

SHIPBOURNE PARISH COUNCIL**MEETING HELD AT THE VILLAGE HALL ON
MONDAY 9TH OCTOBER 2006 AT 7.30 PM**

Present: Mr Mark Beadle (Chairman), Mrs Libby Cohen, Mr Nicholas Giles, Miss Lynette Sargent, Mr James Sheldrick, Mrs Rachel Simpson, Mr Curtis Galbraith (Clerk),

Mrs Sue Murray (TMBC)

1. Apologies for Absence

Mr Martin Miles, Mrs Joan Harrison

2. Minutes of Previous Meeting

The draft minutes of the September meeting were agreed by the council and signed by the Chairman.

3. Borough & County Councillors Reports

Mrs Murray reported that TMBC was 'fairly quiet'. In a restructuring of Leisure Services, Peter Wright, the current Director, was retiring and the Planning Department under Steve Humphrey will in future have the Leisure responsibility.

Regarding the parking issues at Upper Green Road, Mrs Murray had spoken to Roy Edwards the TMBC Parking Office Administration Manager who explained that regular patrols were made of all areas although resource limitations still meant that problem hours – generally the busy periods at The Chaser – were not covered. During general discussion the Clerk showed photographs of three offending vehicles parked illegally at the week-end. These details had been passed to Kent Police as requested by them during a meeting with PC Tony Wiles. Investigations will be made to the local licensing committee at TMBC, the licensee of The Chaser will be written to as will PC Wiles. It was suggested that the Shipbourne website should carry a note advising visitors not to park dangerously or illegally on the yellow lines when visiting.

Sue Murray concluded by saying that the forthcoming Area 2 Planning Committee Meeting did not have anything on the agenda that was 'Shipbourne related'.

4. Questions from the Public

None.

5. Matters Arising

Risk Assessments – The council has purchased a copy of LCRS (Local Council Risk Software) at a cost of £75.00 and members agreed the individual items that would be covered in the assessments. The Clerk with the assistance of Mark Beadle and James Sheldrick will use the software to work through these categories, reporting back at a later meeting.

Churchyard mowing – The letter sent to contractor had prompted dialogue. The Clerk reported the discussion and he had inspected the latest mowing which seemed

acceptable. The specification for the work, once completed by Rachel Simpson and James Sheldrick, will be forwarded to the contractor for his comments. The council also awaits copies of his insurance certificates and any work method statements. *Lynette Sargent registered a personal interest as a relative of the contractor.*

The village website has now had over 5000 page 'hits'. The Clerk outlined the plan for a limited number of 'local' paid advertisements and showed a mock up of how the web page might look. It was agreed that from next month applications for advertisements would be invited from local businesses. Advertising would be carried at the discretion of the council and on a first come first served basis. Receipts would cover website maintenance. It was suggested that a notification in The Newsletter as well as on the website would be a fair way of inviting applications.

The Chairman asked whether the provisional designs for the proposed village sign could be available for discussion at the November meeting.

7. Roads / A227

The latest set of plans for the '50/40/50' scheme had been examined by James Sheldrick and the Clerk. A number of amendments have resulted from the previous inspection and from comments made by Tim Owen of Kent Downs AONB and also Kent Police. There are now fewer repeater signs and much 'clutter' signage has been simplified or omitted as has the areas of red tarmac. Apart from some minor comments on signage position, the plans were recommended to the council for approval. This was agreed and Simon Allsop at Kent Highways will be advised that the council is now happy with the proposal as a whole.

Terry Drury at Kent Highways responded to last month's query by informing the council that it is considered that the Shipbourne road scheme is 'in place' and will not therefore be subject to the new Circular 1/2006 process that would have meant further delays.

Following on from 3.2, a letter had been received from Mr Aubrey Beach regarding a 'near miss' he suffered on the A227 caused by the obstruction of the A227 / Upper Green Road junction. As previously minuted, the council underlined its commitment to deal with any dangerous parking at this location.

Councillor Sue Murray left the meeting after this item.

6. Finance

The bank balances at 1st October were c/a £13.18, d/a £ 11646.51.

The 2005 / 6 Annual Return has been submitted. Confirmation of a satisfactory external audit is awaited from Audit Commission.

Regarding last month's item regarding an application to TMBC for a Special Works Grant, the Clerk had again written to Fairlawne. A reply suggested that the matter proposed would be considered by the Estate but indicated that it would not be in the immediate future. It was agreed that Rachel Simpson should submit an application to TMBC in order to meet the 24 October deadline. *James Sheldrick declared a personal interest in this item by connection of employment.*

Nick Giles said he will write again to Fairlawne to attempt to further the winding up of the John Swan Charity.

It was agreed to make the following two payments: To the Clerk, £800.00 (remuneration and expenses for the half year from April to September) (100269) and to DMH Solutions (LCRS software) £91.87 (100270).

9. Commons See 6.3

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

a) Tonbridge & Malling Borough Council decisions:

1. TM/06/02415/FL Puttenden Manor, Puttenden Road, TN11 9QY

Proposal: *Change of use (part retrospective) of land and buildings as Equine Training establishment, and use of 4 no. timber loose boxes for the stabling of horses in association with the use of Puttenden Manor as a dwelling, with access from Puttenden Road.*

TMBC Decision: *Permission Refused. The commercial use that operates introduces a significantly different character to the use of the stables and ménage with increased noise and disturbance to local residents due to the extra activity and the extra traffic including horseboxes or trailers using the shared access. The development is thereby contrary to Policies SS8 and EP7 of the Kent and Medway Structure Plan 2006 and Policies P4/11, P6/13 and P6/4 of the Tonbridge and Malling Borough Local Plan 1998.*

2. TM/06/02592/RD Barrwood, Hildenborough Road, Shipbourne, TN11 9QA

Proposal: *Details of materials submitted pursuant to condition 2 of planning permission ref. TM/06/00255/FL. being reclaimed roof tiles.*

TMBC Decision: *Approved*

3. TM/06/01382/FL Marchurst, Hildenborough Road, TN11 9QA

Proposal: *Single storey garage and store*

TMBC Decision: *Permission Granted subject to conditions.*

4. TM/06/01974/FL Norcadia, Reeds Lane, TN11 9RR

Proposal: *Replacement garage with accommodation over & single storey side extension.*

TMBC Decision: *Permission Granted subject to conditions.*

b) Planning Applications:

No declarations of interest were made.

1. TM/06/03119/FL Craft Cottage, Upper Green Road, Shipbourne, TN11 9PG

Proposal: *Conservatory to side of dwelling and rear boiler room extension.*

View: *“Objection – Object to a UPVC conservatory in the Conservation Area. This plot – the subject of previous development and applications – is very small.*

Objections in line with Shipbourne Design Statement (Supplementary Planning Guidance) Pg.27 Item 4 and Pg.28 Item 2.

This is a small but very conspicuous and dominant site on the approach to The Green.

TMBC Policies P4/4/1 – “proposal will not enhance Conservation Area....” P4/4/3

“development should be sympathetic in scale and character.....” and P4/4/4 “alterations and extensions....should use traditional materials which match or reflect etc.....” all apply.

c) Enforcement and other planning issues:

The council has been notified by TMBC that the owners of The Meadows have lodged an appeal to the Planning Inspectorate against the decision of TMBC to refuse planning permission for their proposal – *Creation of New Access and Realignment of Hedge (TM/05/02436/FL)*. The parish council's view remains unchanged and it will write to the Planning Inspectorate to request that the TMBC decision is upheld.

The council will write to TMBC to request confirmation of the timescale of enforcement action against the ongoing breach of planning permission at Puttenden Manor.

The Clerk reported that he and Cllr. Simpson had briefly met with Mrs Bull, the owner of Puttenden Manor, at her request and at short notice immediately prior to her return overseas. They formally advised Mrs Bull that they were unable to offer advice or discuss any issues outside of, or without the authority of the parish council. Mrs Bull's wish to 'settle the matter by discussion rather than appeal' was noted. However it was explained that current position i.e. the recent refusal of planning permission by TMBC and the ongoing breach of the existing permission meant that the matter was outside the remit of the parish council. She was also informed that her displeasure with the article recently carried in The Newsletter should be brought to the attention of the editor. The parish council was not responsible for the Newsletter's content.

A letter to TMBC alleging nuisance and anti-social behaviour at Silverhill Stables has been copied to the parish council. The council will ask the borough council to investigate whether any breach of planning is occurring at the site.

10. Rights of Way

None.

11. Village Hall

Alan Bristow has agreed to meet with the parish council to discuss the appropriate sum to be requested from TMBC through the annual grant and precept for the future funding of the village hall.

12. Correspondence (not circulated or dealt with elsewhere)

None.

13. Any Other Business

Rachel Simpson commented on the TMBC Local Development Framework and Plan (LDF) documents that were in circulation. She said they were worthy documents and the council should be aware of the issues raised.

Additionally the recycling initiatives mentioned in the minutes of the September Parish Partnership Panel meeting meant that waste collection arrangements would change to encourage more recycling. Plastic recycling sites were being planned for the future in the borough. Not everyone agreed with the forthcoming changes to waste collection and Libby Cohen said that many households in the village did recycle and compost and therefore did not welcome the fortnightly waste collection that was part of the TMBC system.

Rachel agreed to comment to TMBC on the LDF documents on behalf of the council.

Mark Beadle suggested that it would be helpful for the council to know which members of will not be standing for election in May of next year. Nick Giles said he would not stand and due to non-residency neither will Mark Beadle. The Clerk asked whether Mark would double check those criteria with KAPC before finalising his decision. Martin Miles was absent but the other councillors indicated that they will stand again. There is therefore an opportunity for residents to consider becoming a parish councillor from May next year. The Clerk will investigate what notification or advertisements should be made.

Arthur Greer has been asked to repair the bus shelter.

The meeting closed at 21.15

Signed: _____ (Chairman)

Dated: _____

*Dates of future meetings: (Meetings held on a Monday at 7.30 p.m. in the Village Hall
November 13th & December 11th*