

**Minutes of the Council Meeting of EDENBRIDGE TOWN COUNCIL held in Rickards Hall at 7.30pm on Monday 12 November 2018**

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

In attendance: Town Clerk, Admin Officer, Cllr P Lake, five members of the public, and no members of the press.

*Prior to the start of the meeting Graham Wilson (Savills) and David Birchall (Miller Homes) presented proposals for development of Land at Old Barn Farm, Edenbridge, which were submitted to the District Council as part of the Local Plan Consultation. They believe that the site would be ideal for a development of 400 homes, a new Doctors Surgery, Care Home, Community Hub and an accessible Maintained Country Park. The plans are extremely flexible and they have not been developed past the concept stage.*

**1. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies for absence were received, noted and accepted from Cllrs R Bell (unwell), V Maynard (business commitment), B Orridge (away) Cllr Z Roberts Smith (work commitment) and M Robson (unwell).

**2. DECLARATIONS OF INTERESTS OR PREDETERMINATION**

Cllr Jill Davison and Alan Layland declared a prejudicial Interest in Item 8.1

*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,**

A resident explained that some of the public were there to ask a series of questions verbally and 'silently' on the Wayfinder Scheme and the possible reopening of the car park entrance to which they required written answers. The Chairman read out the silent questions which related to the suggestions previously submitted for the town, the lack of overnight beds in the proposed Medical Centre, and plans for improvements to outdoor and play facilities. A further resident spoke on his objection to the Wayfinder scheme. The chairman offered to answer some of the questions but was told that a written response was preferred.

*The meeting was reconvened.*

**4. TO CONFIRM THE MINUTES OF THE MEETING HELD ON 8 October 2018**

Resolved: the minutes of the Council meeting held on Monday 8 October 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**

Single storey side and rear extension with pitched roof and velux windows. **18 Forge Croft Edenbridge KENT TN8 5BW** Ref. No: 18/03111/HOUSE

Members support this application.

Demolition of existing single storey conservatory, and construction of new single storey rear extension with side porch. **Marlpit Farm House Swan Lane Edenbridge KENT TN8 6BA** Ref. No: 18/03358/HOUSE

Members support this application.

Minor material amendment to 17/03501/FUL **Land South Of Holmcroft And Farm Lodge Lydens Lane Hever KENT TN8 7EP** Ref. No: 18/03129/MMA

Members support this application.

#### **Tree Works**

Common Oak - Fell to ground level (TPO) **Capscape (Builders) Ltd Station Road Edenbridge KENT TN8 5NB** Ref. No: 18/03345/WTPO

#### **For information**

Side door and Master Bedroom window opening on East Elevation along with is to be blocked up. Rear sliding doors and window to be replaced with central Bi-Folding doors. Garage to be converted into Bedroom by exchanging the garage door for a window and insulating the interior. Internal door added to allow access into the converted garage. Chimneys to be removed in their entirety. Internal walls to be lessened for better flow of movement in the property and an ensuite to be added to Master Bedroom. **Headley 85 Lingfield Road Edenbridge KENT TN8 5DY** Ref. No: 18/03052/LDCPR

Details pursuant to condition 4 (bat boxes and enhancements) of planning permission: SE/16/02902/MMA. **Chiswell Farm Shernden Lane Marsh Green Edenbridge Kent TN8 5PR** Ref. No: 18/03293/DETAIL

Formation of vehicle access. **53 Church Street Edenbridge KENT TN8 5BQ** Ref. No: 18/03167/LDCPR

### **7. TO ADOPT THE FOLLOWING REPORTS**

#### **7.1 Finance Committee – Grants, 15 October**

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

#### **7.2 Annual Charity Meeting, Blossoms Park, 15 October**

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

#### **7.3 Annual Charity Meeting, Norman Foundation, 15 October**

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

#### **7.4 Annual Charity Meeting, Recreation Ground, 15 October**

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

#### **7.5 Planning and Transportation, 22 October**

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

#### **7.6 Finance Committee, 22 October**

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

#### **7.7 Forward Planning, 29 October**

Residents' attention was drawn to Item 7 which explains how the committee intends to consider the proposals recently submitted by them.

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

### **7.8 Emergency Planning, 5 November**

Resolved: that the minutes presented by Cllr B Todd be adopted

### **7.9 County Councillor's Report, verbal**

Cllr Peter Lake advised those present of the changes to the Local Highways Team and the need to report drainage issues to ensure that winter flooding don't occur. KCC will be opposing the 2<sup>nd</sup> runway option at Gatwick on safety grounds. Despite his further actions to get the school bus service to Sevenoaks back, the situation is still not resolved. Observers are currently monitoring the number of pupils having to stand and he requests this Council's support in lobbying Cllr Roger Gough to try to get equal treatment for Edenbridge children.

Resolved: that Edenbridge Town Council would show support for his efforts by writing to Cllr Roger Gough in support of his actions.

### **7.10 Working Group / Delegate Reports / Clerk's and Officers' Reports**

#### **7.10.1 Moorhouse Tile Works Application**

Cllr Margot McArthur updated those present on the third proposal to develop this site, and the traffic implications it would have on Edenbridge.

#### **7.10.2 CIL Board Meeting, 16 October**

Resolved: that the notes presented by A Layland be accepted as a true and accurate record of the meeting.

#### **7.10.3 Parking Sub Group, 17 October**

Resolved: that the notes presented by S McGregor be accepted as a true and accurate record of the meeting.

## **8. OTHER BUSINESS**

### **8.1 Items referred from Committees for decision**

#### **8.1.1 Ratification of Edenbridge Voluntary Transport Services Grant Application**

*Cllr J Davison and A Layland left the room.*

Resolved: that the recommendation from the Finance Committee Grants meeting on October 15 be approved, allocating £1,000 of the available funding to Edenbridge Voluntary Transport Services.

*Cllr J Davison and A Layland rejoined the meeting*

### **8.2 Edenbridge combined Medical Facility preferred site announced /Edenbridge and District War Memorial Hospital – Cllr C Pearmans research, conclusions and recommendations**

It was noted that the NHS West Kent Clinical Commissioning Group (CCG), Kent Community Health NHS Foundation Trust (KCHFT) and Edenbridge Medical practice had announced their preferred location for the new combined hospital and GP Surgery. They have chosen the KCC site on Four Elms Road. Tom Tugendhat MP is chairing a meeting on Friday 30 November from 6.30-8.30 at the W.I. Hall and residents of Edenbridge have been invited to come and see what this new 'Health and Wellbeing Centre' could potentially look like, and to let them know their views.

Cllr C Pearman expanded on the conclusions from the detailed paper he had prepared on the history of the War Memorial Hospital, stating that the perception had changed over the years and there had been a disconnect over time, but the donation of the land for a hospital remained constant. He advised Council to await the outcome of the application that has been submitted to list the building before considering any further action.

### **8.3 Edenbridge Police Station, PCC announces site to be sold**

The Police Crime Commissioner Mathew Scott 'mentioned' in a press release relating to the move of Deal front counter, the sale of Edenbridge Police Station which in his words 'is operationally obsolete'. A copy of the press release is attached. The PCSOs are to be relocated to the Fire Station making a saving in running costs of £22,500. He states that the money received from the sale of the building will be available for future spend on policing. An invitation for him to come to Edenbridge and explain his reasoning has been declined.

Although the Police station has been closed to the public for some time it has provided a base for Officers starting their shifts and for the Rural Policing Team, boosting the number of Officers in the locality.

Resolved: to write to the Police Crime Commissioner pointing this out and requesting that the annual cost savings be spent in Edenbridge.

### **8.4 KCC Budget 2019/2020 consultation**

The County Council is consulting on cutting its budget by £66 million, which together with net grant reductions of £28 million result in the need to raise and/or save £94 million. They propose increasing council tax by just under 3% plus the 2% social care levy which would raise £37 million, and the remainder would need to be found from making savings and already planned but limited use of reserves. At this stage the council is still to identify detailed plans for around £16 million pending the Chancellor's budget and local government settlement. Taken together, the proposed changes would add just over £1 per week to the KCC element of the council tax bill for a typical Band C property."

Members felt there was little point in responding to the consultation as the County has no option, and there was minimum chance of them changing the proposal.

### **8.5 Community Infrastructure Levy – Revised Terms of Reference and Application Form Details of funds received October 2018**

Sevenoaks District Council has paid a total of £383,954 into the Town Council's account, representing funds collected on its behalf from 1 April until 30 Sept 2018. These have been generated from development at 128 High Street, and Land North of the Railway line and West of St Johns Way.

The best practice management of the CIL funding processes is slowly emerging and the Edenbridge CIL Board proposes changes to its Terms and Conditions and application form now, and predicts further changes as the scheme progresses.

Advice has been sought from SDC and KALC regarding the use of funding to develop projects, for example, using consultants or staff time to carry out feasibility studies, or for the employment of project managers etc and conflicting responses were received,

Resolved: to approach KALC/NALC and request a formal opinion.

Resolved: to accept the revised Terms and Conditions.

Resolved : That Cllr T Bryant and B Todd should prepare a trial application that can be tested, and if proved to be effective adopted

## **8.6 Wayfinders and Reopening of Car Park Entrance, members' reconsiderations Wayfinder Scheme**

Members considered the recommendations from the Parking Group and

Resolved: to support the further development of the scheme. The next step to be to request two alternative designs for the wayfinders to be created for consideration. If, once these have been considered the scheme is to be progressed the wayfinder proposed for outside Costa should be removed from the scheme. Costs for alternative designs to be limited to under £5,000

*For clarification, a final decision on this scheme has not been taken, it will be decided once further consideration of the style and final locations of the wayfinders has been explored. This preliminary work is to be funded from CIL or General Reserves, following clarification from KALC as to whether it classifies as an appropriate use of CIL funding.*

### **Reopening of Car Park Entrance**

Resolved: Before any further decisions are taken a Health and Safety Assessment be carried out, to include proposals for additional protection for 53 High Street. The Clerk advised that no further responses had been received from the original contractor, so if the scheme is to progress it would be necessary to find an alternative contractor. Costs for Health and Safety Assessment to be limited to under £5,000

*For clarification, a final decision on this scheme has not been taken. This preliminary work is to be funded from CIL or General Reserves, following clarification from KALC as to whether it classifies as an appropriate use of CIL funding.*

## **8.7 Advance Learning Module in Planning**

KALC are running a pilot module p301 Effective Higher Level Planning at Lenham Community Centre on Friday 7 December 6.30-9.30pm. Cllr G Middleton expressed an interest in attending.

## **9. PRESS RELEASE**

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

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

## **10. Confidential Items**

### **10.1 Staff Legal Issues**

It was reported that the Council's insurance company had confirmed that they had settled the outstanding staff legal dispute.

### **10.2 Representation at Local Plan Enquiry**

So far the Council has benefited from having an advisor who has generously given his extensive and knowledgeable advice for no payment, however he has stated that he is not willing to represent the Council at the Local Plan Public Examination. The Draft Plan is due to be released for Consultation in December and members are aware of the intense interest from a number of developers who have plans prepared for development around Edenbridge, and intend to challenge the results of the draft plan, if their sites are not included. To protect against unwanted or excessive development, members considered appointing a planning consultant to formulate the Council's response, with a further option to appoint them to represent the town at the Public Examination.

Members considered the credentials of Tony Fullwood of Tony Fullwood Associates. He has experience of the Sevenoaks District and sound knowledge of Edenbridge. He successfully defended alterations to the Green Belt in the Allocations and Development Management DPD at Examination. Recently he has been working for a residents group who are opposing removal of sites from the Green Belt in the neighbouring Tandridge District. He comes highly recommended by the Council's current advisor.

With the scope and depth of the Local Plan, finding someone with the relevant experience who is not conflicted, already representing another interested party, is challenging. Members proposed further efforts to establish more quotes should be undertaken and considered.

*Following the meeting further approaches were made to obtain other quotes, Three Consultants were conflicted, representing developers or other Councils. The company previously used by the Neighbourhood Plan has dissolved and the final company quoted a lower daily rate but had limited experience in Sevenoaks area. This information was considered by Cllrs M McArthur, A Layland, S McGregor and J Scholey. They approved the appointment of Tony Fullwood as the candidate with the best chance of being able to protect the town's position at the Enquiry*

Resolved: Tony Fullwood be appointed initially to review the SDC site consultation plans and background documents for each of the potential sites for Edenbridge Town Council, to review SDC Draft Local Plan, review the evidence base and background documents, visit potential Green Belt sites (potentially 4), prepare the draft response from ETC with a view to attendance at the Local Plan Examination at a cost of £3,900

Resolved: to retain the option of his appointment to represent the Council for the key debates which would affect Edenbridge, including preparation and attendance time at his daily rate.

The meeting closed at 9.20pm