

SHIPBOURNE PARISH COUNCIL**MEETING HELD AT THE VILLAGE HALL ON
MONDAY 10TH MARCH 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: Cllrs Mrs Sue Murray and Mr Tony Sayer, TMBC and one member of the public.

1. Apologies for Absence**2. Minutes of Previous Meeting**

Para 3 of 9c of the February draft minutes was amended as agreed and the minutes were then signed as a true record by the Vice-Chairman.

3. Borough & County Councillors Reports

Cllr Murray explained aspects of the forthcoming year's Council Tax, outlining in particular that increases in County expenditure and by the Police and Fire Service significantly influenced the Tax charged. An overall budget shortfall was expected mainly due to uncertainty over the cost of free bus travel for the over '60s. One possibility being considered by the Borough was to raise car-park charges to increase revenue. In response to a question, Cllr Sayer said that Council Tax increases had to be around 4 per cent to avoid capping by central Government which would trigger at 5 per cent.

Cllr Murray mentioned the new Open Space Strategy, 'Activate Easter' for children – the Clerk said a poster would be put on the notice board – and the fact that Larkfield Leisure Centre ranked in the top ten in such facilities in England.

She explained her reasons for supporting the Puttenden Manor application – a view not shared by Cllr Sayer. Cllr Sayer briefly mentioned the Community Safety Partnership. Members confirmed to Cllr Sayer that Shipbourne did not suffer from youth crime or youth alcohol related issues.

Cllr Murray thanked the Clerk for his dealings with the local members over the past years.

4. Questions from the Public

None

5. Matters Arising

None

6. Finance

The Clerk informed the council that the bank balances at 1st March were c/a £ 430.62, Deposit £ 13,024.92. Six payments had been received totalling £ 312.00 for invoices rendered for renewed website advertisements from The Old Stables, Estate & Field

Management, the Farmers' Market, Pipkins, Kate's Driving School and The Kentish Rifleman.

Six invoices were presented and agreed for payment: KALC, Training Day - £ 193.86 (100701) (already sent); Sett Point, Dec – Feb quarterly website updates and maintenance £ 105.00 (100702); SLCC, agreed advertisement for new Clerk - £ 120.00 (100703); Shipbourne Village Hall – previously agreed repairs, renewals and support - £3000.00 (100291); Clerk, six months salary up until the end of March plus expenses plus Courier advertisement paid on behalf of SPC, £ 1085.53 (100292) and the Open Spaces Society, membership renewal - £ 30.00 (100293)

Regarding the Audit Commission queries previously minuted, the Clerk had responded but nothing had been heard in reply.

In response to a question from Cllr Davis, The Clerk said that nothing further had been received regarding Little Mead. It was agreed to revisit this situation at a future meeting. The Clerk said that Mayo Wynne Baxter's account of £420 plus the further letter sent would act as a reminder when invoiced.

7. Roads / A227

Cllr Davis said he had had further correspondence regarding Speedwatch and was awaiting some positive news from PC Ball that he could bring to the council.

Cllr Lee queried the recent installation of a sign pole opposite Churchgate Cottages. The Clerk reported that it was the base of the 40mph speed indicating sign. The council had previously written (27/11) requesting discussion on alternative sites. Members agreed that a further letter should be sent urgently requesting that installation be halted until these other locations had been discussed.

Regarding the recent damage to the verges of Hildenborough Road, a reply from Kent Highway Services said that after carrying out further investigations, the repairs have only reinstated the carriageway to its original width. Alan Baldock, a KHS Operations Engineer agreed that they have widened the road but only due to vehicles overrunning the verge and breaking the edge of the carriageway. The contractors have been asked to reinstate the road and verge back to its 'original or better condition' when weather conditions permit. The Clerk said he was sceptical and would monitor the situation as the road edges were now in an appalling and unsafe condition. He will reply to Alan Baldock. He will also progress the situation regarding the reported 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/07/03880/FL Puttenden Manor, Puttenden Road, Shipbourne, TN11 9QY

Proposal: *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 3X timber stables and feed store for keeping horses ancillary to the domestic use of Puttenden Manor.*

TMBC Decision – Grant subject to conditions

2. TM/08/00201/AGN Ambleside, Reeds Lane, Shipbourne, TN11 9RR

Proposal: *Prior Agricultural Notification: Proposed formation of access road*

TMBC Notification – *Prior Approval Not Required*

note: Cllr Sheldrick, declaring an interest, responded to the Clerk by informing the Council that Fairlawne Estate had proposed an alternative access to Ambleside on the grounds of road-safety.

b) Planning Applications:

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

1. TM/07/04474/FL Fairhill, Riding Lane, Hildenborough TN11 9QL

Proposal: *Further details of the portico received*

View: *“Shipbourne Parish Council does not object to the proposal if it has the approval of the Listed Buildings Officer”*

2. TM/07/04477/LB Fairhill, Riding Lane, Hildenborough TN11 9QL

Proposal: *Additional information received showing details of proposed portico*

View: *“Shipbourne Parish Council does not object to the proposal if it has the approval of the Listed Buildings Officer”*

3. TM/07/03048/RD The Meadows, Hildenborough Road, Shipbourne, TN11 9QA

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 – Additional details including photographs and amended drawings of the proposed piers.*

Cllr Beadle declared a personal but non-prejudicial interest in this item

View: *To be submitted*

4. TM/08/00595/FL Stone Cottage, Roughway, Tonbridge, TN11 9SH

Proposal: *Oak framed triple garage and domestic store (retrospective)*

View: *“No Objection”*

c) Enforcement and other planning issues:

Regarding the letter written following the Area 2 Planning Committee site inspection at The Meadows, previously minuted, a comprehensive reply had been received from the Chairman of the committee. Cllr Howard Rogers had stated that TMBC (on legal advice) took the view that the owners of an application site were entitled to refuse entry onto their land, notwithstanding that a Members' site inspection has been formally convened. In discussion, Cllr Cohen underlined the fact that TMBC had *invited* representation from correspondent neighbours and the parish council. Cllr Murray confirmed that invitees, apart from officers and members, whilst usually able to attend such visits were not able to pass opinions or discuss issues. The Clerk said that in his reply, Cllr Rogers had agreed that the TMBC Code of Practice for site inspections did not currently set out any steps or procedures to deal with refusal of entry and Council officers were reviewing this.

Cllr Rogers had also agreed that photographs not previously in the public domain did raise legitimate questions as to the validity of this additional material in any decision and it had been suggested to the applicants that the photographs in question should be formally submitted as supporting documentation to the application. (See 9b.3)

Regarding the detailed comment on the driveway measurements and the details of the other gates put forward as examples both of these items had been previously discussed in 9b.3). The Clerk was asked to respond to Cllr Rogers thanking him for his detailed and considered reply. (*Cllr Beadle declared a personal interest in this item*).

Cob Acres – Claygate Lane. Further correspondence from TMBC said that, after an inspection, it was apparent that there may have been a breach of conditions at the site. The Clerk said that TMBC reported that the matter would be subject to further investigation and that an enforcement file had been opened.

The Stables – Back Lane. The Clerk reported correspondence from TMBC that said that the new owners had been unaware of the breach. They had agreed to paint the garage door black by end of April as agreed with TMBC's Enforcement Team Leader.

Land adjacent to Wagoners – Back Lane. TMBC reported that the barn, the subject of the enforcement action, had been demolished and that the breach was rectified and the file will be closed. As this was the second time that TMBC had reported the barn as demolished, members will check to ensure that the notification is correct.

Cllr Murray mentioned that there would be a Parish Partnership Panel Planning Workshop on the 22nd and the 28th of April. Further details would be sent direct to the council.

10. Rights of Way

Cllr Lee said she would report any issues back to the council following the annual RoW meeting scheduled for Wednesday March 19th.

11. Village Hall

None except as in Item 6.2

12. Correspondence (not circulated or dealt with elsewhere)

The Chairman had circulated an email from Mrs Bull, the owner of Puttenden Manor, regarding her complaint. The email stated that following the decision by the Area 2 Planning Committee Mrs Bull thought it appropriate that the matter of the complaint should rest.

13. Any Other Business

At the beginning of the meeting, Cllr Cohen brought members up to date on the proposed village sign and presented several sketch designs. Members were unanimous in preferring one design as most attractive and suitable and it was further agreed that the contractor should be asked to provide a full sized scale drawing – hopefully to be presented at the April meeting. He will also be asked to confirm the estimate of £2,000 and additionally provide a quotation for an oak post and a steel base socket. The council will now look into whether planning permission is needed and will also seek permission from the owners of suitable sites to erect it.

The Clerk will write to the two companies who had previously tendered for the maintenance of the Churchyard and Dunks Green requesting their quotation for the same work in 2008.

The matter of the formation of a planning sub committee was raised. The Chairman sought proposals and members discussed various methods of responding to applications. Shortened response times required by TMBC sometimes put the 'envelope' system under pressure. Cllr Sayer agreed to enquire about response times and deadlines from the Planning Department. The Clerk said whatever method was used; a means was needed of compiling an agreed view that could then be submitted. It was agreed to continue with the envelope system and then discuss and form a view at the following meeting. On receipt of an application, TMBC would be informed of the date of the next parish council meeting and that a view would be submitted shortly afterwards. It was suggested that the circulation envelope could list councillors' telephone numbers to avoid delivery to those that were on holiday.

The council moved into closed session to discuss the applications received for Parish Clerk. Following a vote, it was agreed by a majority that no more applicants should be interviewed and that Mrs Yolanda Tredoux should be offered the position of Clerk for an agreed trial period from 1st April.

It was proposed that Monday May 12th should be the date of the May meeting and the Annual Parish Meeting.

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

Signed: _____ (Chairman)

Dated: _____

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