

SHIPBOURNE PARISH COUNCIL

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

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

In attendance: PC Tony Wiles, Mr Richard Mc Cormack and 4 members of the public.

Prior to the beginning of the meeting, PC Tony Wiles, addressing the council, suggested that the parking problems around The Chaser were receding as the summer waned. The 'Police' notices were thought to be effective and PC Wiles said he had written to warn the owners of a number of vehicles seen illegally parked. It was necessary to keep pressure on the Parking Office of TMBC for continued enforcement. Speed through the village was still an issue although it was thought that the 40mph limit had reduced the overall problem. PC Wiles said that crime in the village was low. The council thanked him for his attendance and continuing efforts.

Next, Mr Richard McCormack, the Estate Manager of The Fairlawne Estate Company, introduced himself to members. It was agreed that the relationship between the council and the estate was positive and that good progress had been made recently on issues such as the parking area on the Common. Mr McCormack said he would work hand in hand with James Sheldrick and he would be personally available if required.

PC Wiles and Richard McCormack then left the meeting.

1. Apologies for Absence

Mr Mark Beadle

2. Minutes of Previous Meeting

The September 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 reported that the required notice announcing the adoption of the new Code of Conduct had been placed in The Courier at a cost of £112.68.

6. Finance

The Clerk handed out copies of the monthly financial statement. The bank balances at 1st October were c/a £ 33.54, d/a £ 11684.96.

It was agreed that the following payments could be made. Mr C Galbraith – salary for the 6 months from April to September £750.00 plus expenses £ 50.00 plus Courier public notice £ 112.68 (£ 912.68 100285) and K J Edwards Electrical Ltd – village hall wiring repairs (£125.43 100283)

The second payment of the precept of £ 1816.50 had been received from TMBC. The Annual Return for 2006/2007 has been submitted to the Audit Commission.

The Clerk had met informally with John Boyd and awaited more details of the cost of the church path as previously minuted. It was thought that there may be a problem still with the finished quality of the path. The Clerk will make formal contact.

7. Roads / A227 (this, and item 8 was dealt with after Correspondence, item 12)

Cllr Davis said that he had been investigating KCC's Speed Watch scheme. He had spoken with PC James Ball at Kent Police and with neighbouring parish councils to see if it was viable to share equipment and costs. It was agreed that Cllr Davis should obtain more information and arrange for PC Ball to visit to explain the scheme in greater detail.

8. Commons

None

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

a) Tonbridge & Malling Borough Council decisions:

1. TM/07/01128/FL Puttenden Manor, Puttenden Road, Shipbourne, TN11 9QY
 Proposal: *Change of use (retrospective) of land and buildings for the training of horses, and the construction of an alternative means of access from Puttenden Road. (and the use of existing timber stables for domestic use contrary to condition) (Revisions to access road and gates and confirmation of domestic use only of timber stables). Additional / revised information received: Existing stables to be storage, new timber stables, new acoustic fencing and details of sand school lighting*
 TMBC Decision: *Refused*

2. TM/07/02433/FL 3 New Cottages, Upper Green Road, Shipbourne, TN11 9PN.
 Proposal: *Addition of conservatory, two dormer windows to rear elevation and enlarged front porch.* TMBC Decision: *Permission Granted*

3. TM/07/03012/FL Avenue Cottage, Shipbourne Road, Shipbourne, TN11 9NU
 Proposal: *Porch and bay window to side elevation*
 TMBC Decision: *Permission Granted*

4. TM/07/03121/ORM The Lodge, Stumble Hill, Shipbourne, TN11 9PB
 Proposal: *Minor amendments to materials and details of garage door submitted pursuant to planning permission TM/07/01198/FL: Proposed double garage to replace existing single garage, proposed chimney and proposed vertical tiling to gables*
 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.*

Mrs Turner and Mrs Hurst explained their objections to this application. The views formulated by members during circulation were noted and a number of points discussed in more detail. The council was made aware that TMBC has asked the applicant to clarify several issues and it understood that the applicant's agent had replied. These documents had not been studied by the council and were thought to be material in forming a view. The Clerk was instructed to inform the Planning Officer at TMBC of progress to date and that a view would be submitted after the questions and answers were considered. It will request the application should not be determined in the meanwhile. Mrs Turner asked that the council support her request for a further independent survey of the site.

See c) para 1.

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.*

View: (already submitted) *"No Objection but as conditions the council would like to see: Windows and doors from timber painted to match existing period property. Tiling for hanging and roof to be matching in clay not concrete. Bricks and method of laying to match existing. Garage timber to be left unstained or stained dark. Hardwood should not be varnished. This property abuts the AONB and an SSSI and the additions should blend into the landscape".*

The Clerk read out a letter from a neighbour that had been received after the view had been submitted. The view remains unchanged.

3. TM/07/03030/FL Fairhill, Riding Lane, Hildenborough, TN11 9QL

Proposal: *Erection of front and rear gates, relocation of driveway and erection of ha ha.*

View: *See 6 below*

5. 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.*

View: *"No objection"*

The Clerk was asked to enquire of the Officer whether – in general terms – an amendment to a permission meant that the permission time limit for the existing permission restarted or whether it was contained within the existing time frame.

6. TM/07/03030/FL Fairhill, Riding Lane, Hildenborough, TN11 9QL

Proposal: *Erection of front and rear gates, relocation of driveway and erection of ha ha.*
(amended plans received showing revised location of driveway)

View: *"No objection"*

c) Enforcement and other planning issues:

Mrs Lucy Bull in attendance with her husband asked whether she could address the council regarding the stables at Puttenden Manor and to outline some other plans for the property which would require listed building consent. (Previously, the Clerk in an email to Mrs Bull, welcomed public attendance but had informed her that members as a council or individuals could not advise on planning matters or comment on planning issues that were not the subject of an application. Such guidance was outside of its remit). The council then listened to a number of points made by Mr and Mrs Bull and although no comment was

made, suggested that they return to explain the proposals when they were the subject of a valid application from TMBC.

Mr and Mrs Bull then left the meeting as did Mrs Turner and Mrs Hurst.

Notification of Tree Preservation Order No. 17 2007 – Oak marked as T1 on map at Puttenden Manor, Puttenden Road, Shipbourne, TN11 9QY

The matter of the formulation of planning views was revisited. A paper entitled 'Responding to Planning Views' was handed out. Discussion concluded that the 'envelope system' of comment should continue with Cllrs Cohen and Davis viewing the applications first when possible. The Clerk repeated the need to speed applications round asking that a two day turnaround was desirable with communication between councillors vital if someone would be away.

10. Rights of Way

Alan Bristow had asked, in the light of a busy agenda, that his proposed attendance be replaced by an email circulating recent correspondence between him and the KCC RoWay officers. The Clerk will carry this out.

11. Village Hall

None – except renewal of broken cable as reported in 6.

12. Correspondence (not circulated or dealt with elsewhere)

Regarding Little Mead, solicitors acting for the parish had forwarded a letter from Mr Williams' solicitors querying the need for a licence to his field. The Clerk was instructed to write to Mayo Wynne Baxter requesting that Mr Williams proceed on his previously agreed formula to settle the matter.

13. Any Other Business

Cllr Cohen had received no response from the person due to confirm the design and cost of the proposed village sign. She was now seeking alternative contractors.

It was reported that grass cuttings discarded on some verges in the village were unsightly and were detrimental to the growth of wild flowers. Cllr Cohen suggested that the Newsletter and Website could carry a request for sensible disposal or recycling of cuttings.

The parish council expressed its condolences to the local family of Corporal Ivano Violino, 20 Field Squadron, 36 Engineer Regiment who died on 17th September in Southern Afghanistan. Corporal Violino had been recently married in St Giles.

The meeting concluded at 9.50pm

Signed: _____ (Chairman)

Dated: _____

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