

**SHIPBOURNE PARISH COUNCIL**

**MEETING HELD AT THE VILLAGE HALL ON  
MONDAY 12TH NOVEMBER 2007 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 October 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**

**6. Finance**

The Clerk handed out copies of the monthly financial statement. The bank balances at 1st November were c/a £ 33.54, d/a £ 12634.53.

It was agreed that the following payment could be made. Duncan Simpson Treeservices Ltd – Churchyard and Dunks Green maintenance – two invoices totalling £ 1081.00 (100286). The Clerk will report on cost expended on this item against budget and contract.

The council discussed the request from the PCC to fund the balance of the cost it expended on resurfacing the church path. Out of a total cost of £4670.63 the PCC had obtained three grants amounting to £2692.00. It was thought that there were still some issues surrounding the finished result. The council indicated its willingness to contribute providing that the standard of the work was fit for purpose. It was suggested that Nick Ward should be contacted to discuss this aspect and that the Clerk would report back to John Boyd.

The council confirmed, in response to a TMBC enquiry, that no grant application for a special works project for 2008/09 would be made.

**7. Roads / A227**

Cllr Davis reported on his investigations into the Speed Watch scheme. PC James Ball would attend the December meeting to explain the scheme in detail.

The Clerk said that Kent Highway Services had written to say that it planned to install an interactive speed sign on the A227 opposite Church Gate Cottages. Members discussed

the letter and the accompanying plan. Differing opinions on the proposed location and the desire to balance proactive road safety, particularly for the School, against additional signage in the Conservation Area resulted in the conclusion that KHS should be asked to provide a temporary SID that could be tried in a number of different locations before a decision is reached. The Clerk will write to KHS.

It was suggested that road markings indicated that repairs to the edges of Hildenborough Road were imminent. The Clerk will inform KHS that the surface of the top half of Claygate Lane was also in need of attention.

## 8. Commons

None

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

### a) Tonbridge & Malling Borough Council decisions:

1. 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.*

TMBC Decision: *Refused*

2. TM/07/03096/FL 2 Silverhill Cottages, Dunks Green Road, Shipbourne, TN11 9RU.  
Proposal: *Demolition of existing single storey side extension and replace with two storey side extension and replacement garage.*

TMBC Decision: *Refused*

3. TM/07/03359/ORM Barn Adjacent Avenue Cottage, Coldharbour Lane, Hildenborough  
Proposal: *Minor amendment to planning permission TM/01/02038/FL (Conversion of barn to dwelling) regarding changes to windows.*

TMBC Decision: *Permission Granted*

### b) Planning Applications:

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

1. 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.*

*Cllr Beadle declared an interest in this application a neighbour to the site.*

The parish council understands that TMBC is still awaiting further information and clarification on some issues from the applicants' agent. The parish council does wish to contribute and will submit a view when the information is provided. The Clerk will inform the Planning Officer and request that the application is not decided prior to the results of TMBC's enquiries being made available to the council.

2. TM/07/02837/FL, Hookwood Farm, Puttenden Road, Shipbourne, TN11 9QY. –  
Demolition of 2 no. existing buildings and construction of 2no. five bed dwellings.

*Cllr Cohen declared an interest in this application.*

## View (already submitted):

Shipbourne Parish Council *objects* to this application. It considers that this development is against Policy CP14 of the TMBC Core Strategy which enforces the point made in PPG2: (Green Belts) that there is a strong presumption against permitting inappropriate development. This application *is* inappropriate and it conforms to none of the items on the CP14 'restricted to' list. CP12 (3) says *Within the Green Belt, development will only be permitted if it is justified by very special circumstances...* and there are none in this case.

Detailed reasons as below:

House 1: The proposal will harm the rural character and amenity of the area.

Rebuilding, alteration or extension of existing residential properties in the countryside, in the Green Belt, will not be permitted if it harms the rural character and amenity of the area.

The scale, bulk, size, mass location and detailed design of the proposed application for will have an adverse effect on the character of the site, its setting, the wider rural landscape and residential amenity.

The present bungalow does not have an adverse effect on the landscape. House 1 is significantly larger and proposed higher up the site. The building will be seen from the public footpath.

The design of the proposed dwelling is totally out of character with the neighbouring properties.

Houses in the small area known as Hookwood have white rendered, or boarded, walls and slate roofs with low pitches. There is no precedent or basis for the proposed design which is not in the vernacular. The proposed Victorian Gothic design is urban and will have an adverse impact on the character of the site, its setting and the village as a whole.

The proposed house is significantly larger than the existing bungalow.

No floor plan has been included. However, it is apparent that the proposed house is well in excess of the normal 10% increase allowed. This increase may be in excess of 50%. Policy P6/10/2 states that in the Green belt proposals for a new dwelling which is significantly larger than the dwelling it replaces will not be permitted.

House 2: The rural building converted was previously a chicken shed: this building has already been converted to a dwelling. Policy 6/10 states that "in respect of dwellings which were created as a result of the conversion of a rural building, proposals at a later date to extend the building will not normally be acceptable" A two storey house in place of the single storey chicken shed will increase the mass and bulk of buildings on the site.

Reasons for objection as House 1 above.

The Victorian Gothic design of the proposed dwelling is totally out of character with the neighbouring properties and the village as a whole.

Reasons for objection as House 1 above.

The proposed dwelling is significantly larger than the existing.

From the floor plans it is clear that the proposed house is 100% larger in cubic terms than the present chicken shed. As House 1, this conflicts with Policy P6/10/2.

Notes (forming part of the view):

The parish council also requests that TMBC respond to:

Whether any dwellings on the site are or were subject to any Agricultural Occupancy Conditions.

Any appropriate residential development that does not conflict with planning policy should by condition remove the remaining chicken sheds, hay store and large barn and sand school at present on site.

Floor plans and photographs of the existing house plus site levels should be requested from the applicants.

The comparative size and changed location of the proposed developments are significant factors on this site.

The trees shown on the proposed plans do not exist.

### 3. TM/07/03791/LB Puttenden Manor, Puttenden Road, Shipbourne, TN11 9QB

Proposal: *Listed Building Application: Replacement of existing conservatory by single storey extension (resubmission of TM/07/00154/LB)*

At the invitation of the Chairman, the owner, Mrs Lucy Bull, outlined the application and answered questions from members. She also submitted a copy of a letter sent to TMBC from The Georgian Group which stated that the Group was satisfied that concerns previously raised under TM/07/00154/LB had been addressed by this application.

View: "No Objection"

4. TM/07/03790/FL Puttenden Manor, Puttenden Road, Shipbourne, TN11 9QB  
 Proposal: *Replacement of existing conservatory by single storey extension (resubmission of TM/07/00152/LB)*  
 View: As above – “No Objection”

Mrs Bull then left the meeting

5. TM/07/03859/TNCA Brownfield, Upper Green Road, Shipbourne, TN11 9PN  
 Proposal: *Remove 1 no. Corsican Pine and replace with more suitable species.*  
 View: “No Objection”

6. TM/07/03884/FL Wellhampton House, Upper Green Road, Shipbourne, TN11 9QL  
 Proposal: *Replacement with study above and games room to the rear.*

The Clerk read out a copy of a letter supplied from neighbours supporting the application. Members discuss the application in detail.

View: “No Objection. Joinery should be timber, painted to match Wellhampton House”

7. TM/07/03889/TNCA Budds Oast, Mote Road, Shipbourne TN11 9QD  
 Proposal: *Reduce 1no. Oak by 25% and thin crown by 10%*  
 View: “No Objection”

8. TM/07/03944/FL Woodhall, Tonbridge Road, Shipbourne, TN11 9PA  
 Proposal: *Two storey and single storey extensions to replace existing conservatory*  
 View: To be submitted

9. TM/07/04012/RD Old Woodcocks, Reeds Lane, Shipbourne, TN11 9RR  
 Proposal: *Details of landscaping, materials and drainage submitted pursuant to conditions 2, 3 and 4 of planning permission TM/05/02222/FL: Demolition of single storey outbuilding, construction of new garage/store, formation of new driveway and relocation of entrance gate.*  
 View: To be submitted

#### c) Enforcement and other planning issues:

The Clerk mentioned that planning decisions by TMBC were increasingly referring to its Core Strategy adopted by the Borough in September. TMBC is preparing a statutory Local Development Framework under the new planning system. The Core Strategy and ‘Saved Policies’ needed to be read alongside the adopted LDF Development Plan Documents (DPDs). He said that it would be necessary for the council to be familiar with the changes in order to be able to comment satisfactorily on applications submitted.

The council had received notification of the result of a Planning Enforcement Investigation at The Lodge, Stumble Hill. The Clerk reported that TMBC had found that a breach of planning control had taken place viz. the development not being carried out strictly in accordance with the drawings approved. Following inspection, the Borough concluded that whilst the garage appeared to have been constructed approximately 11 inches higher than approved, the variation did not materially affect the overall appearance of the development or have any detrimental affect on the adjoining properties or the Conservation Area. It noted that the roof tiles complied with condition 2 of the planning permission. It was not expedient to take any further action in respect of the breach and the file will be closed.

## **10. Rights of Way**

The salient emails between Alan Bristow and the KCC RoWay officers would continue to be circulated.

**11. Village Hall**

None

**12. Correspondence (not circulated or dealt with elsewhere)**

The Clerk had spoken at length with Mr. Ron Williams regarding Little Mead. Mr. Williams was unhappy about the length of time taken in dealing with the easements and right of way issues. The council's view remained clear in that it was dealing appropriately with the matters agreed by Mr. Williams. The Clerk agreed to email Mayo Wynne Baxter to underline its instructions and to attempt to expedite a conclusion. The council felt that no further work should be instigated unless Mr. William's solicitors sought to indemnify the council's solicitors for further costs.

**13. Any Other Business**

Cllr Cohen reported that the process of seeking alternative contractors for the proposed village sign was ongoing.

A majority of the Local Directory advertisements on the village website were approaching 12 months old and the Clerk asked for agreement to invite renewal on the existing terms as advertising support allowed the website to remain self-funding. It was agreed to limit the number of advertisements to twelve and that the council could use its discretion to agree 'non-local' requests on the understanding that renewal would be subject to availability. The Clerk said that the website was updated on an ongoing basis with village news and topics of interest. Over 31000 page hits had been recorded and many links used. It also operated at no cost to the community.

Cllr Lee asked whether the Clerk could ask Frank Chapman to include a contact telephone number for the parish council.

The meeting concluded at 9.45pm

Signed: \_\_\_\_\_ (Chairman)

Dated: \_\_\_\_\_

Future dates for parish council meetings are: 10th December, 14th January 2008, 11th February, 10th March and 14th April.