

SHIPBOURNE PARISH COUNCIL**MEETING HELD AT THE VILLAGE HALL ON
MONDAY 16TH JULY 2007 AT 7.30 PM**

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

In attendance: One member of the public

Prior to the business of the meeting Mr Phil Beddoes, Chief Environmental Health Officer of TMBC gave a short presentation to members outlining the imminent changes to Shipbourne's refuse collection by the introduction of 'Green Bins'. TMBC will make further local public representations and it was agreed to make information on the changes, when received, available via the Shipbourne website.

1. Apologies for Absence

Mr Stephen Davis, Mr Mark Beadle

2. Minutes of Previous Meeting

The June 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

The Clerk said the council needed to adopt the new Code of Conduct by October 1st. Various bodies were compiling information to provide specific advice for parish councils. Due to technical issues it had not been possible to download The Standards Board 'parish councils' tailor made version. It was agreed that the Clerk should circulate this version when available and that it might be necessary to meet to discuss the adoption before the next council meeting.

6. Finance

The Clerk handed out copies of the monthly financial statement. The bank balances at 16th July were c/a £ 173.11, d/a £ 14070.96.

The 2006/2007 accounts have been inspected by the Financial Sub Committee and are ready for internal audit. The council discussed the 2007/2008 Budget previously circulated. This was agreed and adopted.

Three invitations to tender for the mowing and maintenance of the Churchyard and Dunks Green Common (in line with the new specification compiled) had been sent out and two quotations received; one from Estate & Field Management Ltd for £ 6650.00, the other

from Duncan Simpson Tree Services Ltd for £ 5850.00. Shaun Gould, the third invitee and previous contractor had not replied. The council carefully considered both quotations. Mr John Austin asked the council whether the hedges at Dunks Green Common could be cut back and it was agreed to ask the contractor who was awarded the work to include this task within his price for cutting on an annual basis. It was agreed unanimously to appoint a contractor at the meeting and it was further unanimously agreed by a vote that Duncan Simpson Tree Services Ltd should be awarded the contract on a pro rata basis until the end of the year. Cllrs Cohen and Sheldrick abstained from voting. The Clerk was asked to administrate the matter and Cllr Sheldrick agreed to inform Geoff Taylor to cease the work his company had been doing on an 'as required' basis. The council awaited invoices from Estate & Field Management Ltd for work to date.

7. Roads / A227

The dangerous parking, obstruction of the pavement and parking on the yellow lines by some patrons of The Chaser continues. As previously minuted, no sustainable action is being taken either by TMBC or Kent Police to deal with the problem. Cllr Lee also reported the continuing danger of motorcycles speeding through the village on Sunday mornings on route to Brands Hatch.

The parish council felt that it has done all it can to lobby the bodies responsible for enforcing the parking restrictions and the law. The Clerk will write again to Superintendent Martin Very at Kent Police and to Steve Humphrey at TMBC outlining its concerns and will express the view that any accident in this area of the village involving excess speed or restricted vision may have the lack of such enforcement as a direct contributory factor. The yellow lines and 40mph speed restriction were hard won assets and council remains seriously concerned by their abuse and the ongoing road safety issue.

8. Commons

The parking lay-by on the Common has been completed and was agreed that it was an excellent job. The Estate had borne all the cost of the work. The Clerk and the Chairman had both written to The Fairlawne Estate thanking the Board on behalf of the parish council and the village.

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

a) Tonbridge & Malling Borough Council decisions:

1. TM/07/01493/FL Great Budds House, Mote Road, Shipbourne, TN11 9QD
Proposal: *Alterations to windows and doors in connection with internal alterations*
TMBC Decision: Permission Granted subject to conditions
2. TM/07/01198/FL The Lodge, Stumble Hill, Shipbourne, TN11 9PB
Proposal: *Proposed double garage to replace existing single garage. Proposed chimney and proposed vertical tiling to gables.*
TMBC Decision: Permission Granted subject to conditions
3. TM/07/01601/FL 14 Upper Green lane, Shipbourne, TN11 9PW
Proposal: *End and rear extensions, amended design of porch extension to front, of Planning Consent TM/06/01727 (Two storey side and single storey rear extension)*
TMBC Decision: Permission Granted subject to conditions

b) Planning Applications:

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

1. TM/07/01758/FL The Kentish Rifleman, Roughway, Tonbridge, TN11 9SN

Proposal: *Construction of new first floor level to existing ground floor to provide additional residential accommodation*

View: *“SPC has no objection to the internal alterations. If the break with the existing main hall house roof remains, so that the ridge of the extension is lower, and the materials used for the proposed first floor extension roof are clay peg tiles then SPC does not object: however, it does insist that the following conditions are met.*

Conditions: *1. That all roof tiles used on the first floor extension are plain clay peg tiles, either made locally or second hand peg tiles, to compliment the original roof of this Listed Building in colour, type and texture. Please see the Shipbourne Design Statement (page 23) which was accepted as Supplementary Planning Guidance by TMBC in 2002. It is very important that these are not concrete tiles as concrete tiles never mellow in colour (they have no porosity) and look too uniform to blend with a period property. 2. That all windows and doors are painted timber”.*

2. TM/07/01768/LB The Kentish Rifleman, Roughway, Tonbridge, TN11 9SN

Proposal: *Listed Building Application: Restoration of roof structures, general restoration and refurbishment throughout following fire, first floor extension to rear.*

View: *““SPC has no objection to the internal alterations. If the break with the existing main hall house roof remains, so that the ridge of the extension is lower, and the materials used for the proposed first floor extension roof are clay peg tiles then SPC does not object: however, it does insist that the following conditions are met.*

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3. TM/07/01983/FL School Lane Cottage, School Lane, Shipbourne, TN11 9RT

Proposal: *Erection of conservatory*

View: *“Objection. This further application, if granted, would result in over-development in the Metropolitan Green Belt in terms of bulk and mass over the original modest dwelling”.*

4. TM/06/03861/FL Tinley Lodge, Hildenborough Road, Shipbourne, TN11 9QB

Proposal: *Change of use and conversion of redundant agricultural buildings to holiday let use and car port – submission of soil contamination report.*

View: (already submitted) *“Shipbourne Parish Council has reviewed the desk study recently supplied by the applicant in the above application. The Council's view is summarized as follows: In the opinion of Shipbourne Parish Council, the report does not clarify the state of the land nor is it conclusive and it has been prepared solely for the client. The Limitations and Disclaimers section 1.5 on page 4 underlines this. TMBC should therefore conduct an independent survey”.*

5. TM/07/02177/FL Shipbourne House, Shipbourne, TN11 9PE

Proposal: *Single storey rear lobby extension*

View: *“No objection”*

6. TM/07/02175/FL Shipbourne House, Shipbourne, TN11 9PE

Proposal: *Listed Building Application: Removal of existing rear lobby and replacement with new single storey rear lobby*

View: *"No objection"*

7. TM/07/02119/LB 1 & 3 Church Gate Cottages, Shipbourne, TN11 9PF.
 Proposal: Listed Building Application: *Demolition of porch to no.3 Church Gate Cottages and erection of two storey extension linked to no.1 Church Gate Cottages*
 View: *(application just received – view to be submitted at a future date)*

8. TM/07/02118/FL 1 & 3 Church Gate Cottages, Shipbourne, TN11 9PF.
 Proposal: *Demolition of porch to no.3 Church Gate Cottages and erection of two storey extension linked to no.1 Church Gate Cottages*
 View: *(application just received – view to be submitted at a future date)*

c) Enforcement and other planning issues:

The Meadows, Hildenborough Road: The council discussed the ongoing works at the site. It was considered that matters were not being concluded within acceptable timescales and ongoing breaches persisted. Complaints had been received and the Clerk read out two letters. The roadside hedge has not been reinstated and it is alleged that the unpermitted entrance is in general use. The council also understands that there are further alleged breaches of permission. The Clerk will write to the Chief Enforcement Officer at TMBC demanding that some positive action is taken to deal with these issues.

The Stables, Back Lane: The Clerk reported that TMBC was aware of a minor planning issue at The Stables and that it awaited the result of an investigation.

The Clerk also reiterated that he needed quicker and more succinct views on planning applications. Circulation was too slow and planning return dates were being missed. It was agreed that councillors should deal with an 'envelope' within three days and ensure that the next recipient was available before passing it on. It was also agreed that the Clerk should be notified of councillors' holidays.

10. Rights of Way

The Clerk reported that correspondence between the Rights of Way Group and KCC regarding fingerposts and other issues was ongoing. As previously minuted, the council was happy for the RoW Group to continue to deal with these matters.

11. Village Hall

Cllr Sargent reported that the recent week-end Teas had raised £150.00 for hall funds. She asked Cllr Sheldrick to pass on her thanks for the donation of cakes from The Fairlawne Estate.

12. Correspondence (not circulated or dealt with elsewhere)

The council has been notified by Mr. James Swartz, Chairman of The Fairlawne Estate that Mr. Richard McCormack has been appointed Estate Manager at Fairlawne. The council looked forward to meeting Mr. McCormack. Cllr Sheldrick explained further and said that the appointment was a positive move.

TMBC has requested details of any satellite navigation issues in the parish as they wish to send to KCC details of inappropriate use of local roads, particularly by lorries, resulting from satellite navigation. TMBC wishes a response by 1st August. A note will be put on the Shipbourne website and the Clerk will report back to TMBC. Cllr Cohen reported that the

Claygate area was erroneously shown on some maps as 'Claygate Cross' which is near Crouch.

Southern Gas Networks propose a replacement gas pipeline to be installed in 2009. This will affect the Puttenden / Claygate area of the village. A local public meeting has already been held and the council will pass on further news as received.

(Cllr Miles temporarily left the meeting at 21.40, Cllr Sargent assumed the Chair)

13. Any Other Business

Cllr Cohen said that she had received a 'ball-park' figure of £ 2500.00 for the village sign. She hoped to have a firm quotation and a design available for the September meeting.

Mr. Jon Austin asked whether the wooden posts at Dunks Green Common could be repaired or replaced. It was agreed to ask Duncan Simpson to look and report back. Cllr Sheldrick said that suitable replacements could be obtained from the coppicers at Hurst Woods.

Mr. Austin also said that this year's 'Dunks Fest' was scheduled for Sunday 26th August.

The meeting concluded at 9.50pm

Signed: _____ (Chairman)

Dated: _____

Future dates for parish council meetings are: 3rd September, 8th October, 12th November, 10th December, 14th January 2008, 11th February, 10th March and 14th April.