in colour and material. Roof tiles should be clay peg roof tiles as per the original.

Windows and doors should be TIMBER with a painted finish and not UPVC or a stained finish which is out of keeping with the original and in a Conservation Area.

See Kent Design/ Sustainability and Shipbourne Design Statement Supplementary Planning Guidance".

5. TM/06/03121/LB 3 Church Gate Cottages, Stumble Hill, Shipbourne, TN11 9PF
Proposal: Listed Building Application – Two storey extension.
View: (previously submitted in December)

"Providing this application is identical to that submitted in 2001 (which received permission), the council has no objection"

6. TM/06/03542/EL Tinley Lodge, Hildenborough Road, Shipbourne, TN11 9QB
Proposal: Change of use and conversion of redundant agricultural buildings to holiday let use and car port.

View: (previously submitted in December)

By a majority it objects to the application.

“The adverse effect on the established residential group will result in loss of residential amenity (P6/10/1 and P6/14/4) as the site is within yards of three of the adjoining properties.

There will be adverse impact arising from lighting, traffic generation and noise (P6/12/9) as the site can only be reached up a long narrow unlit track, passing several adjoining properties and abutting three in particular.

The Council has been handicapped by not having answers to specific questions which it has raised with the Planning Officer, viz:

- 1. Can TMBC confirm that the buildings are redundant?*
- 2. Can TMBC clarify the access to the proposed development i.e. is it from the existing northern approach past the existing residential properties or is it by a new access from the south?*
- 3. Can TMBC apply limits to the number of weeks the property is to be let and, if so, what are the criteria for applying such a restriction?*
- 4. Can TMBC confirm that the sewage will be directed to a mains drain as stated by the applicant and, if so, please could a plan be submitted to this effect?*

If the application is allowed, it should be conditional upon a high level of sustainability being built into the conversion including high levels of insulation in walls and roof. Appropriate environmental and ecological evidence should be submitted in relation to potential bat colonies and reported alleged contamination.

Several local residents have written letters to the council in relation to this application and we have considered their various comments. We enclose copies of all such letters received”.

c) Enforcement and other planning issues:

See AOB 13.5

10. Rights of Way

It was noted that new finger posts marking rights of way were being installed around Shipbourne. The council agreed to wait until all the installations had been completed before considering whether any comment was appropriate.

11. Village Hall

The Chairman will speak with Mr Alan Bristow to establish the amount required to support the village hall running costs prior to the forthcoming precept application.

12. Correspondence (not circulated or dealt with elsewhere)

Kent Police has appointed a new Neighbourhood Policing Team Sergeant for the Tonbridge area. In his letter of introduction Sergeant Justin Watts (who is responsible for delivering neighbourhood policing to the parish) notified the council of his contact details which are: 01732 379232 justin.watts@kent.pnn.police.uk

13. Any Other Business

The Clerk and Cllr. Sheldrick agreed to begin the Risk Assessments within a week or two.

Despite being chased, the mowing contractor for the churchyard and Dunks Green had still not provided copies of his insurances or commented on the mowing specification. The Chairman agreed to try and make contact.

Cllr. Cohen had researched a possible manufacturer for the proposed village sign and some photographic examples of his work were discussed. At this stage, Cllr Cohen will provide him with some sketches for quotation probably, as previously discussed, of a simple carved design in oak incorporating a hornbeam tree. It was agreed that the triangle

of grass outside of Wightwicks Cottages would be a more suitable location than that previously suggested on the Back Lane / Hildenborough Road junction which may present distraction or other road safety issues. Wightwicks was a currently unsigned entrance to the 'heart of the village'.

The Clerk reported that Mr Stephen Davis who had attended the last meeting was enthusiastic about becoming a parish councillor. The Clerk will write outlining the procedure for application and also requesting the provision of a brief 'c.v.'

The council has received a complaint from neighbours close by to the Wagoners site in Back Lane. It is alleged that possible breaches of existing planning consents are occurring as well as allegations of pollution from the storage and smouldering of burning wood chippings. It was agreed to check existing permissions for the site to advise the complainants prior to notifying TMBC.

Progress in the repair of the bus shelter will be monitored.

Cllr. Sheldrick commented that the recent heavy rain had caused areas of flooding which had not drained due to poor management of ditches, culverts and drainage slots. Whilst in many cases this was the responsibility of the landowner, other parishes seemed able to obtain rapid assistance from the local authority. The Clerk will liaise with Cllr. Sheldrick to notify the authorities of problem areas.

The meeting closed at 20.40

Signed: _____ (Chairman)

Dated: _____

Dates of future meetings: February 12th, March 12th and April 9th (all Mondays at 7.30pm in the Village Hall).