

**Minutes of the Council Meeting of EDENBRIDGE TOWN COUNCIL held in Rickards Hall at 7.30pm on Monday 11 June 2018**

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Present: Cllrs T Bryant, R Bell, Mrs J Davison, A Layland, S McGregor, M McArthur, V Maynard, G Middleton, C Pearman, Z Roberts Smith, B Orridge, J Scholey, and B Todd.

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

**1. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies for absence were received, noted and accepted from Cllrs J Barnett (holiday) and M Robson (unwell).

**2. DECLARATIONS OF INTERESTS OR PREDETERMINATION**

*The District Council members stated 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 adjourned*

**3. PUBLIC QUESTIONS AND STATEMENTS,**

Four residents spoke strongly opposing the amended Planning Application SE/18/00745/FUL for Land to the rear of 49 Ridge Way, Edenbridge, restating the concerns they had raised when the application was discussed on 23 April.

*The meeting was reconvened*

**4. TO CONFIRM THE MINUTES OF MEETING HELD ON 14 May**

Resolved: that the minutes of the Council meeting held on Monday 14 May 2018 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 COVERED ELSEWHERE ON THE AGENDA – none**

**6. TO CONSIDER THE CURRENT PLANNING APPLICATIONS**

Various works to trees.22 & 33 Crown Road Edenbridge KENT TN8 6AN  
Ref. No: 18/01698/WTPO, noted

Removal of a row of 5-6 Leylandii/Thuja type trees (CA) Bridges Centre High Street Edenbridge KENT TN8 5AJRef. No: 18/01666/WTCA, noted

Erection of a 2 bedroom dwelling. New double garage .Land To The Rear Of 49 Ridge Way Edenbridge KENT TN8 6AU Amendment to application The scale on the proposed floor plans, elevations and sections have now been corrected Ref. No: 18/00745/FUL

*Members submit this revised response objecting to this application because it's garden grabbing, overdevelopment, and sets a precedent. In addition, members also object because of poor design in terms of the dwelling, it would damage the overall ambience of the area, create overlooking, loss of light, and loss of amenities to neighbours. Members were particularly concerned over the environmental effect of pollution to neighbours whilst in their kitchen caused by cars which will be passing close to windows. They wish the Officer to check if any of the trees have TPO and what protection would be in place to prevent damage to neighbours' trees.*

*There would be a loss of parking at 49 Ridge Way, but no net gain of parking spaces for the new dwelling. The turning circle to the proposed garage is not sufficient for an average size family car, and would result in vehicles reversing out of the drive into Ridge Way. There would be inadequate visibility because of the large number of cars parked on Ridge Way and no possibility of improving the visibility splays, as the applicant doesn't own the land to one side of the drive.*

**The following planning application was considered outside the meeting**

Erection of a first floor extension above existing ground floor room. **Meade Cottage 67D High Street Edenbridge KENT TN8 5AL** Ref. No. 18/01532/HOUSE

*On condition the Conservation Officer is satisfied, members support this application.*

**7. TO ADOPT THE FOLLOWING REPORTS**

**7.1 Planning and Transportation, 21 May**

Resolved: that the minutes presented by Cllr A Layland be adopted

**7.2 Finance Committee, 21 May**

Resolved: that the minutes presented by Cllr S McGregor be adopted

**7.3 County Councillor's Update – none**

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

**7.4.1 School's Update**

Cllr R Bell updated member on the changes to the criteria for applications recently released by the DoE. Unfortunately this has resulted in the Harris Federation deciding that it is no longer able to meet the criteria and has withdrawn from the process. The Da Vinci School believes that it may be able to submit an application and a meeting is being arranged with representatives.

**7.4.2 Max Cox Pavilion Update**

Members were delighted that the Cricket Club had been successful in raising the funds to build the Max Cox Community Pavilion. Works are to commence September 2018.

Resolved: that the Clerk should write congratulating the Club on their fantastic achievement.

**7.4.3 Chamber of Commerce**

Members noted the Chamber of Commerce intention to establish a Business Support Centre for the Eden Valley Area in Vincent House on Fircroft Way. The full development costs are likely to be in the region of £250,000.

Resolved: to write to the Chamber to support this initiative.

**8. OTHER BUSINESS**

**8.1 Items Referred from Committees for decision – none**

**8.2 Councillor training schedule**

Very little external training was undertaken by members during the year. However, most Councillors attended the in-house social media course, and training on the NPPF hosted by an experienced planning expert. It is unlikely that new Councillor training will be held this year, with most elections due in May 2019, but members were encouraged to join with Cllrs A Layland and Roger Bell and undertake the online ILCA course.

**8.3 Clear up after Bonfire Night**

Resolved: to accept the quote for the Bonfire Night clear up, an increase of 2.5% on last year's costs

– a total cost of £940.25 + VAT. A figure of £960 has been included in the budget.

#### **8.4 Removal of Leylandii Screen Stangrove Park**

Members were advised that Sevenoaks District Council had confirmed that the removal of the overgrown Leylandii trees, adjacent to the all-weather pitch, will take place week commencing 10 September. This is the first stage in the overdue land transfers for the relief road between ETC and SDC. A number of mature trees will be left. Once the transfers are complete, this Council will consider if it wishes to undertake any further works to this area.

#### **8.5 Data Protection Officer**

The Council welcomed the amendment to Clause 7 (3) of the General Data Protection Regulations, which now exempts Town and Parish councils from the requirement to appoint a Data Protection Officer.

Resolved: to wait for updated guidance from the sector before deciding how best to ensure compliance and to continue implementing other elements of the Act.

#### **8.6 Celebrating 100 years of women's achievements**

Members welcomed SDC's project to celebrate women's achievements. Cllr Mrs J Davison is on the Steering Group and Cllr Z Robert Smith confirmed she would be interesting in meeting and discussing the project with her.

#### **8.7 Response to Unauthorised Development and Encampments**

Resolved: that the response prepared by the Clerk and Cllr B Todd should be submitted on behalf of the Council.

### **9. PRESS RELEASE**

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

*In view of the confidential nature of the following items to be discussed, the chairman will move that the press and public be excluded from the Chamber. Public Bodies (admission to meetings) Act 1960.*

### **10. CONFIDENTIAL ITEMS**

#### **10.1 General Security Issues Croft Court**

Members supported in principle the residents' proposals and would be seeking to ensure that any legal obstacles be resolved at an early stage.

#### **10.2 Four Elms Road**

Members considered and declined the offer of the transfer of a parcel of land from Cooper Estates to this Council, for the purpose of building a School.

#### **10.3 Improvements to Stangrove Estate**

Members noted the proposals from Stangrove Community but believe that the project should be moving forward, not going back to the drawing board.

#### **10.4 Church House Pre-school**

The planning meeting had not taken place, so this item was deferred.

The meeting closed at 8.45pm