

Minutes of the Council Meeting of EDENBRIDGE TOWN COUNCIL held in Rickards Hall at 8pm on Monday 8 December 2014

Present: Cllrs T Bryant, Mrs J Davison, R Davison, A Layland, M V McArthur, S McGregor (Vice Chairman), R Orridge (Chairman) and C Pearman

In attendance: Christine Lane (Town Clerk), no members of the press and eight members of the public

Prior to the start of the meeting the Champion for Dementia Friendly Communities, Symone Salwan gave a presentation on Dementia Friendly Communities and SDCs plans to become a Dementia Friendly District. Members and residents were invited to submit comments through the consultation process. Symone expressed an interest in becoming involved in the Neighbourhood Plan, this was fully supported by Councillors.

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs M Robson (unwell), V Maynard (business), J Scholey (holidays) and J Woollorton (business). Cllrs J Chappell and V King were absent.

2. DECLARATIONS OF INTERESTS OR PREDETERMINATION including any interests not already registered.

Cllrs Mrs J Davison, R Davison and R Orridge wished to state that although they would be considering planning applications at this meeting they would be reconsidering them at the district level, taking into account all relevant evidence and representations there.

The meeting was closed

3. PUBLIC QUESTIONS AND STATEMENTS

One member of the public spoke on behalf of the residents of Manor House Gardens urging the Council to object to Planning Application SE/14/03037/FUL on the grounds of flooding, loss of sunlight, overlooking and access on the bend of the road. The residents were extremely concerned over the size of the properties and the overbearing nature they would have on the surrounding properties. The receipt of a petition from the residents of Manor House Gardens was noted and one resident advised that she had written to Cllr Clive Pearman.

The meeting was reopened

4. TO CONFIRM THE MINUTES OF MEETING HELD ON 10 NOVEMBER 2014

Resolved: that the minutes of the Council meeting held on Monday 10 November 2014 be duly signed by the Chairman as a true and accurate record of the meeting.

5. MATTERS ARISING FROM THE MINUTES FOR REPORT AND NOT ELSEWHERE ON THE AGENDA - none

6. TO CONSIDER THE CURRENT PLANNING APPLICATIONS

Demolition of existing house on the site of Barn Cottage, clearance of site and erection of two bedroom detached houses. **Barn Cottage Crouch House Road Edenbridge Kent TN8 5ED**
Ref. No: 14/03364/FUL

Members strongly object to this planning application which they consider to be massive compared to the surround properties and out of keeping with the area. It is considered

detrimental to the street scene. The size and bulk will cause loss of light, and be overbearing on the properties on Crouch House Road and most particularly Manor House Gardens.

Crouch House Road has a 300mm combined surface water and sewage drainage system which has proved inadequate and led to flooding in both of the recent flood events in the town, 24 December 2013 and 14 February 2014. The additional hard surfacing will add to the problem and there appears to be no plan to address this.

The site is located on a bend and the increased traffic movements will need careful analysis by Kent Highways. The intention to replace a bungalow with two large and very high properties is unacceptable and the members strongly object to this application.

Demolition of South Cottage and Weald Cottage and the erection of a terrace of Three Four Bedroom houses to the rear of land and a terrace of Four new dwellings, with associated parking and landscaping including access road. **Weald Cottage & South Cottage Four Elms Road Edenbridge Kent TN8 6AB** Ref. No: 14/03037/FUL

Members welcomed the application for the whole site rather than the two separate planning applications previously received, however they consider seven properties to be overdevelopment of the site. They are also concerned that some of the parking spaces are extremely small and would be unusable.

They hope that the officer, if minded to accept the application, would implement the requirements of the adopted Core Strategy for a contribution towards affordable housing.

Variation of affordable housing obligation on S106 legal agreement in relation to planning permission SE/14/01462/FUL. **Totties Mill Hill Edenbridge KENT TN8 5DB**
Ref. No: 14/03638/V106AH

Members object to this proposed change in variation as they do not believe that the viability of the scheme has changed since it was granted.

New image forecourt signage. **Champion Filling Station Station Road Edenbridge Kent TN8 6HL** Ref. No: 14/03567/ADV

Members support this application.

Installation of external illuminated signage Erection of single storey side extension over existing retained garage. Demolition of rear conservatory together with external alterations. **29 Forge Croft Edenbridge Kent TN8 5BW** Ref. No: 14/03484/HOUSE

Members object to this first floor extension as it breaches the 1metre rule.

Installation of external illuminated signage, partial window filming and extractor fans to WC and Store. **65A High Street, Edenbridge, Kent, TN8 5AP** SE/14/03071/LBCALT

Members supported this application.

For Information

Prior notification for a change of use of the building from Class B1 (a) (offices) to Class C3 (dwellinghouses). This application is made under Class J of The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014. **Southon House Station Approach Edenbridge KENT TN8 5LP** Ref. No: 14/03634/PAC
-noted

7. TO ADOPT THE FOLLOWING REPORTS

7.1 Open Spaces, 17 November

Resolved: that the minutes presented by Cllr R Orridge be adopted

7.2 Planning and Transportation, 24 November

Resolved: that the minutes presented by Cllr R Orridge be adopted

7.3 Finance Committee, 24 November

Resolved: that the minutes presented by Cllr R Orridge be adopted

7.4 County Councillor's Update November noted

7.5 Working Group / Delegate Reports / Clerk's and Officers' Reports

7.5.1 Twinning Association Committee Meeting, 10 November - noted

7.5.2 KALC, 14 November - noted

7.5.3 KALC AGM, 22 November - noted

7.5.4 Clerk's Report - noted

8. OTHER BUSINESS

8.1 Items referred from Committees for decision - none

8.2 Health & Safety Annual Review 2014 (inc Claims & Riddor)

	2014		
Employee Claims	0		
RIDDOR reportable incidents	0		
Other accidents/incidents across the Council	4	2 Staff/ 2 others	
Near misses	0		
Enforcement notices issued against the council	0		
Any accident trends identified	0		
Are there any outstanding enforcement issues	0		

2014 RIDDOR reportable 0 Accidents and Incidents 4

Annual Accident statistics (no of incidents/working days (252)/no of staff 10)) Total 0.00079

Members of Public (no of incidents/days in the year (365)/no of residents (8000)) Total 0.00079

Noted: Increase in the number of accidents reported by users of facilities both of a minor nature.
Both staff injuries to office based staff and involved squashed fingers.

Members noted the Annual Health & Safety Review and did not require any further actions to be taken.

8.3 Firefighter Recruitment Update

Members noted the activities by the Fire and Rescue Service that had taken place, in partnership with the Town Council and the Chamber of Commerce, since the presentation to Council on 10 November. They included distribution of recruitment material, a presence in the market, recruitment banner hung on Stangrove Park railings. Cllr Alan Layland personally visited some of the larger businesses to take in posters and had distributed 200 flyers locally. This has resulted in fourteen people passing the first stage criteria at a drop-in information session at Edenbridge Fire Station last week, who were encouraged to submit applications.

Cllr C Pearman had arranged to meet with senior staff from KF&R to discuss the other outstanding issues raised with him by residents, and the Chamber of Commerce are to host their January meeting at the Fire Station.

8.4 Internal Alterations Doggetts Barn

Following the meeting between Cllrs S McGregor and J Scholey, the Clerk and Tourism Officer, quotes have been sought to put an additional main circuit upstairs at Doggetts Barn to accommodate higher usage by office staff relocating there. A detailed analysis of the plans has been carried out and it is clear that the existing furniture is too large to fit comfortably in the design.

Resolved: that a revised design should be created by office staff, in collaboration with Cllrs Scholey and McGregor to try to fit everything in.

Resolved: not to go ahead with the electrical work until the new layout has been agreed but to replace all the office chairs immediately.

8.5 Outcomes from Community Engagement Neighbourhood Plan, for consideration

The NP Steering Group has provided a list of items that have scored highly from the consultations they have carried out. These items were not suitable to be included in the main body of the Plan but are local concerns and the Council is requested to take these issues up on behalf of the community. The responses to be included as an appendix to the main document.

The key community concerns identified are:

Policing	not enough visible police
Anti-social behaviour	young people
Road maintenance	surface condition, street lighting, roadside verges, improve north roundabout
Medical facilities	doctors' surgery needs more capacity for size of community
Parking enforcement	required on High Street, outside school
Train services	peak times need to increase capacity more and longer trains
Litter/dog fouling	reduce
Flood defences	near river
High St traffic calming	to reduce traffic speed through
Transport for non-drivers	better bus links (Sevenoaks especially)

The need for secondary education divides opinion: one side views this as vital, while the other agrees it is needed but is not viable to pursue. There is solid support for post-school and adult education in town.

Resolved: that the Clerk should work with the NP Group to get a wider understanding of the issues and, on behalf of them and the Council, to write raising concerns with the groups and organisations involved to see what, if any, actions they are or are intending to take to address these concerns?

Cllr C Pearman advised the Council that he is working with the Medical Centre around the needs of a new surgery and asked the NP Steering Group to check back and see whether the retention of a Fire Station was a key concern and should be included in the list.

8.6 SLCC 2015 Regional Roadshow

Resolved: that the Clerk, Deputy Clerk and Cllr Trevor Bryant should attend the SLCC 2015 Regional Roadshow at the Felbridge Hotel in East Grinstead on Wednesday 11 February at a cost of £69 each.

8.7 Edenbridge Town Council Business Continuity and Recovery Plan

The Clerk thanked the members who have given comments on the draft Business Continuity and Recovery Plan. The revised draft plan was presented for adoption.

The detailed report on the ITC sections will be completed following further conversations with the Council's IT provider on 19 December. They have equipment to loan, should it be required, and the social media platforms used, and the majority of backups, are cloud based, so do not require a fixed location to be operational.

Resolved: to adopt the plan and to strengthen it by creating a list of building requirements and prioritising those buildings already in the plan on the basis of the list. It was also suggested that once the plan is complete it should be tested.

8.8 Wayleaves onto Recreation Ground

It had been drawn to the Council's attention that an entrance has been made from the back garden of one of the properties adjacent to the Recreation Ground. No wayleave has been granted and previous requests refused.

Resolved: that the Clerk should write to the occupants advising them that the entrance must be closed and the fence reinstated.

8.9 Dementia Friendly Communities

Sevenoaks District is intending to become a Dementia Friendly Community and SDC is currently in the process of gathering information to ascertain residents views on what would make Sevenoaks more dementia friendly. Details of the ways to engage with the consultation were available and members encouraged to take part.

9. FOR INFORMATION

9.1 Councillor and Staff Training

The Councillors' Training Log was circulated. Copies of the latest certificates awarded were presented, with one Councillor and one member of staff receiving certificates for F101 and F111 an Introduction to Finance, and eight Councillors and four staff receiving certificates for P101 and P111 An Introduction to Planning

9.2 Mental Health First Aid Courses

Details of the free half day Mental Health First Aid training, available to anyone, being offered by Sevenoaks Mind was circulated. They are taking place at Sevenoaks on Monday 12 February 9.30 - 12.30, and Swanley on Monday 23 March.

9.3 NHS Procurement of West Kent Urgent Primary Care and Hospital at Home Service

Details of the above consultation were circulated and members encouraged to respond.

9.4 KCC Public Health consultation on Local Pharmacies

Details of the above consultation were circulated and members encouraged to respond.

9.5 High Speed Broadband Cabinet, Pound Green

Members were advised that the large hole dug on Pound Green by BT had been reinstated and the new cabinet would now be located outside Two Ways. The Clerk is attempting to engage with Open Reach wayleaves department about the telegraph pole they erected some time ago without permission, but the expectation of success is low.

9.6 Edenbridge Flood Defences Reinstatement

An Environment Agency survey has highlighted some low points in the height of the embankment close to the fire station and they expect to carry out permanent improvements to the embankment next summer. In the meantime, they will be working with Amco Ltd to carry out temporary improvements to the defense. They will place clay bags at the low points to restore the embankment to its original design height.

The Government has announced the infrastructure funding for Edenbridge of 0.11m, and for Leigh and the Lower Beult 35m. It is unclear from the initial reports exactly what works are planned.

9.7 Family Mosaic Home Improvement Agency/Home Fixed

Details of two schemes under the Safe and Well at Home Services were circulated.

10. PRESS RELEASE

There were no items on the agenda that members wished to issue a press release on.

The meeting ended at 9.30pm