

SHOREHAM

Parish Clerk:

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COUNCIL

MINUTES of a MEETING of SHOREHAM PARISH COUNCIL

at Shoreham Village Hall on 4th April 2018 from 7:30pm

Present: J Histed (in the Chair), R Blamey, A Collins, A Hibbins, B Jeffery, N McDonnell, N Powell and L Spence

Also Present: 4 members of the public

Clerk: Sarah Moon

Public Question Time:

1. Apologies were received from M S Parkes (Devon) and from County Councillor Roger Gough.
2. Neil Powell was formally elected on to the parish council and signed his Declaration of Acceptance of Office.
3. There were no disclosures of interest from members.
4. The minutes of the meeting held on Wednesday 7th March 2018 (copies previously distributed) were received and authorised for signature by the Chairman.
5. The actions arising from the meetings held on Wednesday 7th March 2018 were reviewed.
6. District/County Councillor Reports
No District or County Councillors were present.
7. Chairman's Report
The Chairman reported how he, along with the Clerk and Cllrs Spence and Jeffery, met with Mr Muscat, the owner of the Timberden land, disposed of by Sevenoaks District Council. It was a constructive meeting and achieved its aim in opening a dialogue between Mr Muscat and the Parish Council vis à vis his farmland and its location within the AONB. The Parish Council wanted confirmation of his intentions, and once again, establishment of a beef herd was the primary reason. Mr Muscat stated that although he had worked for many years as an accountant, his roots were in butchery and he very much wanted to return to this business. He reiterated the fact that he did not wish to develop this site other than for farming purposes. He stated that previous applications for farm buildings had been made a result of professional advice he had sought but he would be willing to work with Parish Council if this advice was not the same as that of the local community. He confirmed that his preference would still be to buy the existing barns from Sevenoaks District Council but only at a reasonable price. He feared were he offered for sale, the land SDC retained, which seems likely in time (as he has

first right of refusal on the land if it comes to sale), that it will be offered at an economically unacceptable price for him for use as farm buildings for his farm, due to SDC's stated intent to increase its value by securing planning permission for residential dwellings on the site. The Parish Council stated its obligation to protect the AONB to which he replied he only wanted to run it as a farm. He also stated that any interest in purchasing the woodland was only to provide a passage allow for livestock to move freely through his land without having to use the roads. The Parish Council informed him that there are existing Public Rights Of Way through the woods which he could use. Mr Muscat also confirmed that should he be unable to purchase the barns from SDC, he would be open to re-siting his farm buildings elsewhere, which would involve not having to build a road. One potential site could be close to the roadside at Shacklands Road, near the existing barns. Mr Muscat finally informed the Parish Council that should any further planning applications be submitted, then the Parish Council would be welcome to accompany him to any pre-application meetings. The Parish Council had subsequently sought advice from KALC as to whether this would be appropriate and were told that if the purpose of the meeting was solely to glean information then this would be fine, but they must remain mindful not to predetermine or influence any decision. RESOLVED that at least two members of the Parish Council would agree to accompany Mr Muscat to a pre-application meeting should one be arranged. It was also RESOLVED that the Parish Council send Mr Muscat a book of Samuel Palmer in order to make him aware of the cultural importance of the Timberden Valley.

8. Report from the Clerk.

- a) Cllr Jeffery and I attended a Planning Conference during which much focus was given to the AONB. One of the speakers, Mr Lindsay Frost, was a Planning Consultant, who may be able advise whether we have any argument against Sevenoaks District Council in regard to their retention of the barns for redevelopment. It was RESOLVED that Cllrs Spence and Collins produce a timeline of events and that the Clerk send this to Mr Frost asking whether he may be able to represent us and if so at what cost. Particularly we would like to know whether the District Council have done anything wrong or unlawful in their duty of regard to the AONB and whether there is anything wrong with what they are planning in terms of AONB going forward.
- b) Circulation of the Gazette has now been increased to include all households in the East Hill/Romney Street area.
- c) Allotment rent demand letters have been sent out.
- d) End of year processes and accounts are being run/prepared.
- e) A roofing company has visited the tennis shelter and provided the Parish Council with a sample of the materials which could be used to replace the roof. A quote is expected soon.
- f) The Community Payback Scheme is currently in the process of re-turfing the goalposts on the Recreation Ground.
- g) A quote for £950 has been received to unblock the soak away in the car park, which is thought to be causing the blocked drain. Kent County Council have still not confirmed they are responsible for this and it could even be the responsibility of Thames Water. The lease that the Parish Council have with KCC does not mention who is responsible for drains and it was therefore RESOLVED that a surveyor look at the lease in order to give a professional opinion on this. Cllr Spence agreed to ask Richard Inniss, an expert in this field. Cllr Collins also agreed to talk to one of the owners of a property adjoining the car park, who is also experiencing a leak.
- h) A letter has been received from Sevenoaks District Council stating that the Parish Council's application to register Meenfield and Pilots Woods as asset of Community Value has been successful.
- i) The water leak in the allotments has been fixed.

9. Neighbourhood Plan

It was agreed to defer this item until the next Planning Committee as it was felt it would be better discussed in the presence of Cllr Parkes. In the meantime, the comments received as part of the designation process should be recirculated to all members for prior reading and any Neighbourhood Planning booklets in possession of the Clerk or members should be brought to the next Planning meeting.

10. Lectern at Cross
The location of the proposed lectern and the wording of the text to be included on it as recommended by the Amenities Committee at their meeting held on 21st March 2018 was agreed. The Clerk shall now pass on the wording to Robin Weaser who has kindly volunteered to draft the artwork.
11. Working Parties
 - a) There was no update from the Resilience Team.
 - b) Three members of the AONB working group plus the Clerk met with Mr Muscat to discuss his plans for the land he has purchased at Timberden. Please refer to the Chairman's report for details.
12. Noticeboard
Cllr Spence stated that she was planning to liaise with Mr Fox from the Golf Club and with Mr Rawlings from the George regarding the installation of the new noticeboard at the George. Details such as who shall source the board, who shall order it and who shall pay for it need to be discussed.
13. Local Council Award
Shoreham Parish Council discussed whether consideration should be given to making an application for a Local Council Award but it was agreed that this was not a priority at the moment due to the many other commitments currently being progressed.
14. Storage
Consideration was given as to whether to accept the offer from the Darent Valley Golf Club to use some of their space for storing items belonging to the Parish Council. It was agreed that the current storage capacity provided by the ladies toilet is full and that it would be a good idea to take certain things to the golf club, where a dry place has been offered. Village societies currently using the toilets as storage should be asked if they can move their items out. This would leave room for the marquee, strimmers and other materials required to maintain Parish Council property. It was RESOLVED that this would be a good idea and all members agreed that the golf club should be taken up on their offer. As a separate issue, it was agreed that the availability of the marquee should be more widely advertised and that this, along with a deposit and pricing policy, be discussed at the next Parish Council meeting in May.
15. Correspondence/Information
 - a) A request for a grant towards the running costs incurred by the Sevenoaks Volunteer Transport Group has been received.
It was RESOLVED to donate £50. This is less than last year due to the grants budget having already been exceeded.
 - b) An email has been received from a local walking group (who paid for one of the kissing gates near the cross) asking whether they may be granted permission to put a plaque on the gate. It was RESOLVED that the group should be thanked for purchasing the gate but told that it is not really the decision of the Parish Council as to whether or not permission should be granted.
 - c) A letter has been received from Sevenoaks District Council regarding the Clerk's request to impose an Article 4 Direction over the Timberden land.
 - d) The March 2018 edition of 'The Clerk' magazine has been received.
 - e) An email has been received from the Village Hall Committee requesting a meeting at the end of April with the Clerk and the Chair to discuss closer collaboration with the Parish Council in the future. RESOLVED that Cllr Histed come up with a date for a meeting and the Clerk inform the Village Hall Committee.
 - f) The Spring 2018 edition of the Countryside Voice magazine has been received.
16. Financial Matters
Accounts/Payments: The schedule of payments was authorised.

17. Dates of next meetings (all starting at 7:30pm unless otherwise stated)
- a) Planning Committee Meeting (if required) : Wednesday 18th April 2018, Shoreham Village Hall
 - b) Annual Parish Meeting : Wednesday 25th April 2018
 - c) Planning Committee Meeting and Annual Council Meeting : Wednesday 9th May 2018

Other Business:

It was RESOLVED that the Annual Parish Meeting should receive a budget of £100 for refreshments.

Items for the agenda should include a report from the Chairman, reports from the District and county Councillors, a summary of the notes from last year, a presentation from Kent Wildlife Trust and hopefully something from the Darent Valley Landscape Partnership.

The meeting closed at 9.54pm

Sarah Moon, Clerk to Shoreham Parish Council