

SHIPBOURNE PARISH COUNCIL

Mrs. Y. Tredoux (Clerk)
1 Redwell Cottage, Redwell Lane, Ightham, Sevenoaks, Kent, TN15 9EE
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Minutes of a Meeting held in the Village Hall on Monday, 12 October 2009 at 7.30 p.m.

PRESENT: Mr. M. Miles (in the Chair)
Mrs. L. Cohen, Mr. J Raven, Miss L. Sargent, Mr. J. Sheldrick,
Mr. N. Tyler [*Co-opted at this Meeting during Item 3.7*]

IN ATTENDANCE: 3 Members of the Public
Mrs. Y. Tredoux (Clerk)

Councillors were reminded to disclose personal and prejudicial interests on matters to be considered at this Meeting.

1. **APOLOGIES**

Apologies were received from Mr. S. Davis.

2. **MINUTES**

The Minutes of the Meeting held on 14 September 2009, Reference No SPC/08/09, previously circulated, were approved.

3. **MATTERS ARISING**

3.1 "Green space" outside Wightwicks Row (Minute 3.1 SPC/08/09)

Mr. Sheldrick declared a prejudicial interest and left the Meeting.

Investigations as to the suggestion that this land might be regarded as land in the ownership of Kent Highway Services, were ongoing.

Mr. Sheldrick returned to the Meeting.

3.2 Bank arrangements for signing cheques (Minute 3.2 SPC/08/09)

Councillors were reminded to provide their details to the Bank. It was hoped that the mandate would be finalised in time for the next Meeting.

3.3 Church Footpath (Minute 3.3 SPC/08/09)

A reply from the Church had not been received yet, and it was agreed that this item would be fully discussed at the next Meeting as it was essential to agree a formal arrangement before the December Meeting, when the budget would be set.

3.4 Highways – Claygate Lane (Minute 3.4 SPC/08/09)

Members noted that Kent Highway Services (KHS) had advised that Claygate Lane had been inspected and that the area was found to be safe although the carriageway had moved due to vehicle trafficking in various locations. Carriage way patching would be carried out, but this was currently a low priority. The Highway Inspector would monitor.

Although Members did not consider this to be a high priority, it was felt that it was not a low priority as identified by KHS, who would be asked to move the request up the priority list.

3.5 Public Rights of Way – Proposed amendments to Public Footpaths MR347, MR350, MR391, MR392 and MR393 (Minute 3.6 SPC/08/09)

Mr. Sheldrick declared a prejudicial interest and left the Meeting.

KCC had arranged a site visit with the landowner and representatives from the consultees on Monday, 19 October. The number of attendees were limited to only two per organisation and Mrs. Cohen and Miss Sargent would represent the Parish Council at this meeting.

The Clerk reported that KCC had advised that a second meeting had been arranged on 26 October, for people who were unable to attend on 19 October, or those who wished to attend but had not submitted a formal objection.

7.42 p.m. The Chairman adjourned the Meeting for Public participation.

Mr. A. Bristow (Chairman of the Public Rights of Way Group), felt that the Members of the Group are footpath specialists and should be given the chance to represent the Parish at the Meeting on the 19th, and that comments on the proposed amendments should be made as a package to include all elements. Mr. G. Haslehurst (Member of the Public Rights of Way Group) said that the proposed amendments were outrageous and he would make every effort to attend the second Meeting, to be held on 26 October. Mr. Haslehurst asked the Council representatives to attend an informal meeting with him to discuss the proposed changes further.

7.51 p.m. The Chairman re-convened the Meeting.

Mr. Miles was of the opinion that a representative from the Public Rights of Way Group would probably have more detailed knowledge of the proposed amendments and should be given the opportunity to represent the Parish Council at the Meeting on the 19th, effectively replacing one of the two appointed Parish Councillors.

Miss Sargent stated that she wished to represent the Parish Council at the Meeting on the 19th and did not see why she, as elected member willing to represent the village, should step down to allow a non-Parish Councillor to attend in her place. Mrs. Cohen said that as a Parish Councillor she also wished to attend the Meeting. Concern was raised that the Parish Council's views might not be represented at this Meeting if a non-Parish Councillor attended on behalf of the Parish Council. Mr. Bristow was questioned whether he would, in fact, represent the Parish Council's views, or his own or the Public Rights of Way Group, which was clearly different from the Parish Council's.

Mr. Miles proposed from the Chair:

“That the Parish Council send one Parish Councillor and one Member of the Public Rights of Way Group to represent the Parish Council at the Meeting on 19 October.”

1 in favour

3 against

The proposal FELL

Mr. Sheldrick returned to the Meeting.

3.6 Review Standing Orders and Financial Regulations (Minute 3.7 SPC/0809)

This review (based on the 2003 NALC model) had been postponed due to information received from Kent Association of Local Councils that a new 2009 model would be available soon. The review would be progressed as soon as the new model was available.

3.7 Parish Councillor Vacancy (Minute 3.9 SPC/08/09)

Mrs. Cohen proposed and Miss Sargent seconded:

“That Mr. Tyler be appointed as co-opted Member of the Parish Council.”

CARRIED unanimously

Mr. Tyler joined the other Members at the table after signing the Declaration of Acceptance of Office.

4. **Questions from public**

There were no questions from Members of the Public or Press.

5. **COMMITTEE AND OFFICER REPORTS**

5.1 Report from Clerk

5.1.1 Play areas - The Parish Council was approached by a company who specialises in play issues and would like to offer a presentation at a future Parish Council Meeting. Members did not wish to take up this offer at present.

5.1.2 Pond Warden Scheme – An invitation to attend a training session to find out more about the scheme was noted.

5.1.3 Village sign – Fairlawne Estate advised that the sign had been raised by 18”, with no expense to the Parish Council. Members wished to extend their appreciation to Fairlawne Estate and the Clerk was asked to formally thank the Estate for the kind gesture.

5.2 Report from Chairman & Councillors

No reports were received.

6. **PLANNING**

6.1 Planning Applications considered.

6.1.1 TM/09/02204/TNCA – The Coach House, Upper Green Road, Shipbourne

Remove two conifers and one cherry and replace with more appropriate species.

RESOLVED: That the following representation be sent:

Recommend APPROVAL.

6.1.2 TM/09/02021/FL – 5 New Cottages, Upper Green Road, Shipbourne

Single storey side extension, rear conservatory, installation of satellite dish on chimney and installation of solar panels to south roof slope.

RESOLVED: That the following representation be sent:

Recommend REFUSAL on the following grounds:-

Shipbourne Parish Council (SPC) objects to this proposal on the grounds that it does not preserve or enhance the Conservation Area, will prejudice the overall character and integrity of the row of semi-detached cottages known as New Cottages and have an adverse impact on the character of the site and its setting. Please see previous Planning Policies 4.4 all of which enlarge on the above points and PPG15, 4. Conservation Areas, which goes into further detail. In particular SPC objects to the side extension, the materials proposed for joinery and the satellite dish and solar panels fronting the highway. If permission is granted then SPC requests that TMBC impose Conditions such as those listed in and accepted as Supplementary Planning Guidance, Page 28, of the Shipbourne Design Statement and itemised in the Permitted Development in Conservation Areas, PPG15, 4.2.1 and 4.2.2. Conditions SPC would like to propose are:

Doors, windows and other external joinery replaced as ‘like for like’ in timber with painted and not stained finish.

That all brick match the original in material, colour and bond.

That roofing tiles match the original in material (i.e. clay not concrete) and colour.

No solar panels or satellite dish should be visible from the highway.

That boundary treatments remain unaltered.

Design Note: Shipbourne Parish Council do not consider that the flat roofed rear extension that was built some time ago has added anything to the external appearance of the building and, in principle, do not object to its alteration. A bathroom incorporated in or above it may therefore be an alternative and less obtrusive than that planned in the proposed side extension. In addition, although the conservatory is disproportionate in size to the original building it cannot be seen from the highway and SPC did not object in principle to it. SPC would also like to draw to the attention of the Borough Council and the applicant that historically there have been issues with faulty drainage in New Cottages and that falls and outlets may need special attention.

- 6.1.3 TM/09/02061/FL – Fairhill, Riding Lane, Shipbourne
Amended position of summerhouse adjacent to natural swimming pool and additional details of proposed balustrading.
*RESOLVED: That the following representation be sent:
Recommend APPROVAL.*
- 6.1.4 TM/09/02376/LB – Yew Tree Cottage, Upper Green Road, Shipbourne
Listed Building Application : Demolition of rear porch and erection of single storey link/sun room with access from hall by forming doorway in place of window – minor alterations.
*RESOLVED: That the following representation be sent:
Recommend APPROVAL.*
- 6.2 **Decisions from TMBC:**
- 6.2.1 TM/09/01935/FL – Puttenden House, Puttenden Road, Shipbourne
Alteration of roof pitch over study to create loft space, ground floor to remain as approved – *REFUSED.*
Reason: The development, by reason of its form and detailed design, would have an adverse impact upon the character of the building, would fail to respect the site and harm the amenities of the Green Belt.
- 6.2.2 TM/09/01939/RD – Valley House, Shipbourne Road, Tonbridge
Details of car parking and turning area pursuant to condition 3 of planning permission TM/08/00934/FL : Alternative scheme to TM/07/03359 for conversion of barn into dwelling – *APPROVED.*
- 6.2.3 TM/09/01677/FL – Valley House, Shipbourne Road, Tonbridge
Garage – *APPROVED.*
- 6.2.4 TM/09/01874/LRD – 3 Church Gate Cottages, Stumble Hill, Shipbourne
Details of joinery submitted pursuant to condition 4 of Listed Building Consent TM/06/03121/LB : Two storey extension – *APPROVED.*
- 6.2.5 TM/09/01873/RD – 3 Church Gate Cottages, Stumble Hill, Shipbourne
Details of car parking spaces pursuant to condition 2 of TM/06/02256/FL for (Variation of condition 1 of Planning permission ref. TM/01/01043/FL [internal alterations, two storey extension to rear and minor works to front door/porch] to extend the time period within which works can commence by a further 3 years.) – *APPROVED.*
- 6.2.6 TM/09/01964/TNCA – Land at Fairlawne Park, Ightham Road, Shipbourne
To fell 1 Ash & 3 Poplar – *APPROVED.*
- 6.2.7 TM/09/02138/LRD – Yew Tree Cottage, Upper Green Road, Shipbourne
Details of foundations submitted pursuant to condition 4 of Listed Building Consent Ref. TM/09/01430/LB: Demolition of rear porch and erection of single storey link/sun room with access from hall by forming doorway in place of window – *APPROVED.*

7. **FARNINGHAM TO HADLOW GAS PIPELINE**

Members noted an email dated 16 September received from a Borough Green Parish Councillor on the impact the pipeline has on the community. Generally, Members thought that the Contractors had re-instated the land / area superbly.

The email would be forwarded to the editor of the Newsletter, to be included in the next Newsletter.

8. **TMBC – MANAGING DEVELOPMENT AND THE ENVIROMENT DEVELOPMNET PLAN DOCUMENT**

The document which had been discussed at the Pre-hearing Meeting on 6th October, was noted.

9. **ANNUAL RETURN FOR YEAR ENDED 31 MARCH 2009**

The External Auditor had approved and signed the end of year accounts.

10. **ACCOUNTS FOR PAYMENT**

Payments in respect of cheque numbers 100389 to 100391 were approved and receipt no 005 was noted.

11. **INFORMATION REPORT**

The information report was noted.

Miss Sargent reported that a resident at New Cottages, Upper Green Road, had complained about the a blocked drain, which was on land owned by Fairlawne Estate. *The Clerk would ask the Estate if the debris could be cleared from the drain.*

Mr. Tyler had noticed evidence of a person/s sleeping on the Green, at the north east side, half way down the woods. A fold up chair had been left on the site. *The Clerk would inform Fairlawne Estate.*

12. **DATE OF NEXT MEETING**

9 November 2009.

The Meeting closed at 8.45 p.m.