

SHIPBOURNE PARISH COUNCIL

**MEETING HELD AT THE VILLAGE HALL ON
MONDAY 3RD SEPTEMBER 2007 AT 7.30 PM**

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

1. Apologies for Absence

Mr Stephen Davis

2. Minutes of Previous Meeting

The July 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 had circulated the new Code of Conduct previously reported. After a brief discussion it was unanimously agreed to adopt the new Code from October 1st. This information will be publicised as required in The Newsletter and also on the Shipbourne website.

6. Finance

The Clerk handed out copies of the monthly financial statement. The bank balances at 1st September were c/a £ 173.11, d/a £ 14070.96.

It was agreed that the following payments could be made. Mr K Abraham – internal audit - £60.00 (100698), TMBC – election expenses - £52.57 (100699), CPRE – subscription - £27.00 (100700), Estate & Field Management Ltd – churchyard mowing - £1457.00 (100280), Duncan Simpson Treeservices Ltd – churchyard mowing - £799.00 (100281) and GW Davies – quarterly website maintenance and renewals - £130.00 (100282).

The Clerk reported that the 2006/2007 accounts have been audited by the internal auditor who concluded that there were no issues to be drawn to the attention of the council and that the accounting records were well documented and ordered. The Annual Return will be submitted to the Audit Commission. The accounts were approved by the council as was the Annual Governance Statement.

Duncan Simpson had cut the hedge at Dunks Green and reported back on the condition of the posts opposite The Rifleman. It was agreed to ask him to replace those missing and, at his discretion, any others that are damaged. Posts are available locally from the coppicers at Hurst Woods.

The PCC has requested that the parish council contribute a sum towards the refurbishment of the church path. Whilst not unsympathetic to the request, the parish council felt more information was needed before a decision could be reached. The Clerk was asked to make further contact with John Boyd.

7. Roads / A227

Slumping of the road surface of Hildenborough Road opposite The Meadows has been reported to Kent Highways for repair.

The Clerk had replied to an email copied to the council from Mr Sheraton regarding obstruction of the pavement opposite The Chaser. Previously the council had warned both TMBC and Kent Police of the possible consequences of inaction. Cllr Davis was enquiring whether the council could be proactive in applying warning notices to offending vehicles and the Estate had erected temporary signs, supported by Kent Police, warning that obstruction and dangerous parking was an offence. It was suggested by Cllr Beadle that TMBC should again be asked to detail parking wardens to attend at busy periods, the cost of which could be paid for by the parish council and that any revenue generated could be retained. The Clerk will ask. Cllr Lee again reported the continuing danger of motorcycles speeding through the village on weekend mornings. Whilst most felt that the 40mph limit had decreased speed, Kent Police would be asked to target this particular time for enforcement. Valerie Dagger will be contacted regarding the provision of a portable speed indicating device and to enquire on the progress of the permanent sign promised.

8. Commons

The council has received a letter from Mr Jon Austin, the owner landlord of The Rifleman advising of progress of reconstruction and enquiring whether he could discuss the purchase or long lease of Dunks Green Common and if not, whether the parking area could be secured. The council will respond by saying that this parish council has no plans at this time to alter the current arrangements.

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

a) Tonbridge & Malling Borough Council decisions:

1. TM/07/02175/LB Shipbourne House, Stumble Hill, Shipbourne, TN11 9PE
Proposal: Listed Building Application: *Removal of existing rear lobby and replacement with new single storey rear lobby*
TMBC Decision: Listed Building Consent Granted subject to conditions
2. TM/07/02177/FL Shipbourne House, Stumble Hill, Shipbourne, TN11 9PE
Proposal: *Single storey rear lobby extension*
TMBC Decision: Permission Granted subject to conditions
3. TM/07/02118/FL 1 & 3 Church Gate Cottages, Shipbourne, TN11 9PF.
Proposal: *Demolition of porch to no.3 Church Gate Cottages and erection of two storey extension linked to no.1 Church Gate Cottages*
TMBC Decision: Permission Refused
4. TM/07/02119/LB 1 & 3 Church Gate Cottages, Shipbourne, TN11 9PF.
Proposal: Listed Building Application: *Demolition of porch to no.3 Church Gate Cottages and erection of two storey extension linked to no.1 Church Gate Cottages*
TMBC Decision: Consent Refused

5. TM/07/02817/TNCA The Lodge, Stumble Hill, Shipbourne, TN11 9PB
 Proposal: *Remove one Norway Spruce*
 TMBC Decision: No Objection

b) Planning Applications:

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

1. TM/07/02118/FL 1 & 3 Church Gate Cottages, Shipbourne, TN11 9PF.
 Proposal: *Demolition of porch to no.3 Church Gate Cottages and erection of two storey extension linked to no.1 Church Gate Cottages*

View: (already submitted) – Objection - *“The council objects strongly to external alterations to these buildings. They are important in the village and Conservation Area. The loss of the porch and the ‘break’ in the building line is significant. Additionally the new mass of the first floor extension is unacceptable. This is in line with the previous comments of this council in January 2006”*

2. TM/07/02119/LB 1 & 3 Church Gate Cottages, Shipbourne, TN11 9PF.
 Proposal: Listed Building Application: *Demolition of porch to no.3 Church Gate Cottages and erection of two storey extension linked to no.1 Church Gate Cottages*

View: (already submitted) – Objection – view as TM/07/02118/FL (above)

3. 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.*

View: (already submitted) – *“This property is situated in an Area of Outstanding Natural Beauty, a Special Landscape Area and in a Conservation Area and in a prominent position approaching the Common. It is one of a pair of Victorian semi-detached cottages in a row of four pairs of cottages built at the turn of the last century.*

1. *No objection to the installation of the dormer windows providing materials are used to match those existing.*
2. *No objection to the conservatory providing neighbouring properties are unaffected and have no objection.*
3. *In line with the council’s view on a similar application last year (TM/06/03758/FL) for the neighbouring property, the council objects to the changed roofline of the proposed porch. This will have a detrimental impact on the Conservation Area in terms of visual symmetry”*

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

View: (Already submitted) – No Objection

5. 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*

View: (Already submitted) – Objection – *“This property is situated in an Area of Outstanding Natural Beauty, a Special Landscape Area and in the central Conservation Area of the village.*

The council objects to this application: The doors should be timber. Galvanised steel with an applied ‘woodgrain’ laminate as per the application is unsuitable and inappropriate in both construction and finish in the Conservation Area. ‘Superior security’(i) and a “maintenance free finish’(ii) are not reasons for amending planning permission. Timber doors were a factor in obtaining the permission and the applicants design should have ensured that “sagging or failure of the hinges or frame” as per reason v. would not occur”.

6. 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 a non-prejudicial interest. The council has received several letters of objection from residents to this application. Lengthy discussions on a number of issues concluded that before any view is submitted the original approved plans from the 2000 application must be viewed for comparison. Therefore the Clerk was instructed to write to the Planning Officer at TMBC explaining this and requesting an extension of time.

7. 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. View: (already submitted): - Objection*

1. The proposed amendments to the above application make no material difference to the previously held view of Shipbourne Parish Council. SPC *objects strongly to any commercial use of the site.*

Reason: commercial use is contrary to all policies. Policy 3/5.3 states that within Areas of Outstanding Natural Beauty commercial development will not be permitted unless there is a proven national interest or lack of alternative sites

In addition:

2. Any construction will affect some mature trees, notably two horse chestnuts and a very large, mature oak tree. This tree is a landscape feature of importance. The arboricultural report is not an independent one, nor does it guarantee that the roots of the oak will not be severed by any type of construction. This tree should be protected. (*Shipbourne Parish Council formally requests here that the oak is made the subject of a Tree Preservation Order*).

3. The applicant proposes to "complete the brick stable courtyard" but the proposal to build new timber stables is not a completion of the original permission. The original permission was granted for 10 brick built stables and if this is now completed then the works should be of brick construction with tiled roofing as was originally granted.

Reason: in the interests of visual amenity in an Area of Outstanding Natural Beauty.

(If further stables are constructed then the original timber stables should be *removed* as previous permission. Reason: over-development of the site).

4. TMBC considered at that time that more than 10 horses would be over-intensive use of the site. An increase to 15 horses is contrary to this view and would result in an increase of noise and traffic movements, use of the sand school, associated services and visitors to the site. Use should be restricted to 10 horses.

Reason: over-intensive use of the site.

5. The proposed new entrance is on an exposed site on the brow of a hill in an area protected by MGB, ANOB and is a SLA. The increased traffic with HGV entering and leaving the site through a new driveway on Puttenden Road will travel up and down the slope of this hill which will have an adverse impact on the local environment and is contrary to all policies.

6. The lighting proposed is unsuitable: any of the external lighting proposed for this exposed and elevated site will cause light spillage and light pollution which under the Environmental Light Pollution Act is now an offence by law.

7. Acoustic fencing will not be effective in this position on this site and will be visually intrusive. It is therefore unacceptable and contrary to all policies.

In conclusion, SPC objects strongly to any commercial use of the site which is contrary to all policies in an AONB, in the Metropolitan Green Belt and a Special Landscape Area. It asks TMBC to carefully consider the other points raised above which are all material.

It is understood that this application may be determined at the TMBC Area 2 Planning Committee meeting on Wednesday 12/9. The Clerk was asked to register Cllr Davis to speak.

c) Enforcement and other planning issues:

Re application TM/06/03861/FL Tinley Lodge, Hildenborough Road, Shipbourne, TN11 9QB - *Change of use and conversion of redundant agricultural buildings to holiday let use*

and car port. The Clerk reported that TMBC Area 2 Planning Committee had met on site on Thursday 23/8.

The Clerk revisited the matter of the need for quicker and more succinct views on planning applications. It was agreed that the Chairman would meet with Cllrs Cohen and Davis to discuss some ideas to streamline the formation of views in the light of tighter timescales. It was felt that the August holiday period and recess had added to the difficulties of circulation. Cllr Beadle reminded members that the majority of applications, including correspondence, drawings and plans were viewable via the website.

10. Rights of Way

Cllr Lee reported that she had recently removed several polythene bags containing dog faeces from public footpaths. It was agreed that the Newsletter and website should carry a message requesting visitors to deal with their dog's deposits in a proper manner.

Cllr Miles left the meeting (9.15) and Cllr Sargent assumed the Chairmanship.

The Clerk reported once again that correspondence between the Rights of Way Group and KCC regarding fingerposts and other issues was ongoing.

11. Village Hall

None

12. Correspondence (not circulated or dealt with elsewhere)

Correspondence between the Chairman and Mr. Richard McCormack, the newly appointed Estate Manager of Fairlawne confirmed that Mr McCormack will attend the October meeting to introduce himself.

TMBC has supplied details of a review of polling places in the Borough. It is recommended that Shipbourne retains the use of the village hall for election purposes. The Clerk will confirm that this accords with the view of the council.

13. Any Other Business

Cllr Cohen was frustrated by a lack of response from the person due to confirm the design and cost of the proposed village sign. She would attempt to have this information confirmed for the October meeting or seek an alternative route forward.

The parish council minuted its sadness at hearing of the recent death of Aubrey Beach. Aubrey had been a stalwart of the parish council and of the wider community of the village for many years. The council had written to the family expressing its condolences.

The meeting concluded at 9.20pm

Signed: _____ (Chairman)

Dated: _____

Future dates for parish council meetings are: 8th October, 12th November, 10th December, 14th January 2008, 11th February, 10th March and 14th April.