



Edenbridge Town Council

Town Clerk: Christine Lane CertHE Local Policy



Notice is hereby given of a Council Meeting of Edenbridge Town Council to be held in Rickards Hall on Monday 10 September at 7.30pm, which Councillors are summonsed to attend.

Town Clerk
05/09/2018

To assist in the speedy and efficient dispatch of business members wishing to obtain factual information on items included on the Agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

The Leader of SDC, Cllr Peter Fleming will be making his planning presentation at the start of the meeting followed by an update by Carl Dodds (tbc) on behalf of the Edenbridge Combined Medical facility project.

AGENDA

1. **TO RECEIVE APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTERESTS OR PREDETERMINATION**
Members of the District Council wish 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.
3. **PUBLIC QUESTIONS AND STATEMENTS**
The Council will receive questions and statements from the public (this is the only opportunity for members of the public to make a contribution during the meeting) and for members with pecuniary interests to speak on items on the Agenda. Both members and public are limited to 3 minutes per person.
4. **TO RECEIVE, ADOPT AND SIGN THE MINUTES OF THE COUNCIL MEETING HELD ON 9 JULY 2018**
5. **MATTERS ARISING FROM THE MINUTES FOR REPORT AND NOT ELSEWHERE ON THE AGENDA - None**
6. **TO CONSIDER THE CURRENT PLANNING APPLICATIONS -attached**
7. **TO ADOPT THE FOLLOWING REPORTS**
 - 7.1 **Open Spaces, 16 July**
 - 7.2 **Planning and Transportation, 23 July (previously circulated)**
 - 7.3 **Finance, 23 July (previously circulated)**
 - 7.4 **Planning and Transportation, 13 August (inc Local Plan response)**
 - 7.5 **Finance, 13 August**
 - 7.6 **County Councillor's update**
 - 7.7 **Working Group / Delegate Reports / Clerk's and Officers' Reports**
 - 7.7.1 **Schools Project Verbal Update Cllr R Bell**

8. OTHER BUSINESS

8.1 Items Referred from Committees for decision

8.1.1 Open Spaces Committee- Churchyard Wall additional funding

8.2 Building Manager's Report

8.2.1 Planned Maintenance - 10 year Building Maintenance Plan

8.2.2 Planned Maintenance - 30 year Building Maintenance Plan

8.2.3 Asbestos report

8.3 Christmas Arrangements

8.4 Meeting Dates 2019

8.5 Councillor Training Review

8.6 Health & Safety half yearly review of action - delayed from July

8.7 Review of services and facilities

8.8 Consultations – Building Waste at Householder tips and SDC Gambling Policy

8.9 Station Partnership – Edenbridge Town Station

8.10 Edenbridge and District War Memorial Hospital

8.11 Local Community Updates

8.12 Data protection

8.13 Wayfinders and Access to Market Yard Car Park, update

9. PRESS RELEASE

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

Demolition of existing side extension. Erection of single storey side and rear extension with rooflight. Alterations to fenestration **65 Church Street Edenbridge KENT TN8 5BQ** Ref. No: 18/02589/HOUSE

Change of use from retail to dog grooming salon. Formerly **T J Amey Opticians 3 Church Street Edenbridge KENT TN8 5BD** Ref. No: 18/02498/FUL

Change of use to residential and alterations to front elevation, repositioning of chained posts. **Eccles House Main Road Edenbridge Kent TN8 6HZ**

The following planning applications were considered outside the meeting

Conversion of the former pub into 1No. two bed and 1No. three bed town houses with an extension into the roof. Demolition of out buildings linking the old stables to the pub along with a new extension to stables in order to create 1No. two bed house and 1No. one bed house. To the rear of the site a block of 3No. Flats consisting of 2No. one beds and 1No. two bed. **Formerly The Star Inn 130 High Street Edenbridge KENT TN8 5AY** Ref. No: 18/02497/FUL

Members are pleased that previous comments have been taken into account but, whilst welcoming the conversion of the former pub, they object to the demolition of the outbuildings and the overdevelopment.

There is extremely limited parking provision for the 7 dwellings. The cottages in Katherine Road don't have off-street parking and there should not be any additional pressure on the already overcrowded parking in that road.

Members wish the Officer to ensure the visibility at the entrance is adequate for the increased number of vehicles accessing the site.

There are still concerns regarding overlooking of neighbours and possible light pollution from the stair well.

Members wish to draw the Officer's attention to the proposed height of the building to the rear and the street scene.

Should the Officer be minded to approve this application, a second opinion from the Conservation Officer should be sought – please see her earlier comments for application 17/03701/FUL.

Erection of 1x free standing V sign, 1x totem sign, 8x small boards, 12x tall flags, hoarding, cabin fascias and 6x frosted window vinyls. **56 Station Road Edenbridge KENT TN8 6HG** Ref. No: 18/02189/ADV

Members support this application but hope it won't add to the confusion for some of the delivery drivers.

Conversion of agricultural barn to three residential units. **Land North Of Freeways Stick Hill Edenbridge Kent TN8 5NL** Ref. No: 18/02354/FUL

Members believe this decision should be taken by the members at Cowden Parish Council.

To modernise the building by closing the two existing doorways into the lady's and disabled toilets, and to open four new doorways to allow access to new toilet cubicles. To add additional internal walls to separate the new cubicles. **Public Conveniences Market Yard Frant Field Edenbridge KENT TN8 5BB** Ref. No: 18/02463/FUL

As members have an interest in this application, they wish the Officer to decide.

Erection of rear canopy. **19 Penlee Close Edenbridge Kent TN8 5NA** Ref. No: 18/02429/HOUSE

Members support this application.

Conversion of stables into a three bedroom house. Erection of a part two storey part single storey extension to rear including roof lanterns. Creation of first floor to include four velux windows. Changes to external fenestration. **Land North of Wheatsheaf Inn Marsh Green Road Marsh Green Edenbridge KENT TN8 5QL** Ref. No: 18/01123/FUL

Members' comments submitted on 17 May 2018 still stand. Providing the Officer has checked the building has not previously been extended, members have no objection to this development.

Amendment to 18/00411/HOUSE (Erection of an orangery to attach to both barn and small roundel.) Proposed alterations to increase size only of orangery. **The Oast House Lydens Lane Hever KENT TN8 7EP** Ref.No: 18/02563/MMA

Members objected to the original application. They wish the Officer to re-check the 50% rule, in light of this current proposal to increase the size of the orangery

7. TO ADOPT THE FOLLOWING REPORTS

- 7.1 Open Spaces, 16 July**
- 7.2 Planning and Transportation, 23 July (previously circulated)**
- 7.3 Finance, 23 July (previously circulated)**
- 7.4 Planning and Transportation, 13 August (inc Local Plan Response)**
- 7.5 Finance, 13 August**
- 7.6 County Councillor's update**
- 7.7 Working Group / Delegate Reports / Clerk's and Officers' Reports**
 - 7.7.1 Schools Project Verbal Update Cllr R Bell**

8.1 Items Referred from Committees for decision

8.1.1 Open Spaces Committee- Churchyard Wall additional funding (Item 8.2) Year 3 works within the 10 Year Maintenance Plan

Market Yard/Churchyard Wall

This project having been held over from Year 2 of the Plan, Open Spaces committee members considered the cost for the proposed works already agreed stands at £16,000, with further sums required as advised at their June meeting for Diocesan Faculty application (£300), Party Wall agreement fees (c. £2000), materials removal (£300), and Listed Building Consent application (no fee) required for the section of works involving rebuilding part of the wall. Members

Resolved: to pursue in parallel the application for a Faculty, for Listed Building Consent, and to arrange the proposed meeting with the owner of Church Cottage as soon as possible, and to request additional funding from Council.

As the Year 3 sum for contingency has been used for another project scheduled in Year 3, do Councillors approve additional funding of £2,600 as requested to be taken from Council contingencies? (As at 31 July there was £7,400 still in Council contingencies)

8.2 Building Manager's Report

8.2.1 Planned Maintenance - 10 year Building Maintenance Plan

This year there have been some changes to the works schedules for the 10 year maintenance plan based on a reassessment of the priorities for several buildings. The 10 and 30 year plans are currently under review and a further report will follow.

10 year Building Planned Maintenance – Year 6 (2017 - 2018)

Cemetery Depot: Refurbishment of the kitchen and toilet area including resealing the floor have been completed.

Doggetts Barn: Replacement of carpets and resealing the floor was postponed until renovation works in the 30 year plan could be completed.

Rickards Hall: Planned refurbishment of the rainwater system was completed along with works in the 30 year plan at no extra cost.

All other servicing including gas safety, electrical testing and lift maintenance have been completed and are up to date.

10 year Building Planned Maintenance – Year 7 (2018 - 2019)

Rickards Hall: Rickards Hall was due for redecoration during 2019 – 2020, but the removal of the old heating system, and repairs to two walls caused by water ingress necessitated this work to be brought forward to this year. This work has been completed.

Church House: Some works related to the renovations outlined in the 30 year plan have been brought forward to this year which has resulted in overall cost savings. Further to this work, the two external doors require renovation and decoration which are due to take place later this month

Sports Pavilion: Due to repeated vandalism, the external doors have all been renovated and steel-panelled to make access more difficult and to save on the cost of replacement glass.

8.2.2 Planned Maintenance - 30 year Building Maintenance Plan Year 1 (2017 - 2018)

The following major works were carried out this year.

The Oak frames of Doggetts Barn, Rickards Hall and Church House have been renovated, and issues surrounding rainwater drainage have been resolved. Some items planned in subsequent years have also been completed as part of this work without increasing the cost.

The sandstone to the front of Church House has been renovated and sealed to prevent further deterioration.

Solar panels have been added to the Sports Pavilion.

30 year Building Planned Maintenance – Year 2 (2018 - 2019)

There are no works currently planned for Year 2.

8.2.3 Asbestos Register

The Asbestos Register was reviewed and the relevant buildings inspected this summer as usual. No changes have been observed which would increase the risk of asbestos exposure, hence the risk remains very low in all Council owned properties. If the toilets at Blossoms Park are to be demolished at some point in the future, the contractors will be supplied with the relevant information.

Martin Leach, Property Manager, 4th September 2018

8.3 Christmas arrangements

The staff traditionally take their two contractual statutory days over the Christmas period. It is proposed this year that both the office and groundstaff should work as normal on 21 December and return to work on Wednesday 2 January. The statutory days to be 24 and 27 December with staff either using leave or lieu hours to cover the 27 and 31 December or coming into work if they prefer.

Usually there is no sport over Christmas or the New Year weekend but this cannot be confirmed yet. The Market Yard toilets will be closed 25-26 December and 1 January inclusive. Both halls have no bookings after 23 December until Wednesday 2 January. This should make it possible for some of the occasional cleaning jobs, e.g. fridge, cooker, windows, etc, to be carried out thoroughly during the Christmas shutdown period.

Do members agree to these proposals?

8.4 Meeting Dates 2019 – attached

8.5 Councillor Training

The District Council is holding an Emergency Planning Exercise on Friday 30 November and Members of the Emergency Planning Team are asked to put this date in their diaries. At this stage we do not know what roles might be required.

KALC is hosting the following training sessions

Thurs 13th September (Ditton Community Ctr) - Clerks Conference - ALL DAY

Mon 24th September (Lenham Community Ctr) - Allotment Management and Law 1.00pm - 5.00 pm

Sat 6th October (The Angel Ctr, Tonbridge) - Community Resilience Workshop 9.00 am - 2.00 pm

Thurs 18th October (Ditton Community Ctr) - Finance Conference - ALL DAY

Thurs 13th December (The Orchards, East Malling) Chairmanship Conference - ALL DAY

If you wish to attend can you please advise the Finance Officer so she can check the budgets before places are booked.

In preparation for next year's elections the Clerk has offered KALC the opportunity to host one of their new Councillor sessions at Rickards Hall in May or June 2019. Date and time to be confirmed.

An in-house training session is due to take place here on Monday 1 October.

Are there any specific topics which members would like training or a briefing session then? We are heading into the Budget season and a basic in-house training on this this might be of interest to some members.

8.6 Health & Safety half yearly review of action - delayed from July -attached

8.7 Review of services and facilities - attached

Do members have any other proposals they wish to be considered or changes they wish to propose?

8.8 Consultations – Building Waste at Householder tips and SDC Gambling Policy

Householder Waste <https://www.kentonline.co.uk/kent/news/council-plans-to-make-4m-from-tip-charges-186269/> Kent County Council plans to make £4m by charging residents for disposing of building waste at tips. The council aims to collect £4 for a black bin bag of rubble and £6 for plasterboard from residents at the 18 household waste recycling centres across the county.

There is set to be a daily limit of five standard-sized black bin bags. KCC claims these costs will cover the price of disposal, treatment and haulage yet council officers predict at the current rate of use it will make profit of £2m. The council hopes this will prevent residents from neighbouring Bromley and Surrey from escaping fees at their local authorities' tips by using Kent's facilities for free.

Residents in Bromley pay disposals costs of a minimum of £23 for up to 100kg of rubble. Surrey county council charges £4 per bag of hardcore and £12 per sheet of plasterboard. Postcode data collected at Swanley tip found 10% of customers travel from outside of the county, accounting for 750 tonnes of waste. On top of that East Sussex county council plans to close two of its tips near the border and introduce payments at the remaining centres.

A KCC report found almost half of the waste disposal authorities in England have a fee for non household waste.

The Licensing Policy Consultation can be found at www.sevenoaks.gov.uk/consultations it reflects changes to national legislation and guidance and demonstrates how SDC and their partners involved in licensing will work together to promote safe licensed premises and licensed events.

The changes to the policy are marked in red for easy reference ('track changes'). We are keen to hear from residents as well as statutory consultees and 'responsible authorities' on the proposed policy.

You can comment on the revised policy until 12 midnight on Sunday 14 October 2018 when the consultation closes.

Which members would like to look at these consultations on behalf of the Council?

8.9 Local Community Updates

The Local Scout Group is actively growing and a new Cub Pack on a Friday and a new Beaver Colony is starting in September. Five new recruits are going through training for the Fire Service. They are hoping to be up to 14 members of staff in the next few months. Works on the Matt Cox Community Pavillion at Blossoms Park start on 10 September.

8.10 Station Partnership – Edenbridge Town Station

The Community Rail Partnership is looking for a partner to work with themselves and Southern at Edenbridge Town Station. The benefits of station adoption are:

Adding value to communities, making their stations welcoming and attractive. This can have added benefits, such as encouraging use of the railway and breaking down barriers to sustainable travel, and helping to reduce vandalism.

Creating a sense of community inclusion, where people of all ages and backgrounds can come together to make a positive difference to their community and forge lasting friendships. Volunteering is evidenced to benefit both individuals taking part and wider communities.

Creating partnerships with local schools, community groups, charities and businesses to foster a sense of community spirit and promote access to and understanding of the railway across diverse groups.

Other benefits are often achieved through specific projects, such as promoting awareness of sustainable travel or environmental issues, improving station access such as walking and cycling paths, or bringing disused station property back into community use.

In practice for Edenbridge Town Station this would mean maintaining the flower beds outside the station. They are currently planted with shrubs and small trees. It would also be nice to reinstate the hanging basket, which the station staff would then water.

The Community Rail Partnership works hard for the town promoting tourism and encouraging travel. They have been responsible for the installation of the community notice board and have displayed art in the Ticket Office.

How do members wish to respond to this request?

8.11 Edenbridge and District War Memorial Hospital

Cllr Clive Pearman apologises that he is unable to attend tonight's meeting but has produced the attached paper which he believes sets out the essence of the points which he was making at the P&T meeting and thinks members will benefit from a little bit more understanding with regard to the Hospital. He has asked that it is shared with fellow councillors at this meeting, before the end of the Local Plan consultation phase and in the run-up to the Remembrance Day activities.

He states that the report merely helps generate an accurate understanding of a number of issues of which many, if not most, people in town have a misunderstanding of. Options for moving forward are not included, these would follow once members have an agreed understanding of what we are actually dealing with from the outset.

It is unfortunate that, due to time pressures, the report produced by Cllr Pearman stops short of the introduction of the National Health Service. Information on this can be found at http://www.nhshistory.net/intro1.htm#Hospital_services. It is clear at some point after the inception of the NHS the building was taken into public ownership. The Land Certificate, attached, shows the ownership being NHS Property Services Limited. It also contains details of the covenant from 1898 relating to the erection of a cottage hospital. There are no covenants relating to the war memorial or its relationship to the building in it. Clive's report highlights the chequered history of the war memorial shrine and the two locations of hospitals but without significant additional research at this point members may find it difficult to be sure that the whole building is a memorial, or what implications that would have on any future use of the land.

What is known is that the town has benefitted greatly from the support given to the hospital by the excellent work of the League of Friends, adding value to the services that the NHS provides, and by the British Legion which arranged in partnership with the Town Council and the Great Stone Bridge Trust the renovation of the War Memorial in 1999, when the plaques were replaced.

Do members wish to encourage Cllr Pearman to continue his research?

8.12 Data protection

As a consequence of the new Data Protection Regulations, the Clerk has been in discussion with our IT provider to see how we meet the regulations in regard to Councillor emails. It seems that the best option is to add 15 email accounts to the Council's Microsoft 365 account. This will add an additional £3.80 per account per month. This would future proof the Council and enable it to share files in edit or read only, make cloud storage available, and give access to skype for business.

It might be wise to establish these accounts before the election as it would enable any glitches to be resolved then. Do members agree?

8.13 Wayfinders and Access to Market Yard Car Park, update attached

Minutes of the Council Meeting of EDENBRIDGE TOWN COUNCIL held in Rickards Hall at 7.30pm on Monday 9 July 2018

Present: Cllrs J Barnett, R Bell, T Bryant, Mrs J Davison, S McGregor, M McArthur, G Middleton, C Pearman, Z Roberts Smith, M Robson, J Scholey, and B Todd.

In attendance: K Staff (Deputy Town Clerk), one member 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 A Layland (prior engagement), V Maynard (family illness), B Orridge (unwell), and B Todd (away).

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,

The member of the public requested any update on the future of medical services in Edenbridge. The Chairman advised that the Council knew no more than the recent information provided by the project manager, which was included in the meeting papers and did not confirm a location.

The meeting was reconvened, and the member of the public left.

4. TO CONFIRM THE MINUTES OF MEETING HELD ON 11 June

Resolved: that the minutes of the Council meeting held on Monday 11 June 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

Development of a 3 storey Residential building. **Swan Inn Swan Lane Edenbridge KENT TN8 6BA** Ref. No: 18/00690/FUL **Amendment to access into site and new refuse storage area.**

Given the minor nature of the amendment, members' previous objections continue in their entirety

The following planning application had been received too late for the meeting:

The conversion of agricultural buildings to create two residential dwellings, with the demolition of further redundant farm buildings **Manor Farm, Marsh Green Road, Marsh Green, Edenbridge, KENT TN8 5QE** Ref. No: 18/00815/FUL

In order to meet the comment deadline, it was

Resolved: to delegate Council's response to the Chairman and Vice-chairman, other members to contribute their comments to them.

7. TO ADOPT THE FOLLOWING REPORTS

7.1 Open Spaces 4 June

Resolved: that the minutes presented by Cllr T Bryant be adopted

7.2 Planning and Transportation, 25 June

Resolved: that the minutes presented by Cllr M McArthur be adopted

7.3 Finance Committee, 25 June

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

7.4 Forward Planning, 26 June

Resolved: that the minutes presented by Cllr M McArthur be adopted with one minor correction

7.5 Emergency Planning, 2 July

Resolved: that the minutes presented by Cllr M McArthur be adopted with one minor correction

7.6 County Councillor's Update, none

7.7 MP's Update, none

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

7.8.1 CIL Board notes

Noted – to be considered under item 8.5

7.8.2 Celebrating 100 Years of Women's Achievements

Members noted the report, and Cllr Davison's verbal update from a further meeting that day – that the planned exhibition would be held at The Stag theatre in Sevenoaks, w/c 14th November.

7.8.3 Notes on Church House Pre –School Meeting

Noted

8. OTHER BUSINESS

8.1 Items Referred from Committees for decision – none

8.2 Delegated powers to Planning and Transportation July/August

The next Council meeting was on 10 September and it was proposed that full delegated powers be passed to the Planning and Transportation Committee, which would then be able to make decisions, if required, at its meetings on 23 July and 13 August.

Resolved: that full delegated powers be passed to the Planning and Transportation Committee meetings on 23 July and 13 August

8.3 Health & Safety half yearly review of action - delayed to July P & T

Resolved: to delay this review until July Planning and Transportation committee with delegate powers as per item 8.2 above

8.4 Consultation results – Wayfinders and Access to Market Yard Car Park, to follow

Members noted the results from the consultation on proposals for an access one-way into Market Yard car park from the High Street, and for Wayfinder signs to encourage visitor-flow through the town. Both having received majority support, it was

Resolved: to approve both projects to proceed to the next stage of development

8.5 Consider proposals from Forward Planning and CIL Board

Members considered how to progress additional proposals from Forward Planning for the long term future development of the town, and

Resolved: to form a Task and Finish Group consisting of Cllrs McArthur, Bell, Bryant, Middleton, and Roberts Smith, to progress the three "regeneration" projects for the business park signage, Leisure Centre, and Leathermarket sites – Cllr Middleton to take the lead, and an interim report to be provided to September Council.

For potential devolution of services, it was

Resolved: to include enhanced enforcement as an issue to consider during consideration of succession planning, and Cllrs Barnett, Bell, Bryant, and Middleton, to make a visit to the CCTV control at Sevenoaks DC to understand how the existing system operates; employment of project managers and support for community activities also to be included in succession planning considerations.

Members considered two further projects proposed following Legacy discussions, and

Resolved: that Open Spaces committee should consider legacy trees under its remit, and the Parking Group should investigate possible purchase of Station Approach

Members noted the proposed allocations from the CIL board, and with the addition of a sum to support the delivery of health services in Edenbridge,

Resolved: to approve the following CIL allocations:

Wayfinder scheme	£ 7,500 (additional)
Reopening car park entrance	£ 12,500
Gateway signs	£ 15,000
Leisure Centre (seed funding)	£ 50,000
Leathermarket (seed funding)	£ 50,000
Health services	£100,000

8.6 Edenbridge Medical Services – Update

Members noted the update provided by NHS West Kent Clinical Commissioning Group, and were concerned that there was still no news on a choice of future site for the services, nor confirmation of funding sources.

8.7 Family Fun days – update

Members noted the arrangements for the Fun Days sessions in August provided by the Town Council, and that £295 grant had been received from the Great Stone Bridge Trust to cover additional activities.

8.8 Travellers – Verbal update

The Chairman proposed to include this item with 10.1

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 moved that the press and public be excluded from the Chamber. Public Bodies (admission to meetings) Act 1960.

10. CONFIDENTIAL ITEMS

10.1 Travellers

The Chairman provided an update on activity over the weekend, following eviction of travellers from Stangrove Park. Members noted report of damage to the playground in the Park, estimated c. £550 plus VAT, and

Resolved: the cost of the repair to be taken from the vandalism budget

Members considered possible improvements to defend Council's open spaces, and to investigate use of CCTV. It was

Resolved: to complete the bollarding at Marsh Green, seek costing for additional fencing, posts, and gates at Stangrove Park, additional fencing at Blossoms Park, additional gates at the Rec, and gates at Mowshurst, and to allocate a minimum of £15,000 CIL money for improvements to Open Spaces infrastructure.

The meeting closed at 9.15pm

Minutes of the Meeting of the OPEN SPACES COMMITTEE held in Doggetts Barn at 7.30pm on Monday 16 July 2018

Present: Cllrs J Barnett, T Bryant (Chairman), A Layland, M McArthur, S McGregor, G Middleton, and B Todd (vice chairman)

In attendance: Cllr C Pearman
K Staff - Deputy Clerk
C Open – Head Groundsman

There were two members of the public present, and no press.

1. APOLOGIES FOR ABSENCE

Apologies were received, noted, and accepted from Cllr R Bell (business). Cllr M Robson was absent.

2. DECLARATIONS OF INTEREST, OR PREDETERMINATIONS

None

The Chairman adjourned the meeting

3. PUBLIC QUESTIONS

Members were updated by a member of the public, concerning investigations into the terms under which the hospital site on Mill Hill was gifted to the local community.

The Chairman thanked the members of the public for the information, and they left. The meeting was re-opened.

4. TO RECEIVE AND SIGN MINUTES OF THE OPEN SPACES COMMITTEE 4 June 2018

Resolved: that the minutes be signed by the committee chairman as a true and accurate record of the meeting.

5. TO RECEIVE ANALYSIS OF THE OPEN SPACES COMMITTEE'S RECEIPTS AND PAYMENTS TO 30 June 2018

Members noted the position one quarter into the financial year, and that in consultation with the committee chairman, and Marsh Green residents, the option for continuation of wooden posts around the Green was commissioned urgently from the contractor, based on costings provided to June Open Spaces meeting. This was endorsed last week at July Council, with an additional 75m on the rear edge of the Green, for a total of £4,724.66 plus VAT. The work began on 10th July.

Ahead of the removal of unauthorised vehicles from Stangrove Park on 6 July, in consultation with the committee chairman, temporary defences of large tree trunks were provided at short notice at the lowest points along the Green edge main road side, supplied and installed by two contractors, at a cost of £760 plus VAT.

6. CORRESPONDENCE

6.1 Request to operate car-cleaning in Market Yard

Members considered a request to carry out car cleaning, and agreed there were many unanswered questions concerning the nature of the operation. While wishing to encourage the spirit of the enterprise, it was

Resolved: to respond that the Market Yard car park was not an appropriate location, and the applicant should be advised to take up Cllr Pearman's offer to discuss the business proposal with him.

7. HEAD GROUNDSMAN'S REPORT

7.1 Routine and seasonal work

Members noted the team's routine and seasonal work during May and June.

7.2 Groundstaff activity

Members noted successful training courses undertaken, including 2-day trailer towing, and 3-day IOSH Managing Safely during June. All members of the grounds team attended a Machinery Maintenance and Vibration Awareness course on 11 July held at the Depot.

The summer memorials stability check noted a handful of memorials as potentially causing an issue in future, and these were being followed up for owners to reinstate. The annual playground inspection was due to be carried out this month

Preparations had been carried out ready for resurfacing of the Recreation Ground car park and paths surrounding the Pavilion due the next week. Sports pitch repair ahead of next season was under way, the very hot weather causing extra watering for re-seeded areas. The scheduled selective weed spraying at the Recreation Ground and Mowshurst was postponed due to the weather and liaison continued with the contractor. As agreed, a local contractor had cut the Water Meadows pathways and also some surrounds at Mowshurst.

The Bipper van had passed its yearly MoT, the Land Rover had undergone some electrical repairs, and the water bowser had also required some electrical repairs.

The grounds team formally thanked the councillors for the approval of new works T-shirts, which were much appreciated in the hot conditions, and the head groundsman commended his team for their support during activities related to the recent traveller incursions. Members

Resolved: to record their thanks to the grounds team for their much appreciated contribution.

8. OPEN SPACES BUSINESS FOR DECISION

8.1 To receive the Burial Report

Members noted the burial report updating the record of cemetery activity as follows:

June 2018

One burial

One interment of ashes

One Grant of Right

8.2 To consider Year 3 works within the 10 Year Maintenance Plan

Members noted the Recreation Ground east car park and paths resurfacing was scheduled for w/c 23rd July. Liaison with Rugby Club continued, advance signage was being posted to inform users of the Rec, and notification was being delivered to adjacent houses.

Market Yard/Churchyard Wall

Cllr Middleton had contacted the surveyor as agreed at last meeting, and a letter had been received confirming the view that to provide long term assurance of stability, a section of the wall did need to be rebuilt. He would need to attend site again to verify the precise scope of works, the status in relation to the Party Wall Act, and notification of adjacent property. The fee for this would be a further £250 plus disbursements and VAT.

The cost for the proposed works already agreed stands at £16,000, with further sums required as advised last meeting for Diocesan Faculty application (£300), Party Wall agreement fees (c. £2000), materials removal (£300), and Listed Building Consent application. It was

Resolved: to pursue in parallel the application for a Faculty, for Listed Building Consent, and to arrange the proposed meeting with the owner of Church Cottage as soon as possible, and to request additional funding from Council.

Decompaction for sports pitches

Members considered costings for decompaction works and

Resolved: to accept the price of £2,200 plus VAT from SJK Sports Turf to treat two pitches at Mowshurst, and six of the pitches at the Recreation Ground, the remainder to be given priority next year.

Doggetts Courtyard

The 10-year Plan includes repointing a section of the courtyard paving slabs in alternate years of the Plan, and members considered costing for Year 3 works. It was

Resolved: to accept the quote from TrueBuild at £1,150 plus VAT for action over the summer holiday

The costing received for Autumn hedge cutting at Mowshurst, Forge Croft allotments, the Recreation Ground, and Blossoms Park, was considered at £1,386 plus VAT, £60 more than last year but inside the budget for this activity. It was

Resolved: to accept this price from Hever Countryside services.

Quotes were considered for the annual pumps maintenance service, to be carried out on the same day at the Sports Pavilion sewage pump, and the Mill Leat water feature in the High Street, and it was

Resolved: to accept the price from Denton Pumps at £195 plus VAT

Members noted an opportunity had arisen to purchase three additional hanging basket brackets for £60, second hand but in good condition, and in consultation with the committee chairman, this purchase was made at less than the cost for one new bracket. It was

Resolved: to endorse this expenditure.

8.3 To update the Action Plan after quarterly sites monitoring visit

Members noted the Action Plan updated following the monitoring visits to sites on 29th June. The ever popular skate ramps were in need of some worn riding surface sheets replacing, the equivalent of around 12 sheets. Members considered the maintenance company costing for this work, and

Resolved: to accept the price at £2,040 plus VAT to be taken from Depreciation

8.4 To review the Open Spaces risk assessment

Members considered the current Open Spaces risk assessment and had no additions to make, but requested the Head Groundsman review it alongside his review of the task-specific risk assessment.

8.5 To review the Open Spaces asset register to identify items due for replacement 2019

Members noted that at May Annual Council meeting, Cllrs Bryant and Roberts Smith were agreed as the two members to carry out the annual check of the equipment asset register. This had still to take place. Items with nominal replacement dates for next year were considered, though some were lasting beyond their date but in good condition. The Head Groundsman advised the following replacements:

Ifor Williams trailer (2012) for re-boarding
Stihl KM90 Hedge cutter and pruner (2011)
Billy Goat trolley (2016)
Stihl chainsaw (2017)
Rover mower Regal (2017)
Rotary mower (2017)

The Bipper van 10-year expected life-span also ends in 2019

Members considered whether any Council representatives should visit SALTEX and

Resolved: attendance in alternate years was sufficient, so would consider this for 2019

Members noted the claim for damage to the flail had initially been rejected by the Council's insurers, due to lack of evidence of maintenance of the machine. The new Head Groundsman had located entries in the operational diaries for 2016 and 2017 which had been sent to the insurance brokers who were prepared to challenge the decision if evidence was produced. The

outcome was awaited. Meanwhile in line with members' previous decision, a local contractor was engaged, in consultation with the committee chairman, at £400 per day to cut the paths in the Watermeadows, and as much of the front field at Mowshurst as possible in the remaining time. The grass at the latter location is very long, so was slower work, but it has been suggested that the mow could possibly be completed at no additional cost if the contractor could take the arisings as hay. This option was being explored.

8.6 To approve expenditure on vandalised items

Repair of playground damage in Stangrove Park over the weekend after the eviction of travellers had been approved at July Council to facilitate swift repair three items of play equipment were damaged in the playground at the park. As it was discovered the cradle seats also needed replacement, the cost was £659.50 plus VAT. Members

Resolved: to endorse this expenditure from the Open Spaces vandalism budget.

8.7 To consider War Memorial matters and WW1 commemoration

Members noted the Town Clerk's column in July Edenbridge Chronicle included an item about the search for surviving family of the two names without awards letters on the War Memorial. To date there had been no contact. Cllr McGregor had researched the matter of award precedence, and it appears the DCM was the highest gallantry award available for non-commissioned ranks in the Army apart from the VC. The MM was awarded to non-commissioned ranks in the Army for bravery. There are already MM awards recorded on the War Memorial. It was

Resolved: in principle to add the Awards to the two names, and to contact the Museum for help with family history research.

The local British Legion branch and the Town Council jointly applied to Highways for a licence to install a Silent Soldier silhouette at the rear of the "welcome" planted bed on the bank below the scout hut. Highways has duly granted a licence for the temporary placing of a Silent Soldier for three months (from beginning of September to the end of November).

The WW1 commemoration seat had arrived, and the Hospital property section had been approached for permission to locate it near the War Memorial. A response was still awaited.

8.8 To consider further measures to prevent unauthorised vehicle access to open spaces

Members at July Council had considered further measures to prevent unauthorised access to open spaces, in addition to the works already agreed for Marsh Green. It was resolved that a minimum of £15,000 should be allocated from CIL receipts to improve the infrastructure at various locations.

Options included knee-high fencing for Blossoms Park entrance, and gates instead of drop-down posts at the Recreation Ground. For Stangrove Park to replace the temporary concrete blocks, additional bow-top fencing and lockable gates at the frontage, also posts to decrease the access to the path across from the traffic lights; similar fencing and lockable gates would also be necessary for the rear of the Park. For Mowshurst a pair of lockable large gates, and also a "chicane" entry layout to restrict turning. Costings were being sought for fencing and gates at these various locations, and it was

Resolved: to adopt a site-by-site approach, and a small group of members would meet on Friday morning at Stangrove Park to consider options there to recommend to Council.

A further suggestion was made for CCTV coverage, which could be considered after the control-room visit for councillors agreed at Council has taken place.

8.9 To confirm the sports pitches layout on the Recreation Ground for next season

The Rugby Club had advised that they wished the sports pitches layout on the Recreation Ground to continue as it was last season. It was

Resolved: that the existing pitch layout be continued for the next season.

8.10 To receive an update on street lights maintenance

Members noted the column replacement work agreed for this year would be starting during the next couple of months.

8.11 To consider re-location of the MSA sundial

Developers had begun work at the former Abbeyfield site, where the sun-dial presented to the town by Mont St Aignan in 1991 was located, and now needed removal to a new location within the next couple of weeks. It was

Resolved: to ask the Great Stone Bridge Trust if the sun dial could go on their land by the river, adjacent to the Town Sign.

9. TO NOTE THE GENERAL REPORT OF OPEN SPACES COMMITTEE

The volunteer carrying out Mowshurst pest control continued to visit the site and report on his activities, and was approaching a total of 500 rabbits over the years he has been helping.

Work on the oversize oak tree in the Churchyard has been approved by SDC tree officer, and the contractor notified.

Members noted that the potential donor of the bus shelter for Swan Lane was speaking to his preferred supplier regarding costs and drawings, and once they had established a cost, the donor would write to confirm his offer to the Council. An application for Lawful Development Certificate would then need to be submitted for planning permission.

10. PRESS RELEASE

Members considered items for the subject of a Press Release, and

Resolved: the relocation of the Mont St Aignan sundial be publicised when installed.

Meeting closed at 9.12pm

Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 13 August 2018 at 7.30pm

Prior to the start of the meeting, Lee Evans Partnership gave a presentation on their proposals for land at Breezehurst Farm.

Present: T Bryant, Mrs J Davison, A Layland (Chairman), M McArthur, S McGregor, G Middleton, B Orridge, J Scholey, B Todd (Vice Chairman).

In attendance: Finance Officer, Admin Officer, Town Clerk, Cllr C Pearman, 55 members of the public, and one member of the press.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs J Barnett (holiday), R Bell (unwell), V Maynard (holiday), Z Roberts Smith (personal) and M Robson (unwell).

2. DECLARATION OF INTERESTS OR PREDETERMINATION

Cllr S McGregor declared a non-pecuniary interest in item 9.1.3, being a near neighbour to St John's Way.

The meeting was closed

3. PUBLIC QUESTIONS

Six members of the public spoke.

It was felt the timing of the consultation was inadequate and not up to the high standard of democracy normal in the UK. There was no mention of starter and single storey homes for the elderly. The proposed access from the land south west of Crouch House Road MX51 is in a dangerous location and would need to be redirected, should this site be accepted.

Regarding the land west of Romani Way MX44, access through Mead Road would be particularly inappropriate – the properties have been there for nearly 150 years and were built when the road was little more than a cart track. With cars parked along one side, there is hardly room for single file traffic to get down the road and damage to vehicles has occurred on a number of occasions.

Acknowledging that Green Belt isn't sacrosanct, it was felt the number of houses planned for Edenbridge is excessive – don't need to provide housing for outsiders. Increased vehicular traffic in Crouch House Road would be dreadful, the road suffers from accessibility and is too far from town for a medical facility. The site is on the edge of town, where you would expect a reduction in density, and there are flood issues – the name 'Springfield Road' gives a clue. The Four Elms Road site would affect less residents and is closer to facilities.

Facilities should be put in place before houses are built.

The medical centre and school are exceptional circumstances, not the houses. The medical facility could go on KCC land which has already been 'paid for' by the town.

A hand-out against the hospital moving from its present site was distributed.

The meeting was reopened

4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 23 July 2018

Resolved: that the minutes be signed by the Committee Chairman as a true and accurate record of the meeting.

5. **MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE, FOR REPORT ONLY** – none

6. **PLANNING APPLICATIONS TO BE CONSIDERED**

Two storey rear extension. **Brookside Marsh Green Road Marsh Green Edenbridge KENT TN8 5QR** Ref. No: 18/02185/HOUSE

Members object to this application because they believe it breaches the 50% rule in the Green Belt.

Erection a two storey industrial unit, creation of a new parking and turning area, disabled parking space and LGV space **Marlbridge House Enterprise Way Edenbridge KENT TN8 6HF** Ref. No: 18/02295/FUL

Members support this application

Demolition of existing outbuilding and single storey side extension. Erection of two storey front and side extension with a new canopy to front elevation and construction of first floor balcony to the rear. New chimney and outbuilding to be installed to the side. Landscaping works to include a new fence and gate to the side. Alterations to fenestration. **Rivendell 48A Church Street Edenbridge KENT TN8 5BE** Ref. No: 18/02201/HOUSE

Members support this application

Demolition of existing garage and shed. Alteration to existing rear extension doors. Erection of side extension to ground and part first floor. **29 Hever Road Edenbridge KENT TN8 5DH** Ref. No: 18/02138/HOUSE

Members support this application on condition the Officer is satisfied there won't be a loss of parking spaces, which are already at a premium in Hever Road.

For information

Fell of 1 oak tree. **Riverside Cottage High Street Edenbridge KENT TN8 5AX** Ref. No: 18/02329/WTCA

Extension of dropped kerb. **32 Park Avenue Edenbridge KENT TN8 5LB** Ref. No: 18/02265/LDCPR

Details pursuant to condition 17 (boundary treatment) of 17/01199/FUL. **56 Station Road Edenbridge KENT TN8 6HG** Ref. No: 18/02228/DETAIL

Details pursuant to condition 15 (landscaping) of 17/01199/FUL. **56 Station Road Edenbridge KENT TN8 6HG** Ref. No: 18/02227/DETAIL

7. **SDC PLANNING DECISIONS** – noted

8. **PLANNING BUSINESS**

8.1 New National Planning Policy Framework

It was noted the newly released National Planning Policy Framework could be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf.

8.2 Big Conversation – Rural Transport Public Consultation

Cllr J Davison gave a verbal update. She thought it was a slick presentation by professional facilitators, and very Sevenoaks Town and Swanley orientated, probably because that is where most of the bus services operate. There was little mention of villages, and she felt the point of the Conversation was to collect ideas from the public about improving services whilst reducing costs. The only suggestion from Kent was that they would provide smaller buses/minibuses to

access more difficult to reach areas instead of double deckers – this goes contrary to previously received wisdom that the main cost of services is the drivers' salaries. There was no mention of voluntary services, eg Edenbridge Voluntary Transport Service, although they may be looking at community buses funded locally.

9. TRANSPORT BUSINESS

9.1 Road issues

9.1.1 Edenbridge 20mph Zone parking enforcement

Members noted that SDC would try to provide an additional enforcement presence in the High Street for a short period following the resurfacing/remarking exercise, but this would be as and when resources allowed. In addition, it wasn't possible for the Town Council to buy in additional services because, with their limited parking warden resource, it would adversely impact on their enforcement regime elsewhere in the District. It was proposed to put Town Council leaflets on vehicles in the High Street as a tool to try and promote a positive message about correct parking. Members

Resolved: not to proceed with this initiative as they consider only penalties will discourage bad parking, not leaflets.

9.1.2 SDC proposed traffic regulation order

Members considered the consultation on two new proposals for Edenbridge. They

Resolved: to object to the High Street proposal, because the current configuration already affects traffic flow and many near-misses have been observed;

Resolved: to support the Station Road proposal, necessary because of the new filter lane for traffic turning right into Four Elms Road

9.1.3 St John's Way update

Cllr S McGregor advised that he had had one report from a resident regarding building site traffic using St John's Way since July P&T. He asked the Enforcement Officer at SDC to follow it up with Bellway and request them to remind their suppliers that they must follow correct delivery instructions and signposting to Enterprise Way.

9.2 Rail issues

9.2.1 Fares Consultation

Members noted the Rail Delivery Group consultation on making the fares system less complicated.

9.3 Aviation issues – none

9.4 Highways report – noted

10. URGENT COUNCIL BUSINESS

10.1 Sevenoaks District Council Draft Local Plan consultation

Members discussed at length the proposals for Edenbridge and their formal response to SDC is attached to these minutes. Due to the complexity of the proposals and the need to ensure the town's view is represented, members

Resolved: to consider having its own professional representation at the Enquiry.

11. PRESS RELEASE

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

The meeting closed at 9.55pm

Sevenoaks District Council Draft Local Plan consultation

General Comments

The documents for the Draft Local Plan are very complex and extensive, and running the consultation through the summer holidays gives residents little opportunity to study and understand the plans. It puts additional pressure on Town and Parish councillors and staff to provide considered responses and raise awareness amongst residents.

SITE ALLOCATIONS

Land south and east of Four Elms Road HO189, HO190, HO223, MX25, MX26

Edenbridge Town Council believes the development of a medical facility and school should be relocated to sites HO223 and HO189 and that sites HO190, MX25, MX26, north of Skinners Lane, should be removed from the allocation. Locating a school next to sewage works would result in an unacceptable environment for pupils and teachers due to unpleasant odours across the site.

Locating facilities close to the town and Eden and Leisure Centres, creates an accessible cohesive community hub, and prevents urban sprawl. The road access to MX26 is extremely close to the railway bridge and is considered unsuitable. Co-locating community facilities closer to the railway stations reduces car journeys and creates easy access for staff and medical facility visitors.

The Town Council also proposes that approaches be made to the land owner to the south east of site HO189 to request the land behind Railway Cottages, extending to the allotments, and not currently in the Plan, be included to provide a back entrance to the station. The logical inclusion of this site would have the benefit of achieving disabled access to all of Edenbridge Town Station, and should include additional parking and access to the platform on the down line. Provision of disabled access between H2d and sites to the north of the railway line should also be provided, with access to the station being the exceptional circumstance for the release of this land.

If the land to the south east of HO189 is unavailable, Edenbridge Town Council proposes an arrangement to enable some housing development on the Breezehurst Farm site, tied into an agreement that a medical facility and school be provided on the land south and east of Four Elms Road HO223. This could be managed in a similar way to the current process of off-setting affordable housing to another site. Members accept it could be tricky to achieve, because of the number of land owners involved, but believe the overall gain for the appropriate location of facilities and housing within the town makes it an option worth pursuing.

Finally, if this site is to be released, members request a stepping down and feathering of buildings and a green edge to the development, say a belt of open space incorporating a dense tree belt, thereby avoiding the prospect of a hard urban edge defined by back garden walls and fences, respecting the continuing Green Belt status of the *adjoining* open land, and permitting enjoyment of the rest of the Green Belt.

Members perceive the medical facility as an immediate need, and the school being needed in the latter part of the plan.

A pedestrian crossing on Four Elms Road would be required.

Open space at Stangrove Estate HO210

The Issues and Option consultation has come out strongly in favour of urban development and against release of Green Belt. Provided significant additional parking is provided for existing residents, members support this proposal.

Edenbridge & District War Memorial Hospital HO364

Members believe that the site extends westwards as far as the pond, but the site boundary in the Draft Plan is not clearly shown. The current hospital is in a conservation area, along with the cricket pitch.

Cllr Clive Pearman made the statement below, following which members resolved that considerable thought and appreciation needs to be given to all of the points before any proposal to develop this site is considered and, crucially, where to re-site the War Memorial.

"The site of the Edenbridge and District War Memorial Hospital is, as the name indicates, an officially-listed war memorial and, as such, must be preserved in its entirety, including the surrounding area of land within which it is situated. It should never have been included in the list of proposed sites for possible development in the first place. Whilst not 'Grade' listed owing to the fact that it was a 'new' building, having been built and officially opened as a war memorial in 1930, it is officially listed on the War Memorials Register at the Imperial War Museum, number 1146, where it is described as 'Components: Tablets. Measurements: Depth 300mm, height 3000mm, width 3300mm. Materials: Marble. Hospital. Measurements: Undefined. Materials: Brick'. Under the 'Description' heading, it states that 'Further tablets by hospital front door' are specifically mentioned as being part of the memorial, all of which is unequivocal and confirms that the memorial is not confined to the three major marble tablets on which the names of the deceased of the two World Wars are inscribed, but embraces the entire hospital and grounds. The land on which the hospital was built was 'gifted' to the community of Edenbridge and the surrounding area for the purpose of constructing the hospital once sufficient funds had been raised voluntarily from within the community, which was achieved within 12 months. Thereafter, the hospital in its entirety, including maintenance, heating and lighting, staff salaries and wages, staff uniforms and the day-to-day funding of food, etc., was financed by local and voluntary contribution. When the hospital was taken over by the NHS upon its formation in 1948, the NHS took over the legal title and responsibilities for the hospital and the services to be delivered from it, but it did not take over the community 'ownership' of the hospital, nor the community sentiment which was and still remains within the community of Edenbridge. 'We will remember them'!"

Edited by SDCDATA on Wednesday at 14:00

Should the site be released, a new medical facility, including a minor injuries unit, must be completed prior to any development for residential use. Due to its location, it is proposed that larger family homes or luxury apartments be built, in keeping with the surrounding properties in the conservation area. The proximity to the cricket field, and the area of Environmental Designation, strengthens the argument for larger homes. Not all land should be treated with the same density, the open space and enjoyment of the cricket field and skate-park warrants careful design to maintain the rural setting of the parkland and NOT to border it with densely packed housing.

Kent & Surrey Driving Range HO379

Members were surprised the District considered this site to be Brownfield not recreation. This area was, until recently, also used for car parking, an integral part of the golf course.

The nature and size of the site is inappropriate, and represents loss of a leisure facility – it's not a members-only club and offers a pay and play facility for everyone. If a corner of the site is developed, it renders the golf course as a whole less desirable.

The release of this land could set a precedent and lead to pressure on other recreation/golf course sites.

For these reasons members believe this site should be excluded. Should it be approved, the NPPF 145c says new development in the Green Belt should have no greater impact than what it replaces, it's difficult to see how five properties would fit into this.

Land at Breezehurst Farm MX10

If members' proposals are accepted for the relocation of the medical facility and school on the Four Elms Road site, but the land to the south east of HO189 is unavailable, Edenbridge Town Council proposes the possibility of an arrangement to enable some housing development on the Breezehurst Farm site. This must be tied into an agreement that a medical facility and school be provided on the land south and east of Four Elms Road. This could be managed in a similar way to the current process of off-setting affordable housing to another site. Members accept it could be tricky to achieve, because of the number of land owners involved, but believe the overall gain for the appropriate location of facilities and housing within the town makes it an option worth pursuing.

Members preference is as proposed under land south and east of Four Elms Road HO189, HO190, HO223, MX25, MX26 but if the site at Breezehurst Farm is to be released, members request a stepping down and feathering of buildings and a green edge to the development, say a belt of open space incorporating a dense tree belt, thereby avoiding the prospect of a hard urban edge defined by back garden walls and fence, and respecting the continuing Green Belt status of the *adjoining* open land.

Land south west of Crouch House Road MX51

Members do not support this site as they feel it is the most likely to lead to further encroachment into the Green Belt. It is understood that the proposal for a school has been removed from the site and, as members' stated preference is for the medical facility to be located close to the existing community facilities, it would not meet the test of exceptional circumstances in the Green Belt.

The site has poor infrastructure and Crouch House Road isn't suitable for a large increase in extra traffic. Development will impact on flooding – there is always a lot of run off onto Crouch House Road, and also Lingfield Road. There are beautiful views across the countryside, which would be lost. The Council should not accept migration as a reason for increasing housing. The site is on the edge of town where you would expect a reduction in density.

Members preference is as proposed under land south and east of Four Elms Road HO189, HO190, HO223, MX25, MX26 but if the site at Crouch House Road is to be released, members request a stepping down and feathering of buildings and a green edge to the development, say a belt of open space incorporating a dense tree belt, thereby avoiding the prospect of a hard urban edge defined by back garden walls and fence, and respecting the continuing Green Belt status of the *adjoining* open land.

Land west of Romani Way MX44

Members do not support the release of Green Belt at this site for the following reasons, the view from Den Cross to the town is considered an important view of the Eden Valley, and the access from both Hever Road and Mead Road is unsuitable for increases in traffic. It doesn't meet significant social and community benefit, and there is no identified need for C2 facilities. The unmet need for Gypsy and Traveller pitches doesn't outweigh using Green Belt for the reasons outlined below.

Edenbridge will be providing 10 pitches at Seven Acre Farm, by the approval of the existing seven pitches plus an additional three. The number of Gypsy and Traveller sites proposed for Romani Way would exceed the previous best practise limit of 15 pitches per site – Romani Way already stretches this to 17.

The offer of C2 use, eg. Residential Medical or Residential School is undefined. Edenbridge currently appears to have an over-provision of private residential homes for the elderly, as evidenced by the availability of properties for sale at Roman and Eadhelm Courts (currently 14 adverts on Rightmove) and the town is to benefit from a new 80-bed nursing home, currently under construction.

Edenbridge currently provides a significant proportion of the employment land in the district. Besides Hever Road, the Station Road area, covering the Fircroft Way and Enterprise Way industrial areas, is identified as the largest employment site in Sevenoaks district at 8.8 hectares, 24% of the district's total employment – Regeneris 2017 report 2.20 commissioned by the District Council. The town has low unemployment, and a range of employment is available for residents moving in who wish to find work locally. Additional employment could be provided on the Station Approach site.

The access through Mead Road is particularly inappropriate – the properties have been there for nearly 150 years and were built when the road was little more than a cart track. With cars parked along one side, there is hardly room for single file traffic to get down the road and damage to vehicles has occurred on a number of occasions.

The Plan seems to be a disjointed collection of leftover proposals with little continuity or thought. Members do not believe that the social or community benefits needed to meet the special circumstances for development in Green Belt are proven, therefore development of the site does not outweigh the harm caused to the Green Belt.

Station Approach H2d

Although this site is designated for residential in the current plans, members believe that its proximity to the railway station make employment or mixed used development a better proposition. It could help meet the identified need for offices in the district. A bridge over the railway line, with lifts, would enable the linking of the community facilities of station, medical centre, Leisure Centre, school, etc and should be required from the developers.

OTHER SITE Proposals

Land to the south east of HO189 – the Town Council proposes that approaches be made to the land owner to the south east of site HO189 to request the land behind Railway Cottages, extending to the allotments, and not currently in the Plan, be included to provide a back entrance to the station. The logical inclusion of this site would have the benefit of achieving disabled access to Edenbridge Town Station, and should include additional parking and access to the platforms on the down line.

This site provides the opportunity to create an accessible cohesive community hub by the provision of a bridge over the railway line, with lifts. This would enable a disabled access between H2d and sites to the north of the railway line, and be the exceptional circumstance for the release of this land.

Edenbridge Leisure Centre – improvements to facilities at Edenbridge Leisure Centre, funded by limited development for tourist or residential uses, should be considered.

Leather Market site – the possibility of a mixed use scheme on this largely dilapidated site should be considered.

4. POLICY

Policy 1 – Balanced strategy for growth in a constrained district

Whilst acknowledging that the Issues and Options consultation proposes new homes be built at higher density in existing settlements, special provision should be included within the policy to ensure any sites approved in this Local Plan, that are currently in the Green Belt, receive special consideration respecting their previous Green Belt category. To achieve this, it is likely that a stepping down of building heights and feathering of buildings will be required, meaning it is likely that they may not meet the urban density requirements. In addition, there should be a green edge to the development, say a belt of open space incorporating a dense tree belt, thereby avoiding the prospect of a hard urban edge defined by back garden walls and fence, and respecting the continuing Green Belt status of the *adjoining* open land.

Policy 2 – Housing and mixed use site allocation

Edenbridge Town Council does not support the development in the Green Belt at **Land south west of Crouch House Road MX51**, or **Land west of Romani Way MX44** for reasons expressed under the individual site allocations. It proposes that the school and medical facilities should be relocated to sites HO223 and HO189 on **Four Elms Road** and that sites HO190, MX25, MX26, north of Skinners Lane, be removed from the allocation.

It proposes that land to the south east of site HO189, behind Railway Cottages to the allotments, be included, as it would enable the development of an accessible cohesive community hub and disabled access between Four Elms Road and H2d to be create.

If members' proposals are accepted for the relocation of the medical facility and school on the **Four Elms Road** site, and the inclusion of the land to the south east of HO189 is unavailable, this Council proposes that some housing be allowed on the **Land at Breezehurst Farm MX10**, tied into a requirement that a medical facility and school be provided on the land south and east of **Four Elms Road**. It believes this could be managed in a similar way to the current process of off-setting affordable housing to another site. Members accept it could be tricky to achieve, but believe the overall gain for the appropriate location of the facilities and housing within the town makes this an option worth investigating vigorously.

As the Issues and Option consultation has come out strongly in favour of urban development and against release of Green Belt, provided that significant additional parking is provided for existing residents, members support the proposal for housing on the **Open Space at Stangrove Estate HO210**.

Considerable thought and appreciation need to be given to the concerns raised over the status of the existing hospital before any proposal to develop this site is considered, including re-siting the War Memorial. Until this investigation is completed, members object to **Edenbridge & District War Memorial Hospital HO364** being included.

If the site is to be developed, a new medical facility, including a minor injuries unit, must be completed first. Due to its location, it is proposed that larger family homes or luxury apartments be built, in keeping with the surrounding properties in the conservation area. The proximity to the cricket field, and the area

of Environmental Designation, strengthens the argument for larger homes. Not all land should be treated with the same density, the open space and enjoyment of the cricket field and skate-park warrants careful design to maintain the rural setting of the parkland and NOT to border it with densely packed housing.

Members were surprised that the district considered the site **Kent & Surrey Driving Range** HO379 to be Brownfield not recreation. This area until recently was also used as car parking for the golf course. For these reasons members believe this site should be excluded.

It is proposed that **Station Approach** H2d be re-designated for employment or mixed used development, which could help meet the identified need for offices in the district. A bridge link over the railway line, with lifts, would enable the linking of the community facilities of station, medical centre, Leisure Centre, school, etc and should be a requirement for the site development.

The inclusion of **Edenbridge Leisure Centre**, with improvements to facilities at Edenbridge Leisure Centre, funded by limited development for tourist or residential uses should be considered.

The inclusion of the **Leather Market site** for a mixed use scheme on this largely dilapidated site should be considered.

Policy 4 – Development in the Green Belt

Clearly the release of Green Belt in the beautiful Eden Valley around Edenbridge would be extremely detrimental and should only be allowed as a last resort. It is crucial when creating new boundaries that special consideration is given to the continuing Green Belt status of the *adjoining* open land. Stepping down and feathering of buildings, with a belt of open space incorporating a dense tree belt, between the urban edge should be required. This may give an opportunity for some lower level buildings/bungalows to be included in developments to create a soft border. A line of 6 foot fences should be avoided at all costs.

Policy 7 – Transport and infrastructure

This policy **must include** provision of adequate supplies of clean water and sewage treatment facilities.

The medical centre and school(s) should be in locations easily accessible by all – to achieve this, a disabled-friendly bridge is required at Edenbridge Town station, and should be included in the infrastructure delivery plan.

Policy 8 – Market and Affordable Housing mix and Policy 9 – Provision of Affordable Housing

It is understood that these policies are based on data from the Local Housing Needs and Housing Strategy. The Town Council remains perturbed that the considerable number of affordable homes provided in the previous plan has not resulted in any improvement in the situation. The requirement remains at 40%. It is unclear whether this figure is to meet the locally identified need or to assist with the relocation from London, where prices are significantly higher.

Has any work been undertaken to calculate the impact from the last plan, to ensure that the needs assessment was beneficial to local residents and has achieved its aim? Have the residents who indicated that they required smaller properties moved into them? This may be particularly relevant in regard to the number of older respondents, who may have skewed the figures by their strong numerical response.

The new draft plan proposes that 13% of the new houses required should be built in the South, with no indication as to how this number will be limited, and that 72%-80% of the affordable housing should be 1 and 2 bed properties. It is difficult to relate this to the policy statement which says a variety of housing types will be provided. A method for monitoring and, if required, limiting needs to be applied in order to prevent higher build outs resulting in an imbalance of provision.

Within the life of the Plan, the South has already provided a significant increase in the number of small units, with *at least* 120 small 1 and 2 bed affordable homes on the Bellway Site, and 100% of the 36 properties being built on Westerham House site are affordable. Significant developments have also taken place in Leigh. To ensure the balance is maintained, it is proposed that the Affordable Housing in the South of the district be limited to 10%, in line with the requirement in the NPPF 2018 item 64, for the remainder of the Plan.

Neither Policy 8 or 9 currently state the overall amount of Affordable Housing needed or reflect the geographical targets on page 64.

To summarise, Edenbridge Town Council believes that throughout the Plan period, no more than 13% of the housing should be required in the South, and of this 10% should be Affordable.

Policy 11 – Provision for the Gypsy and Traveller Community

Previous Gypsy and Traveller appraisals and government consultations have provided evidence that it is best practise to limit sites to under 15 pitches – Romani Way already stretches this figure to 17. The proposal to increase the number to 22 is not supported by Edenbridge Town Council.

However, to support the need for additional sites within the district, it accepts the proposal to provide 10 pitches at Seven Acre Farm, the existing seven pitches plus an additional three, providing that no further extension of either site is allowed during the Plan period.

Policy 12 – Housing density

The Draft Plan 5.40 recognises the need to take a flexible approach towards density. It is suggested that Policy 12 is extended to include special provision to ensure any sites approved in this Local Plan, that are currently in the Green Belt, receive special consideration respecting their previous Green Belt category – bridging the gap between the openness of the Green Belt and urban locations. This is likely to mean that they will not meet the urban density requirements.

The draft plan shows densities of 40dph but the text indicates that currently in some areas densities as high as 60dph are achieved. Unless policy guidance is in place, it will be difficult for the Inspector or developers to resist this extremely high density in Edenbridge, which although categorised as urban is in fact a small market town.

Policy 14 – Town and local centres

Members wish to amend the proposal to remove primary and secondary frontages from the town centre, and suggest primary and secondary frontages are retained as active and transparent shop fronts between Stangrove Road and Mont St Aignan Way, the new 20 mph zone.

Members found the term “diversification of tourist attractions” within the criteria for sustainable tourism development (d) difficult to understand and suggest the language be reconsidered.

Policy 15 – Design principles

Edenbridge Town Council does not see the benefit of a Design Review Panel, as it merely adds an additional level of ‘interpretation’. There will be an adopted Local Plan, developing Neighbourhood Plans and Design Statements, available to assist Planning Officers and the Development Control Committee reach decisions.

Should this proposal be taken forward, the panel should have strong local representation.

Policy 17 – Heritage assets

The policy contains a clause that where the development would lead to less than substantial harm to the significance of a designated or non-designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. It is recognised that the economic future of buildings should be preserved, where possible.

It is unclear how this would be judged, what would be considered a public benefit, and how the term ‘less than substantial harm’ would be assessed.

Policy 18 – Health and wellbeing, air quality, climate change and flooding

Edenbridge Town Council believes there should be a policy to consider/encourage solar panels on all new developments.

Policy 19 – Open spaces, sport and leisure

Blossom’s Park and the wildlife area on Land off St Johns Way don’t appear to have been included. The designation contains some of the green space in Stangrove Estate, which is under currently consideration for housing.

Minutes of the meeting of the FINANCE COMMITTEE held in Rickards Hall on Monday 13 August 2018 at 9.57pm

Present: Cllrs T Bryant, Mrs J Davison, A Layland, M McArthur, S McGregor (Chairman), B Orridge, J Scholey (Vice Chairman), and B Todd.

In attendance: Admin Officer, Town Clerk and Finance Officer. No members of the press or public were present.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs R Bell (unwell) and Z Roberts Smith (personal).

2. DECLARATION OF INTERESTS OR PREDETERMINATION – none

3. TO RECEIVE AND SIGN THE MINUTES OF THE FINANCE COMMITTEE HELD ON 23 JULY 2018

Resolved: that the minutes of the Finance Committee meeting held on 23 July be signed by the Committee Chairman as a true and accurate record of the meeting.

4. MATTERS ARISING FROM THE MINUTES FOR REPORT AND NOT COVERED ELSEWHERE (FOR INFORMATION ONLY) – none

5. FINANCIAL STATEMENT AND ANALYSIS OF RECEIPTS AND PAYMENTS

Members noted in detail the income and expenditure transactions for the month and

Resolved: that Cllrs J Scholey and B Todd should sign the Financial Statement for the end of July confirming the analysis of receipts and payments, paid expenditure transactions, and authorising the payments of unpaid expenditure transactions. To approve the financial comparisons and to accept the transfers into and out of reserve accounts.

5.6 Fund Transfer

Capital Reserves

Transfer In: Nil

Transfer Out:	£1,323.89	Concrete Blocks – Stangrove Pk
	£760.00	Tree trunks – Marsh Green
	£39.68	Welfare for security guards

Revenue reserves

Transfer In: Nil

Transfer Out: £45,000.00

5.7 Paragraphs 5.1 to 5.5 approved by resolution of the Council:

5.8 Invoices outstanding for more than 3months

19 April 2018 £2.10

6. FINANCE BUSINESS

6.1 Supplier Price Increase

Notification had been received from the commercial company that cleans Rickards Hall of an increase to the daily rate, of £1 per day as of 1 August, due to the 4.4% rise to the minimum living wage as of April this year. Members were reminded Budget Headings are extremely tight and this increase will mean the Budget heading for cleaning Rickards Hall will be £150 short for 2018/19. The RFO has set a calendar note to check the overall Budgeted figure for Rickards Hall in March 2019 to see if there would be sufficient to absorb this. Members

Resolved: to accept this suggestion and any shortfall should be taken from Council contingencies.

7. FINANCE CORRESPONDENCE

None

8. PRESS RELEASE

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

The meeting closed at 10.06pm

Paid Expenditure over £500.00 Jul

Start of year 01/04/18

Cheque	Paid date	Tn no	Net Cttee	Details	Heading
DD180701	02/07/18	38961	£904.20	AVIVA	2050/1
DD180716	16/07/18	38950	£777.83	E-On UK Plc	3130
IB180718Pen	18/07/18	38886	£5,213.78	KCC Pension Fund	2000/3
IB180718	18/07/18	38888	£1,070.00	Sevenoaks District Council	2020/14
IB180725	24/07/18	38893	£653.50	The Colvin Cleaning Group	2220/2/3
IB180725	24/07/18	38894	£829.44	The Colvin Cleaning Group	2220/2/3
IB180725	24/07/18	38907	£611.00	Sevenoaks Direct Services	3030/1
IB180725	24/07/18	38908	£1,080.00	Sevenoaks Direct Services	3050/1/8
				Buildings Insurance	
				Public Streetlighting	
				Pension contributions	
				Premises licence	
				Cleaning Rickards Hall - March	
				Cleaning Rickards Hall - June & Public Toilets	
				April- June emptying dog bins	
				Garden waste sacks	

Received Income over £500

July 2018

Start of year 01/04/18






Paying Ref	Paid date	Net Cttee	Details
10218	06/07/18	£1,306.80	Church House Pre School
DC180727	27/07/18	£537.25	Sevenoaks District Council Hire of Rickards Hall Maintenance Contract

LIST OF DATES FOR COUNCIL, COMMITTEES & OTHER MEETINGS IN 2019

Monday	7 January	Open Spaces Committee	Leascholders Blossoms, Nomads and Rec	Emergency Planning Committee (time and location to be confirmed)
Monday	14 January	Council Meeting	Monday	Council Meeting
Monday	21 January	Planning/Finance Committees		Open Spaces Committee
Monday	28 January	Councillor Training (Private)		Planning/Finance Committees
Business Forum				
Monday	4 February	Emergency Planning Committee		
Monday	11 February	Council Meeting		
Monday	18 February	Planning/Finance Committees		
Monday	25 February			
Footpaths Working Group				
Edenbridge Partnership (first Tuesday)				
Monday	4 March	Annual Town Meeting (8pm WI Hall)	Edenbridge Partnership (first Tuesday)	
Monday	11 March	Council Meeting	Monday	
Monday	18 March	Personnel Committee (9.30am) other meetings if required (Private)	Monday	
Monday	25 March	Planning/Finance Committees	Monday	
Eden Valley Tourism Forum (day time)				
Monday	1 April	Open Spaces Committee	Footpaths Working Group	
Monday	8 April	Council Meeting	SLA Meetings	
Monday	15 April	Planning/Finance Committees	Business Forum	
Monday	22 April	Easter Monday	Monday	
Monday	29 April		Monday	
Thursday	2 May	ELECTION	Monday	
Monday	6 May	Bank Holiday	Monday	
Monday	13 May	Annual Council Meeting	Monday	
Monday	20 May	Planning/Finance Committees	Monday	
Monday	27 May	Bank Holiday	Monday	
Estate Review				
Business Forum				
Edenbridge Partnership (first Tuesday)				
Monday	3 June	Open Spaces Committee	Eden Valley Tourism Forum (day time)	
Monday	10 June	Council Meeting	Monday	
Monday	17 June	Forward Planning	Monday	
Monday	24 June	Planning/Finance Committees	Monday	
Leascholders Blossoms, Nomads and Rec				
Edenbridge Partnership (first Tuesday)				
Monday	2 December		Monday	
Monday	9 December		Monday	
Monday	16 December		Monday	
Monday	23 December		Monday	
Chairman's Reception (Invitation only)				
Council Meeting				
Internal Audit Review Board (9.30am, Private)				
Planning/Finance Committees				

Unless otherwise indicated, all meetings are open to the public, commence at 7.30pm and are held in **Rickards Hall**.

Safety Action Plan

Subject Area	Priority	Action Required	Suggested Completion Date	Completed By
Compressed Air	3	A work equipment assessment should be completed for the compressor system and its component parts.	01/09/2018	
Compressed Air	3	Ensure a proprietary safety air gun is provided for cleaning or blowing down grounds maintenance machinery. i.e. with a nozzle diffuser.	01/09/2018	
Compressed Air	3	Ensure the air compressor is regularly serviced.	01/09/2018	
COSHH	3	Ensure the health and safety data sheets and COSHH risk assessments are reviewed by the new Head Groundsman and then updated at least annually or when there are any changes to the use of substances or pesticides.	01/09/2018	
H&S Management	3	The new Head Groundsman requires formal risk assessment training. We recommend an IOSH Managing Safely course.	01/09/2018	
H&S Management	3	Ensure the Grounds Maintenance risk assessments are reviewed by the new Head Groundsman and then updated at least annually or when there are any significant changes to their work activities.	01/09/2018	

Edenbridge Priority Matrix

Priority	Services	Council Vision					Total Comm. Plan Score	Additional Criteria					TOTAL SCORE		
		Community Spirit	Green Environment	Social Inclusion	Economic Development	Sustainable Community		Obligatory or Discretionary	Ability to earn income	Service to whole town	Shared Service	Time not money		Neighbourhood Plan	X Factor
		Maximum Score	3	3	3	3	0	15	5	5	5	5	5	5	50
	Community Development	3	3	3	3	3	0	15	5	0	5	5	5	2	37
	Neighbourhood Plan	3	3	3	3	3	0	15	0	0	4	5	5	5	34
	Emergency Planning	3	2	3	2	2	2	12	0	0	5	4	5	2	33
	Planning Consultation	3	3	2	3	3	3	14	0	0	5	5	3	5	32
	Environmental Issues	2	2	2	1	3	3	10	5	0	5	5	2	5	32
	Tourism Forum	3	2	2	3	3	3	13	0	1	4	4	4	3	31
	Information Centre	3	2	3	2	2	2	12	0	5	4	0	3	2	30
	Community Warden	3	2	2	2	2	2	9	2	0	5	4	0	2	27
	Consultations	3	1	3	1	1	1	9	5	0	4	2	3	4	27
	Transport Issues	3	1	1	3	3	3	11	0	0	5	5	1	3	27
	Cemetery	3	1	3	0	1	1	8	5	5	3	2	0	1	27
	Sports Pitches	2	3	2	0	2	2	9	5	5	3	2	0	3	27
	Litter Picking	3	3	3	1	3	3	13	0	0	3	2	3	3	27
	Car Parking (free)	3	2	2	3	3	3	13	0	5	4	0	3	2	27
	Sale of Garden and Waste bags	3	3	2	1	2	2	11	0	5	4	3	0	2	26
	Research/Projects	3	2	2	2	2	2	11	0	3	3	1	4	2	26
	Market	3	0	2	3	2	2	10	0	5	4	0	2	2	25
	Footpaths Forum	3	3	1	1	1	1	9	0	1	4	3	5	1	25
	Parks	3	3	3	0	3	3	12	0	1	5	0	0	3	24
	Maintenance of Misc Open Spaces	3	3	3	0	3	3	12	0	1	5	0	0	3	24
	Snow Clearance	3	3	2	1	1	1	10	0	2	4	2	0	1	23
	Public Toilets	3	3	3	2	2	2	13	0	1	5	0	0	1	23
	Allotments	2	3	2	0	2	2	9	5	2	2	2	0	3	23
	HOUSE	3	1	3	1	3	3	11	0	0	4	3	0	5	23
	Grants	3	0	2	1	3	3	9	0	0	4	0	0	5	22
	Training - Staff	0	2	1	1	1	3	7	0	2	5	0	5	3	22
	SLA Museum	2	0	2	0	2	2	6	2	3	4	1	0	2	21
	Summer Play Scheme	3	0	3	0	3	3	9	0	0	4	3	0	4	21
	Grass Cutting SDC	3	3	0	0	0	0	6	2	4	3	3	0	2	21
	Estate Management	2	0	1	2	2	2	7	5	4	4	0	0	1	21
	Church yard	3	2	2	0	1	1	8	5	0	3	1	0	3	21
	Street Lights	2	3	2	0	2	2	9	4	0	3	4	0	1	21
	Hanging Baskets	3	2	1	3	1	1	10	0	0	4	0	0	3	20
	Youth Consortium	3	0	3	1	2	2	9	0	0	2	4	0	1	20
	Training Councillors	0	2	1	1	1	3	7	0	0	5	0	5	0	20

Edenbridge Priority Matrix

Priority	Services	Council Vision					Total Comm. Plan Score	Additional Criteria						TOTAL SCORE	
		Community Spirit	Green Environment	Social Inclusion	Economic Development	Sustainable Community		Obligatory or Discretionary	Ability to earn Income	Service to whole town	Shared Service	Time not money	Neighbourhood Plan		X Factor
	Maximum Score	3	3	3	3	3	0	15	5	5	5	5	5	5	5
	Sound Financial Management	3	2	2	2	3	0	12	0	0	5	0	3	5	20
	Maintenance Freshwater	2	2	0	2	0	3	6	2	5	4	0	0	1	18
	Playgrounds	3	3	2	0	2	0	10	0	0	4	1	0	3	18
	Drainage	2	2	0	1	2	2	7	1	2	2	4	0	2	18
	Hall Hire	3	0	2	1	1	1	7	0	5	4	0	0	1	17
	Elections	3	0	3	0	1	1	7	5	0	5	0	0	0	17
	Dog and Waste Bins	2	3	1	1	1	1	8	0	1	2	3	0	1	15
	Street Furniture	2	2	1	2	2	2	9	0	0	3	0	0	3	15
	Audit	1	0	0	3	0	0	4	5	0	5	0	0	0	14
	Trees	2	3	0	0	2	2	7	2	0	2	0	0	3	14
	Bonfire Clean up	1	2	1	0	1	1	5	0	0	4	0	0	1	12
	Hedges	2	3	0	0	2	2	7	0	0	2	0	0	2	12
	Vehicles	2	1	0	1	1	1	5	0	4	4	0	0	0	11
	WI Hall Admin and Salaries	2	0	0	0	0	0	2	2	5	1	0	0	0	10
	SLA Twinning	2	0	1	0	1	1	4	3	0	1	0	1	0	9
	Staff Management	0	0	0	1	0	0	1	5	1	2	0	0	0	9
	CAB Salaries	1	0	1	0	0	0	2	1	5	0	0	0	0	8
	Personnel Issues	0	0	1	0	0	0	1	5	1	1	0	0	0	8
	Committee Administration	0	0	0	0	0	0	0	5	0	2	0	0	0	7
	Medical Insurance	0	0	2	0	0	0	2	0	0	0	0	0	0	2
								0							0
								0							0
								0							0
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		Finance/Budget/ Edenbridge Services Prioritisation Matrix 2017/2018													
								0							

The Project: Edenbridge and District War Memorial Hospital

Progress Log – The narrative

1. Introduction:

- 1.1 With much misunderstanding and ‘claimed authority’ with regard to the status of the above-named hospital ‘at large’ in the community, I have undertaken a degree of research into the issues surrounding this topic in an attempt to achieve some clarification. I offer up the following report as a mark of progress achieved to date and in time to help discussions and to provide direction to subsequent responses to Sevenoaks District Council’s Consultation Phase of the Local Plan and, in particular, site reference HO364, which ends on the 10th September. The report is factually accurate in every respect, and there is a consistent and continuous thread which runs through the period 1919 to 1999 with regard to a war memorial in Edenbridge. There may well be a detail ‘here and there’ which points to a different understanding or interpretation at a given stage in this time period, but I very much doubt that it will jeopardise, let alone sever, that thread.

2. Background:

- 2.1 The essential background to this issue is contained deep within the history of this community over the past one hundred years, accompanied by changing perceptions of precisely what do we mean or understand when we talk about a ‘War Memorial (WM)’. When looking back into history, therefore, we tend to take with us our current perception(s) which may, or may not, distort that historical context.
- 2.2 This brief paper starts in the reverse to our natural tendency to interpret history against our current ‘knowledge’; instead, I start with the facts as they have been articulated over the years, beginning in 1919, and which are capable of referencing against publicly available printed materials. Much of that printed work is contained in archival materials such as the newspapers stored at the National Newspaper Archive at Kew. Whilst the relevant items are not specifically cited as I lay out the facts, they are all capable of verification should this be necessary. I have not ‘sanitised’ any of the facts in order to fit a preconceived outcome; these are the facts as I have found them, and these are those conclusions that flow from them.

3. 1918 and the return of peace:

- 3.1 Edenbridge and the surrounding villages, like all other small and rural communities, ‘counted the cost’ of the First World War, and whilst some soldiers did return home, many others – 207 in total – did not. Not only did they not return, the sadness at their loss was compounded by the fact that they did not have any known grave where families could visit and grieve.
- 3.2 As the community ‘settled down’ to life in general in 1919, there was a real and pressing need felt within the community for two things to take place. Firstly, the names of those killed in action and for whom no known grave existed should have some form of public acknowledgement of who they were and, therefore, of the families affected. Secondly and lastly, with a number of soldiers returning home bearing the wounds of battle – limbs lost in whole or part, loss of eyesight, partial or completely, breathing difficulties owing to exposure to gas whilst in the trenches, and perceived mental issues (which we now, with hindsight, call post-traumatic stress syndrome), in particular, with such soldiers requiring on-going medical

treatment, it was felt that this community owed it to these soldiers, and to the families of those who had died in battle and for whom, therefore, no 'breadwinner' was there to pay for any form of future medical treatment which the family members might require, to provide them with some form of a hospital where they could receive on-going treatment for their medical needs. This was, of course, at a time in our history when any required medical treatment had to be paid for by the patient, or that person's family.

- 3.3 In 1919, therefore, it was decided to arrange funding for the construction of a purpose-built hospital and for which land at the top of Mill Hill was immediately given to the community by a Mr Mason specifically for that purpose. The new hospital was to be the memorial to those who had been killed in action, and this was clearly stated. However, once the cost of building the hospital had been calculated, with those costs far exceeded the funds which were available at that time, instead of building a new hospital, it was decided to purchase a local cottage and convert it into a hospital and to call it the Edenbridge and District War Memorial Cottage Hospital. This was done, and the so-named cottage hospital, in what we now know as the Presbytery of the Catholic Church, was opened on the 23rd October, 1920.
- 3.4 Once the hospital had been formally opened, it was then possible to turn attention to the second need, that of publicly commemorating the war dead. It was recognised that a publicly-visible and available stone tablet could not be placed near the entrance to the cottage hospital as the inevitable bouquets and other tributes would endanger, and could be damaged by, those entering and leaving the hospital. It was therefore decided to build a shrine with the names of the deceased engraved on a stone tablet, close to the hospital entrance and alongside the public footway for easy-access by those wishing to approach closer. This was undertaken, called a Shrine, and formally unveiled on the 2nd June, 1922.
- 3.5 Towards the end of the 1920s it became obvious that the existing hospital was no longer capable of meeting the increasing demand for its services. Following a public meeting, the Edenbridge & District War Memorial Hospital Fund-Raising Committee was formed by the local 'very great and good' in 1929, with the required funds being raised by public subscriptions and donations in just over a year. Plans were prepared, presented and agreed in 1929; the plans were prepared by Messrs Read and Macdonald, Architects, and approved by the Hospital Building Sub-Committee, with the building work commencing in 1930 and the Foundation Stone being laid by HRH Prince Arthur, Duke of Connaught on the 16th May of that year. With building complete, the hospital was formally opened on the 26th June, 1931.
- 3.6 At the annual meeting of the Edenbridge Royal British Legion (ERBL) in October, 1932, discussion took place with regard to the ownership of the memorial tablet at the shrine in the High Street, the outcome of which was to confirm that it was 'owned' by ex-servicemen and, as such, the ERBL would assume ownership of the tablet and were paying the cost of insurance for it, and that there appeared to be a suitable place for it at the new hospital. Discussion took place with regard to a possible alternative location for the memorial tablet, and the Parish Church was suggested but then rejected on the premise that, firstly, the hospital had been designated as the site for the memorial tablet and, secondly and lastly, the memorial was non-denominational in essence – it favoured no religion, in particular, but favoured all religions equally. The hospital was therefore confirmed as the War Memorial, with the tablet being one aspect of the 'detail'. A public meeting was called for in order that the community could ultimately decide upon what to do with the memorial tablet.
- 3.7 The Shrine and tablet remained 'in situ', and in February of 1934, comment was made that it was in a 'poor state' and needed cleaning. In August of 1936, with nothing having happened in the intervening period, it was confirmed that the War Memorial Shrine was part of the hospital scheme, and was paid for by 'C' Company, 4th Batt. Royal West Kent Regiment. In

February of 1938 the Parish Council agreed that, providing a request in writing was received from the ERBL, they would 'look after' the War Memorial, which was to remain where unveiled at the High Street location at the Presbytery.

4. Following on from the end of the Second World War in 1945:

- 4.1 In March of 1950, again with no action having been taken during the intervening period, a new Edenbridge War Memorial Committee was formed, comprising 2 members from each of the men's and women's sections of the ERBL and 2 Parish Councillors; the Parish Clerk was tasked to write to the hospital authorities to see if they would agree to the present memorial stone tablet being transferred to and erected in the grounds of the hospital. Discussion on a possible alternative location for that memorial was, once again, 'ruled out' as the site at the hospital had already been designated. Later that month that committee resigned 'en masse', and a new committee was elected and at its inaugural meeting it was agreed to transfer the existing memorial tablet to a site at the entrance to the War Memorial Hospital, with the committee to obtain estimates and to invite various local groups to nominate representatives to join the committee.
- 4.2 In July of 1950, a door-to-door collection was undertaken in town in order to raise £250, the estimated cost of moving the war memorial in the High Street to the War Memorial Hospital. And there my research must be temporarily halted for the time being in order for deadlines to be met.

5. Other relevant points:

- 5.1 At some point over the last several years a number of relevant changes have taken place which I have not, as yet, been able to fully corroborate. The first of these is, most obviously, the removal of the Shrine in the High Street, coupled with the erection at the hospital of the tablets with the names of the deceased of both World Wars inscribed upon them. Whether such changes did or did not take place at around the same time, and when that was, is not known. What is obvious, however, is that the black marble tablet now fixed in place on the east wall of the hospital is of a completely different material than that around which the Shrine in the High Street was constructed, so there was no direct transfer of the inscribed memorial stones between the Shrine and that of the hospital, although the stone roof above the three black marble tablets at the Hospital location, and the stone columns supporting that roof, appear to be of the same size, dimensions and materials as those of the original Shrine construction and might, therefore, be part of that original construction from 1920. Moreover, the two smaller black marble tablets with the names of the deceased from the Second World War inscribed on them are of an identical nature to that of the larger tablet, indicating that the three tablets were inscribed at around the same time, and that the inscriptions on all three tablets have been carved by the same hand. The large black marble tablet carries the rider *'Memorial refurbished in 1999, Funded by Edenbridge Town Council, the Great Stone Bridge Trust and the Edenbridge Royal British Legion'*, but does not mention whether the refurbishment entailed a new set of tablets or not, and of what has happened to the original one(s) if replacement was the case.
- 5.2 A further point is that a metal memorial tablet with the inscription *'Edenbridge Cottage Hospital. In memory of our brave men who fell in the Great War from Edenbridge, Crockham Hill, Four Elms, Hever, Chiddingstone, Mark Beech, Cowden and neighbourhood. Lest we forget.'* is now affixed to the wall by the front entrance to the hospital and on the right

and so as to balance the foundation stone of the hospital on the left side. The fact that this refers to the Cottage Hospital and the Great War indicates that it was originally placed at the first Cottage Hospital at what is now the Roman Catholic Presbytery sometime between 1920, the date of the opening of that hospital, and after the opening of the new hospital in 1931, after which, at some point, it was affixed to the hospital wall.

- 5.3 Whilst the above account may be regarded as a factual 'step-by-step' account of how and why the War Memorial Hospital is precisely that, a War Memorial, one must not overlook, let alone forget, the day-to-day contributions which all sections of the local communities made to those two hospitals. The weekly newspapers, almost on a week-by-week basis, listed the names and the nature of the contribution which local people had made to the hospital. Prior to 1948 and, to a degree, thereafter, the hospital was run and maintained by members of these local communities, either with the raising of funds by any means, or of contributions 'in kind', particularly food and other refreshments. Indeed, it is claimed that the two Edenbridge Hospitals were the first in the country to be run on a contributory-based scheme, with members of the community contributing at one of three levels according to their personal means and situations, thereby guaranteeing a regular financial in-flow, the envy of many such cottage or war memorial hospitals.
- 5.4 In addition to the factual account, therefore, the local communities in and around Edenbridge have, for more than 28 years, made a huge personal investment in, as the name exemplifies, the Edenbridge and District War Memorial Hospital. The hospital is not, therefore, solely for use by, or a matter restricted to, the population of the Parish of Edenbridge; it must embrace the neighbouring communities. Indeed, without the support, in its widest possible sense, of Col. JJ Astor and his wife of Hever, in particular, and other such eminent families as the Streatfeilds of Chiddingstone, the current War Memorial Hospital would not have been built, equipped and expanded over the years before the Second World War.

6. Concluding observations:

- 6.1 It is very apparent that from the outset of the move to create a hospital in Edenbridge for local and neighbouring communities in 1919, that the intention was, at that time, for the hospitals themselves – the physical buildings (firstly, the Cottage Hospital housed in the Presbytery, the fall-back position when available funds would not allow a new hospital to be built and, secondly and later, the War Memorial Hospital in Mill Hill) – each to be the War Memorial for those communities as one hospital replaced the other; the inscribed tablets were the personal identification of those who were killed in action and were not, as tablets and in their own right, regarded as a or the war memorials. Hence the reason why the Imperial War Museum lists the details of the War Memorial in the official register as being the building itself, together with the tablets, including those on either side of the front entrance to the hospital; the 'maker' of the War Memorial in that Register is shown as Mr H Read, the architect of the hospital. In addition, the components of the war memorial are shown to be the marble tablets and the hospital itself, with measurements shown as 'undefined', and the materials comprising brick and which, therefore, clearly mark out the entire hospital building as the War Memorial.
- 6.2 Any proposed future use of the hospital buildings in their entirety must take into account the investment, at all levels, whether financial or, more particularly, spiritual and emotional, which this and neighbouring communities have, over the best part of 100 years, put into the hospital. As the Town Council, I would suggest that, together with the ERBL and the churches, in particular, we are the custodians of this diverse and weighty investment, and that

- we ignore or trivialise it at our peril and in contravention of our commitment to the communities for whom we have been elected to represent. It is essential, therefore, that we each and all fully understand the 'story' of the evolution and focus of that community investment before deciding upon any future response to the proposed use of the hospital site.
- 6.3 There are a number of options with regard to the future which I am currently exploring and which I will report back to Council on in due course but, at the present moment and, no doubt, owing to the school holiday period, whilst I have had a number of useful meetings and conversations with some of these organisations, I am awaiting replies from others. The picture is, therefore, incomplete at this stage.
- 6.4 Final comment. This piece of work needed to be done, and I have taken on that responsibility but, believe me, this is not 'mine' but 'ours' as the Town Council and the community, and if anyone else wants to take it over or to continue the story, then I am only too willing to 'step aside' and to not interfere; all you will need is a bit of time and a 'thick skin!! Let me know.

Clive Pearman
Edenbridge Town Councillor
1st September, 2018.

o - o - O - O - o - o

Title Number : K928208

This title is dealt with by HM Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 3 AUG 2018 at 16:06:57 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: K928208
Address of Property	: Edenbridge & District War Memorial Hospital, Mill Hill, Edenbridge (TN8 5DA)
Price Stated	: Not Available
Registered Owner(s)	: NHS PROPERTY SERVICES LIMITED (Co. Regn. No. 7888110) of 99 Gresham Street, London EC2V 7NG.
Lender(s)	: None

Title number K928208

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 3 AUG.2018 at 16:06:57. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

KENT : SEVENOAKS

- 1 (25.09.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Edenbridge & District War Memorial Hospital, Mill Hill, Edenbridge (TN8 5DA).
- 2 (25.09.2007) The land has the benefit of the following rights granted by the Conveyance dated 21 May 1919 referred to in the Charges Register:-

"Together with a right of way for the Trustees and for all persons authorised by them and particularly for all persons connected or having business with the aforesaid Hospital for all purposes over and along the Occupation Road or way coloured Brown from the North side of the land hereby expressed to be conveyed into the said Main Road."

NOTE:-The land coloured brown referred to is tinted brown on the title plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

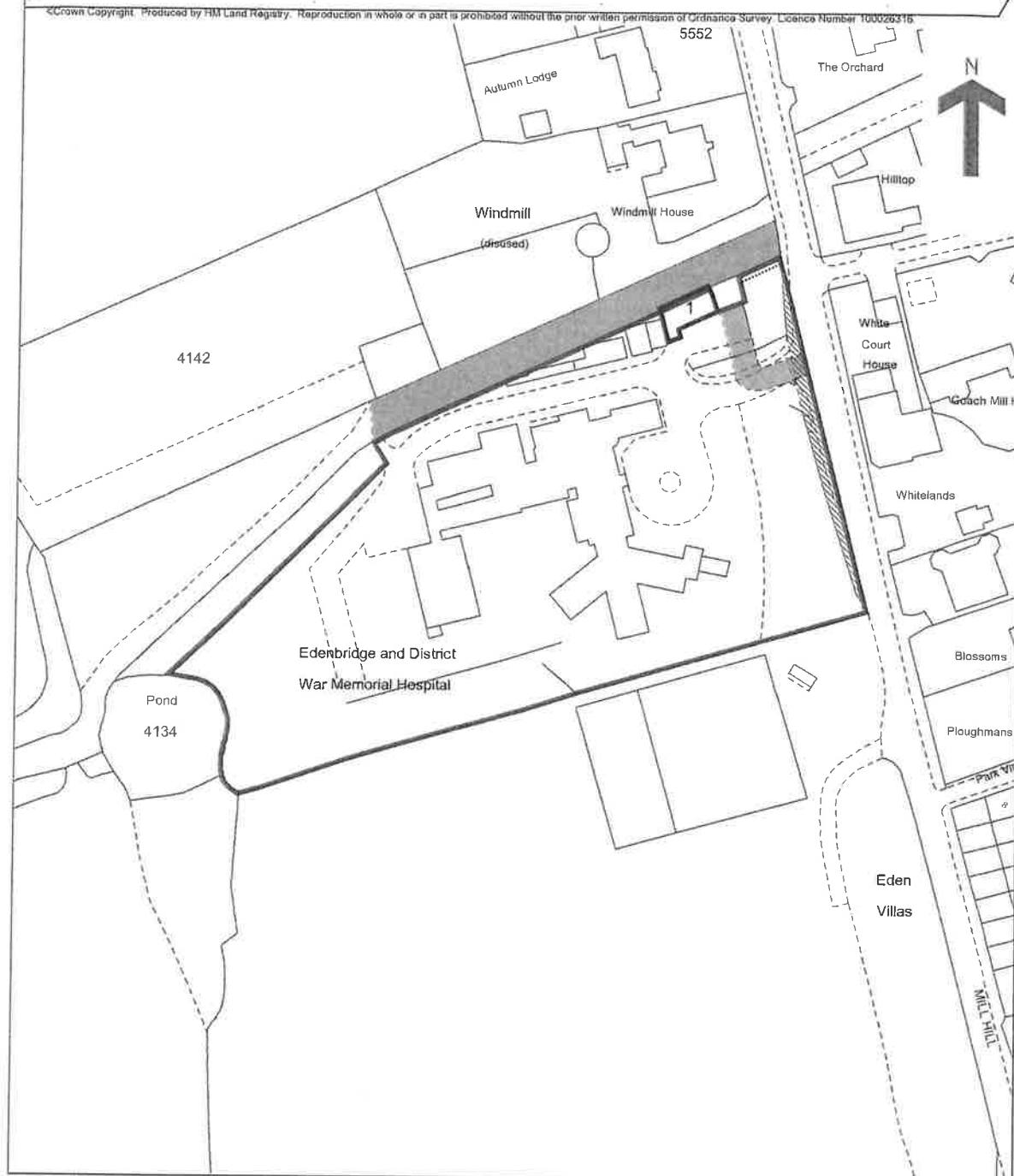
- 1 (24.05.2013) PROPRIETOR: NHS PROPERTY SERVICES LIMITED (Co. Regn. No. 7888110) of 99 Gresham Street, London EC2V 7NG.
- 2 (24.05.2013) A Transfer to a former proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (25.09.2007) A Conveyance of the land in this title and other land dated 21 May 1919 made between (1) Thomas Alexander Mason (2) Randal Mark Kerr McDonnell Earl of Antrim Mowbray Vernon Charrington Percy Graham Mackinnon Herbert Searle Whitmore and Charles Stanley Williams (Trustees) contains the following covenants:-

the Trustees jointly and severally for themselves and their assigns with the intention of binding the said land and premises into whosoever hands the same may come but not of subjecting any person or persons to any liability save in respect of breaches thereof whilst he or they shall have and retain an interest in the said premises hereby covenant with the said Thomas Alexander Mason his heirs and assigns owners or owner of the lands and hereditaments comprised in the Indenture of Conveyance hereinafter mentioned dated the twenty eighth day of



This is a copy of the title plan on 3 AUG 2018 at 16:06:57. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Nottingham Office.

C: Charges Register continued

September One thousand eight hundred and ninety eight or some part or parts thereof that no building to be erected on the said land hereby conveyed shall be used at any time for the reception of patients suffering from any infectious disease nor shall the Cottage Hospital to be erected on the said land be enlarged so as to contain more than forty beds for the accommodation of patients without the previous consent in writing of the said Thomas Alexander Mason his heirs or assigns Provided always that the benefit of the covenant hereinbefore contained shall not pass to any grantees or assign from the said Thomas Alexander Mason or his heirs of a portion only of the said lands and hereditaments comprised in the last mentioned Conveyance unless the intention that such benefit shall so pass shall be expressly declared in the assurance to such grantee or assign.

- 2 (25.09.2007) The parts of the land affected thereby are subject to the following rights granted by a Conveyance of the site of an electricity sub station dated 18 March 1963 made between (1) The Minister of Health (Vendor) and (2) The South Eastern Electricity Board (Board):-

"TOGETHER with full right and liberty for the Board and its successors in title and all persons authorised by it and with or without animals or vehicles to pass and repass at all times and for all purposes over and along the land coloured blue on the said plan TOGETHER with full right and liberty for the Board and its successors in title to open outwards over the land coloured blue on the said plan any entrance gate or gates and the door or other means of access to any distribution pillar street lighting control pillar or other chamber used in connection with the transforming switching or distribution of electricity and for the time being standing on or erected along any part or parts of the land hereby conveyed TOGETHER ALSO with full right and liberty for the Board to lay down construct maintain and use and from time to time to repair remove renew alter inspect examine and test cables and appliances (including ducts for carrying such cables and appliances) for the transmission of electricity under the land coloured yellow on the said plan the Board making good all damage thereby caused to the reasonable satisfaction of the Vendor."

NOTE:-The land coloured blue and yellow referred to are tinted blue and shown by a blue broken line respectively on the title plan.

- 3 (25.09.2007) By an Agreement dated 18 June 1970 made between (1) The Secretary of State for Social Services (Owner) and (2) The County Council of The Administrative County of Kent (Council) the land hatched blue on the title plan was dedicated to the public to form part of the highway.

-NOTE:-Copy filed under K751909.

- 4 (31.03.2011) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

1	31.03.2011	Car park at Edenbridge War Edged and Memorial Hospital, Mill Hill	28.03.2011	K978865
		Numbered 1 in blue	10 years from and including 28.3.2011	

End of register

xx. Wayfinder signs update

Following on from the High Street 20mph zone consultation, at July Council members resolved to proceed to the next stage of development for the wayfinder signs. The totems are 631mm (w) x 2000mm (h from finished floor level) x 127mm (d).

We need to decide on a mapping company. Three companies were asked for quotes to provide maps, but one didn't respond.

Company A £1,225
Company B £3,980

Company A hand-draws the maps in black and white, which are then hand-painted in colour – this 'water colour' look is in keeping with the historic town. The colour maps on the wayfinders then have a choice of two separate overlays – one layer is for a north to south orientation, and one for a south to north orientation, assuming the signs are placed along the High Street/station axis. These incorporate buildings, locations, road names, etc.

The cartographer has visited Edenbridge and has some local knowledge. The maps can also be used for other purposes in the future, if required.

Although Company B submitted a comprehensive proposal, it was more expensive and has proved to be difficult to work with.

Do members agree to use Company A?

The proposed locations for the totems are:

Historic Town Centre

H1 by the roundabout at the south end of the High Street
H2 by Waitrose (not yet agreed)
H3 outside Costa Coffee

Leisure & Culture

L1 on the built-out pavement near the WI Hall
L2 at the junction with Four Elms Road, opposite the Eden Centre

Business Park

B1 at the junction with Fircroft Way, opposite Lidl
B2 at the top station, by the main entrance, replacing the sign currently there

Kent Highways have been asked for permission for locations on their land.

Two mockups of a totem – one with yellow along the top, one without – are attached. The detail isn't accurate; it's to give an idea. Larger copies of the maps are attached – one modern, one historic style.

Company A has quoted for 5 illustrations – in order to give guidance to the cartographer, the following locations are suggested for consideration.

Historic Town Centre – Doggetts/Museum; Parish Church; river and bridge

Leisure & Culture – Leisure Centre with some Stangrove Park trees; Eden Centre/Library

Business Park – a generic business building

Do members wish to suggest any other locations for the cartographer to consider?

L Eaton/Georgina Vagg
5 September 2018



LEISURE AND CULTURE

Historic Town Centre	10 mins	↑
Business Park	10 mins	↓
Leisure Centre		→
Edenbridge	⇌	↓
Town Council		↑
Edenbridge Town	⇌	↑
Eden Centre		↓
Stangrove Park	P	→
Tourism & Information Centre		↑
WI Hall		↑

Map






Edenbridge History

Edenbridge developed at a crossing point of the River Eden and the Romans passed through on the road from London to Lewes which first crossed the river here. The route is marked in the straight line of the main road.

For five hundred years Edenbridge was a tannery town until the tannery closed in the 1970s, unable to compete with imported leather. The office building, Tanyard House, remains at the southern end of the High Street, and curries from the site gateway can be seen on the ground of the Leather Market car park entrance. Opposite is the white-boarded ancient corn mill building of medieval origin, which contained a water wheel turned by the stream in the Mill Leat.

Edenbridge has been home to powerful historic figures: one, William Taylour of the Grocers' Company, was elected Sheriff of London in 1455 becoming Lord Mayor in 1468, and his house Taylour House still stands in the narrowest part of the High Street opposite Ye Old Crown Inn.

LEISURE AND CULTURE

Historic Town Centre	10 mins	↑
Business Park	10 mins	↓
Leisure Centre		→
Edenbridge		↓
Town Council		↑
Edenbridge Town		↑
Eden Centre		↓
Stangrove Park		→
Tourism & Information Centre		↑
WI Hall		↑

Map

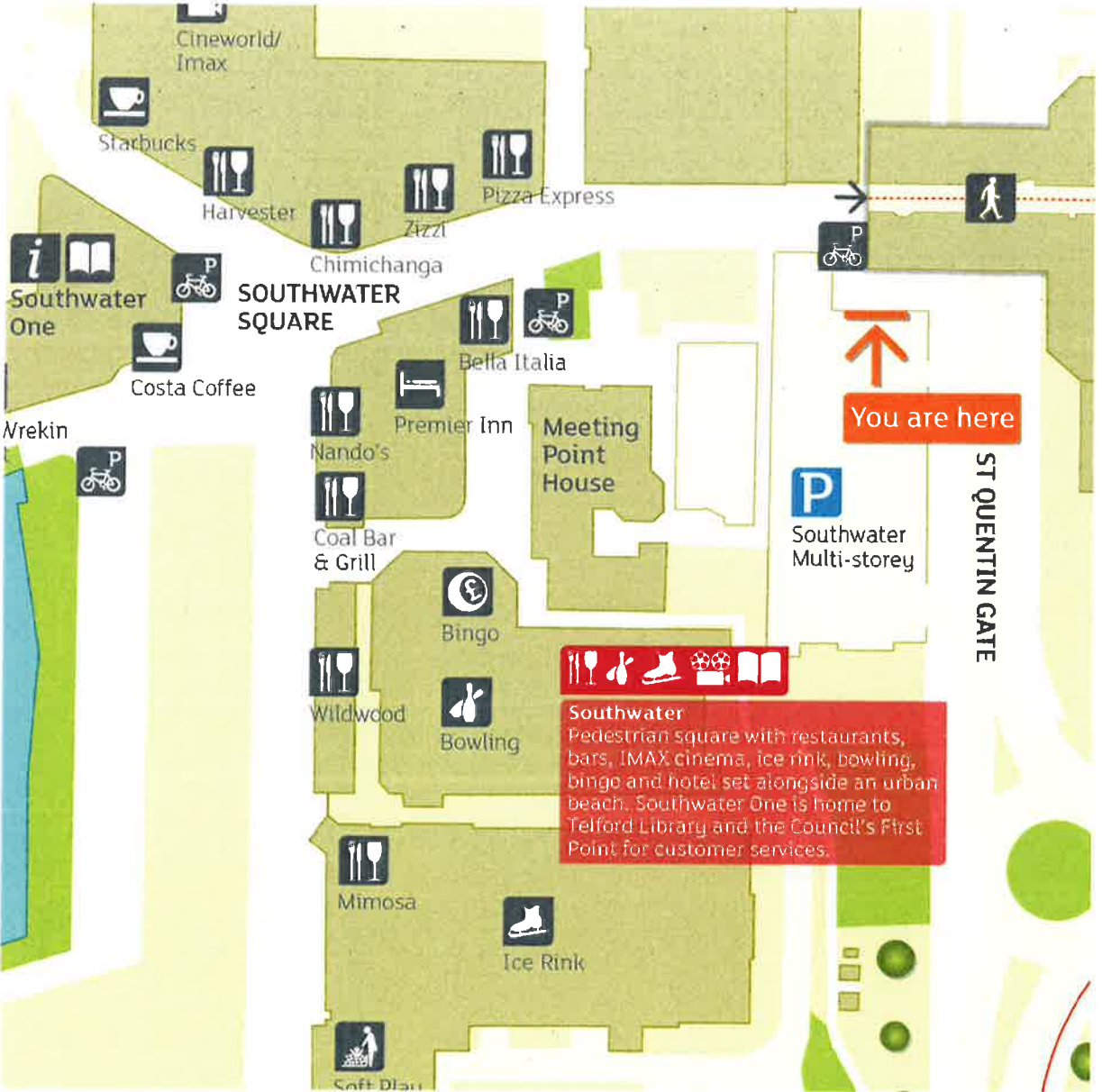


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Southwater One

SOUTHWATER SQUARE

You are here

ST QUENTIN GATE

Southwater Multi-storey

Southwater
Pedestrian square with restaurants, bars, IMAX cinema, ice rink, bowling, bingo and hotel set alongside an urban beach. Southwater One is home to Telford Library and the Council's First Point for customer services.

Mimosa

Ice Rink

Soft Play

