

Minutes of the Council Meeting of EDENBRIDGE TOWN COUNCIL held in Rickards Hall at 8pm on Monday 12 January 2015

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

In attendance: Christine Lane (Town Clerk), Kathy Staff Deputy Clerk), one member of the press and thirty members of the public

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs V Maynard (unwell), J Woollorton (business) and V King (business).

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

Cllrs Mrs J Davison, R Davison R Orridge and J Scholey 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

Cllr S McGregor and nine residents spoke urging the Council to object to Planning Application SE/14/03857/OUT for a mixed housing development of up to 300 houses on Land North of the Railway Line and West of St Johns Way. The comments are reflected in the Council's response.

The meeting was reopened

4. TO CONFIRM THE MINUTES OF MEETING HELD ON 8 DECEMBER 2014

Resolved: that the minutes of the Council meeting held on Monday 8 December 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

5.1 SDC Legal work – W.I. Hall

Resolved: to appoint the legal team at Sevenoaks District Council to act on this Council's behalf to provide legal advice and legal services at a fee of £95 per hour.

Members noted that the first meeting had taken place and had clarified the responsibilities of the various parties involved with the lease for the W.I. Hall. The Town Council holds the lease of the Hall as a custodian trustee. The role of a custodian trustee is limited to holding the legal title to trust property. The managing trustees, Edenbridge Town Village Hall Charity, are responsible for management of the trust property. Edenbridge (Afternoon) Women's Institute are the freehold owner of the Hall. Assurances that the building is insured in the joint names of the Edenbridge (Afternoon) Women's Institute [freehold owner] and the Town Council [leasehold owner] are being sought.

6. TO CONSIDER THE CURRENT PLANNING APPLICATIONS

During the Christmas break some urgent planning applications needed comment before the next formal meeting of the Council. In line with the agreed policy in the Terms and Reference of the

Planning Committee, the Chairman, Clerk and a ward member for the properties concerned were invited to do so. Other Council members who were available also attended. The following responses were submitted.

Variation of condition 9 (delivery times) of application SE/94/01936 - erection of new retail supermarket with access ways and parking with amendment to the delivery hours on a Sunday and Bank Holiday's. **Waitrose Mont St Aignan Way Edenbridge Kent TN8 5LN**
Ref. No: 14/03870/CONVAR

Members object to the proposed extension to delivery hours on Sundays and Bank Holidays due to the disturbance this causes to neighbours living close to this noisy activity. A high number of breaches to the existing approved hours have been reported and there has been no noticeable improvement. This Council strongly urges refusal and requests enforcement to look again at the issue of the recently reported breaches. Members do not believe that that a major retailer such as Waitrose would be unable to plan it's deliveries within the existing hours and should do so.

Erection of stable block comprising of 3 stables. Grooming/wash down area plus Feed/Hay store. The stables are required for private use only for accommodation of own horses. **Orchard Cottage Shernden Lane Marsh Green Edenbridge TN8 5PR** Ref. No: 14/03723/HOUSE |

Members support this application but request a condition be attached to ensure that the use remains private for own use only.

The erection of first floor side extension over existing garage. Conversion of garage into habitable living accommodation. Demolition of existing porch and the erection of new porch with a pitched roof. Various fenestration changes. **29 Forge Croft Edenbridge Kent TN8 5BW** Ref. No: 14/03484/HOUSE

Members object to this application as it still breaches the 1 metre rule

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 TN8 6AB** Ref SE/14/03037/FUL

Members object to this application which is considers overdevelopment. The access road is not wide enough to enable services or emergency services to access the site and the design would require all seven properties to leave their refuse sacks blocking the pavement on pick-up day. The issue of noise from the warehouse unit to the rear of the development which operates 23/7 has not been taken into account and a noise survey on this aspect should be requested. No surface water alleviation measures have been considered and permeable hard standings and roadways should be includes as part of a surface water drainage plan.

Planning Applications to be considered at this meeting

Re-roof the existing workshop; extend the workshop building to form two covered storage frames; install solar panels on the proposed storage frame; Erect a new single storey timber framed and clad office building. **Crown Oak Buildings, Gabriels Farm Marsh Green TN8 5PP** Ref No SE/14/03820/FUL

Members object to this development in the Green Belt.

Erection of a first floor side extension. **3 Hilders Close Edenbridge KENT TN8 6LA** Ref. No: 14/04048/HOUSE

Members support this application.

Two storey side extension, move the street door along with open porch. New roof over existing ground floor flat roof element. **Rose Cottage 5 Greybury Lane Marsh Green Kent TN8 5QP**
Ref. No: 14/03947/LBCALT

Members support this application if it is within the 50% rule.

Two storey side extension, move the street door along with open porch. New roof over existing ground floor flat roof element. **Rose Cottage 5 Greybury Lane Marsh Green Kent TN8 5QP**
Ref. No: 14/03946/HOUSE

Members support this application if it is within the 50% rule.

Removal of 1 apple tree. **Eden Cottage Mill Hill Edenbridge Kent TN8 5BU** Ref. No: 14/03913/WTCA

No comment

Alterations to existing dormer extension to create additional bedroom and ensuite, changes to fenestration. **Burnwithian Stick Hill Edenbridge Kent TN8 5NJ** Ref. No: 14/03857/HOUSE

Members support this application if it is within the 50% rule and does not cause light pollution.

Outline application for mixed use development comprising up to 300 new homes, up to 2.6 hectares of public open space and vehicular access with some matters reserved. **Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT TN8 6HF** Ref. No: 14/03783/OUT

Although members welcome the commitment from the applicant that if development goes ahead there will be a second entrance to the site from Enterprise Way, they object to this proposal on multiple grounds.

The number of dwellings proposed exceeds the number in the allocations DPD and members would wish to see housing of similar density to that existing on the Beeches Estate, as this would be in keeping with the area.

Members would wish to see more shared ownership properties included in the 40% affordable housing balance. The need for social housing is also acknowledged.

Members would wish to reserve judgement on the proposed height and scale of the development due to the varying levels of the proposed site and visibility from existing properties. This is thought to be a particular concern from Shires Walk.

The other major concerns raised relate to the inadequacies of the current infrastructure and services within the town to support development of this size.

The current Doctors' Surgery is already running at an estimated shortfall of ½ a doctor and has an urgent need to find new premises. If the number of houses was to be reduced, to that proposed in the Allocations DPD, it may be possible to find space within the application site to meet this need.

Any expansion to the number of places required at local primary schools would require additional classrooms and other facilities being provided. Currently there is no secondary school in Edenbridge and insufficient places are available at schools within a reasonable distance. This would need to be addressed and solutions planned and implemented before construction could start. The Children's Centre is also at full stretch.

Commuter overcrowding on the Uckfield line from Edenbridge Town Station has been acknowledged and some additional capacity promised from 2015. A further assessment would be needed if this application was to be granted, to take into account additional travellers. It is suggested that the inclusion of a pedestrian and cycle route to access Edenbridge Station, on the Redhill – Tonbridge line from the new homes could be of benefit.

Members welcomed the inclusion of the sustainable urban drainage system included in the plans, but residents expressed strong reservations over the proximity of the pond and open water swales in relation to the proposed children's playground and amenity areas.

It is clear from the paperwork provided that additional capacity will be needed in regard to the removal of waste water, and recent power cuts have raised concerns over the electrical capacity.

A review of the policing levels should also be requested, to accommodate the increased number of residents.

In light of these shortcomings in the services and utilities, members request that should the application be granted, these issues should be resolved in advance and the building be phased at a maximum of 50 properties completed per year.

Members would wish to see opportunities offered to local companies to quote for building and service provision during the construction phase, and would wish to see the offer to restrict access during the build phase extended to make Enterprise Way permanently the premier access route once building is complete, with people directed to use the northern access.

To accommodate additional vehicles, improvements to the roundabout at Commerce Way and St John's Road should be made, at the very least aesthetically, and the junction from Enterprise Way and Station Road reconsidered in light of the application that has been granted for Sainsbury's supermarket.

Finally if allotments are to be provided, the soil will need improvement to be of a suitable condition and with a water supply installed.

Most importantly, without the statutory reports from utility providers and only an indicative layout, it is impossible for members of Edenbridge Town Council and the local community to properly assess this application. Members request that copies of statutory reports be provided, as they are received, and request the opportunity to be consulted and make further comment on design, layout, heights, etc if the proposal is to be taken forward.

Provide a temporary portacabin building within the curtilage of the hospital grounds, in the existing car park to provide kitchen services to the hospital during the proposed refurbishment of existing internal kitchens. **Edenbridge & District War Memorial Hospital Mill Hill Edenbridge Kent TN8 5DA** Ref. No: 14/03362/FUL

Members support this application.

Neighbouring Parish Application

Retrospective consent for extensions and alterations to main reception listed building and extension to detached non listed building to form accommodation for conferencing and seminars. Reconfiguration of car park and general landscaping. **Hever Hotel, Hever Road, Hever Kent TN8 7NP** Ref No SE/14/00778/FUL

Noted.

For Information

Prior notification of a single storey rear extension which extends 4.9m beyond the rear wall of the original dwelling house with a maximum height of 3.65m and eaves height of 2.76m. **Broadlands Honeypot Lane Edenbridge KENT TN8 6QJ** Ref. No: 14/03905/PAE

Noted.

7. TO ADOPT THE FOLLOWING REPORTS

7.1 Planning and Transportation, 15 December

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

7.2 Finance Committee, 15 December

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

7.3 County Councillor's Report December to be combined with January's report

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

7.4.1 Eden Valley Chamber of Commerce, 2 December 2014, noted

7.4.2 Twinning Association, 8 December 2014, noted

7.4.3 Clerk's Reports, noted

8. OTHER BUSINESS

8.1 Items referred from Committees for decision

8.1.1 Emergency Planning Nov 7.4 Investment Proposal Leisure Centre

Members considered the report prepared by Cllr C Pearman, as Edenbridge Town Community Emergency Co-ordinator, to address the need to fund the equipment to create a Volunteer Control Point at Sencio Leisure Centre.

Resolved: to cover the cost of £4,299.50 from the unreserved Capital Fund, if grant funding is not available elsewhere.

8.1.2 Business Continuity and Recovery Plan Council Dec 8.7 IT Investment

As part of the development of the Council's Business Continuity and Recovery Plan, the IT provider was asked to review the current network to establish what, if any, recommendation he would make to improve the resilience of the system. Members considered the proposal and

Resolved: Cllr S McGregor and the Clerk should discuss with the Council's IT provider, and the IT team at Sevenoaks District Council, to ensure that the proposal is best value and the most appropriate for ETC. Enquiries to include the possible use of the Kent Cloud Storage System.

8.2 Budget and Precept 2015/16

Resolved: that the budget proposed by the Finance Committee be accepted and that a Precept of £451,007 be requested, resulting in an increase of £1.29 (1%) to £130.87 per band D household. A copy of the approved budget is attached.

8.3 Internal Audit Review, delayed

Members noted that to enable the group to fully take on board the changes suggested to them by the External Auditor, the meeting scheduled for January will now take place in February.

8.4 Review of Hirers Agreement and Insurance Check

No changes were propose to the hiring agreement. All regular hirers have been asked to provide copies of their Insurance.

8.5 Annual Town Meeting, 2 March 2015

Resolved: that the Annual Town Meeting should take place at 8pm in the W.I. Hall on Monday 2 March. Representatives from District and County Council and the Police to be invited to make short presentations and to take questions. The Chairman to present the Annual Report. The Neighbourhood Plan Group be invited to make a presentation and have a display and recipients of grants be invited to host displays.

8.6 Annual Environmental Review 2014

Members noted the good works reported by the Buildings Manager and considered the proposal to obtain energy ratings for the Council's buildings and to set up a monitoring system.

Resolved: not to take any action at this time and for the new council to review the Environment Policy and decide what action it wished to take.

8.7 Electoral Review of Kent County Council

Resolved: to respond to the consultation, highlighting the position with regard to Edenbridge South and the likelihood of 750-1000 new residents in the near future.

8.8 Advert in Town Guide

Resolved: to place a half page advertisement in the guide which is to be delivery by the Post Office to all residential and business addresses in the TN8 5/6/7 areas. There is an estimated print run of 12,000 at a cost of £247.50 + VAT (£297). This to be taken from Central Services tourism/media budget heading

8.9 Councillor Training, 16 February

Resolved: due to the timing of the election, to cancel the Councillor Training session booked for Monday 16 February.

8.10 Sewage works complaint

Members welcomed the response received from Southern Water, informing them that works were currently under way to enclose part of the process works, which would help the resident of Four Elms Road who had been suffering with unpleasant odours for some months.

8.11 Planning Decision notices, change to procedure

Resolved: to inform SDC that this council has no objection to receiving planning decisions by email. They would, upon receipt, be forwarded electronically to members and an electronic copy held at Doggetts Barn

8.12 Local Government Financial Settlement 2015 – Consultation

Resolved: that the Clerk and the Chairman should make a response on behalf of the Council.

8.13 Fire Station Recruitment, update

Members were advised that Graham Day and Leanne McMahon met with Cllr Clive Pearman on 22 December and Cllr Alan Layland attended the Open Evening on 7 January. The Council was thanked for its help in promoting the vacancies, which had resulted 15 potential applicants from which 9 applications had been received and shortlisted. The Open Evening had resulted in another 12 applications. Cllr Layland reported that a further update was expected in April and Cllr Pearman that he was expecting monthly updates to enable support to be found for anyone needing to reach the required entrance standard.

8.14 Flood Protection Measures, Government Funding

Details of the Government Flood Protection Scheme are still sketchy but Sir John Stanley has provided a copy of the document lodged at the House of Commons Library. 110k is expected.

8.15 Aviation Leaflets

Members noted that the High Weald Aviation Action Group has arranged a leaflet drop to 32,000 homes during the weeks commencing 5 January and 12 January.

Resolved: that the Council should make a contribution to the group of £190 towards its activities.

8.16 Neighbourhood Plan Update

Members noted the update on the group's activities which included the training session on policy writing incorporating a detailed study of the proposal from Cooper Estates for land west of St John's Way in Edenbridge.

Members considered what action it wished to take to support the work of the group. In particular, the need for administration and publicity/engagement for the development of the Plan.

Resolved: that, subject to a written proposal being agreed between the Steering Group and the Town Council, 10k be released over the period of the Plan (2016) to enable it to be developed. All expenditure to be supported by invoices authorized by two members of the Steering Group. The Council expects the group to continue to obtain outside funding for its activities wherever possible.

9. FOR INFORMATION

9.1 Edenbridge Cricket Club

Copy of the group's successes and activities for 2014 was noted.

9.2 Being a Local Councillor

Members were advised that leaflets and information on becoming a councillor were available at Doggetts Barn for distribution to anyone who may be interested.

10. PRESS RELEASE

Members wished to issue a press release on the budget.

The meeting ended at 10.35pm