

Minutes of the Council Meeting of EDENBRIDGE TOWN COUNCIL held in Rickards Hall at 7.30pm on Monday 14 January 2019

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

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

Prior to the start of the meeting Dr Morrison (Edenbridge Medical Practice) and Adam Wickens (CCG) updated members on the proposed Medical Centre.

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs R Bell (unwell), Mrs J Davison (family engagement), V Maynard (business commitment), B Orridge (unwell) and M Robson (unwell).

2. DECLARATIONS OF INTERESTS OR PREDETERMINATION

The District Council members stated that although they would be considering planning applications at this meeting they would be reconsidering them at the district level, taking into account all relevant evidence and representations there.

The meeting was adjourned

3. PUBLIC QUESTIONS AND STATEMENTS,

Residents voiced their strong objections to the possible inclusion of the Green Belt site on Land between Hartfield Road and Hever Road in the Local Plan. Their concerns were taken into account when members discussed the item and prepared this Council's response. Residents were urged to submit their own responses as soon as possible. Concerns over the openness and transparency of the consultation being held were expressed.

The meeting was reconvened.

4. TO CONFIRM THE MINUTES OF THE MEETING HELD ON 10 December 2018

Resolved: following the removal of the final sentence in item 8.3 the minutes of the Council meeting held on Monday 10 December 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

For the convenience of Cllr P Lake and the residents present the Chairman brought forward items 7.6, 8.7 and 8.8

6. TO CONSIDER THE CURRENT PLANNING APPLICATIONS

Demolition of existing conservatory. Erection of single storey side and rear extension with skylights.
15 Churchfield Edenbridge KENT TN8 5DW Ref. No: 18/03937/HOUSE

Members support this application

Excavation of open air swimming pool and construction of pump house shed. **Little Brook Street Hartfield Road Edenbridge KENT TN8 5NH** Ref. No: 18/03736/HOUSE

Members support this application

Variation of condition 2 (operating times) of 06/00958/FUL to extend the operating hours to: Monday to Saturday 07:00 to 20:00, Sunday 08:00 to 17:00, Bank and Public Holidays 08:00 to 17:00. **Unit M Fircroft Way Edenbridge KENT TN8 6EL** Ref. No. 18/02758/CONVAR

Members continue to object to this application to extend operating hours. There was always an integrated housing estate, with employment in juxtaposition, and nothing has changed. The application would have an adverse impact on amenities for the residential neighbours. It would increase noise and vehicle movement. More houses are being constructed in close proximity. Nowhere else on Fircroft Way is open during the proposed evening hours, Sundays and Bank Holidays, and it would set a precedent. Increased trading would also result in an increase in parking of staff cars during evenings and weekends in an already congested residential area. The situation would be unacceptable for the residential neighbours.

No traffic estimate or management survey has been carried out and members request the Officer to ask for these.

Members were surprised that with the predicted numbers of vehicle movements in the noise assessment that it would be viable to trade in the proposed hours.

To alter an internal wall in the loft bedroom to display an ornate oak King post. To tidy up the BT cables on the external of the building by removing all redundant cabling and leaving the new lines required from the junction box to enter both new dwellings. **Leather House 92 High Street Edenbridge KENT TN8 5AR** Ref. No: 18/03800/LBCALT

Members support this application providing the Conservation Officer is satisfied.

Minor material amendment to 17/03501/FUL [The conversion of a detached garage/coach house on land originally part of the Farm Lodge garden to residential.] **Land South Of Holmcroft And Farm Lodge Lydens Lane Hever KENT TN8 7EP** Ref.No. 18/03129/MMA

Members had no comment to make on the amendment

Minor Material Amendment to 17/01199/FUL [Erection of 9 dwellings using existing means of vehicular access with associated car parking and landscaping] **56 Station Road Edenbridge Kent TN8 6HG** Ref. No: 18/03913/MMA

Members support this amendment

Removal of 2 Oak trees TPO. **Broomsmead Farm Roman Road Marsh Green KENT TN8 5PN** Ref. No: 19/00007/WTPO - noted

Works to trees TPO. **Edenwood Swan Lane Edenbridge KENT TN8 6AT** Ref. No: 18/03956/WTPO - noted

For information

Proposed loft conversion with rear dormer. **19 School Field Edenbridge KENT TN8 5RF** Ref. No: 18/03909/LDCPR - noted

Prior notification for a change of use from Office (ClassB1(a)) to a Dwelling House (ClassC3). This application is made under Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015. **124-126 High Street Edenbridge Kent TN8 5AY** Ref. No: 18/03700/PAC - noted

Details pursuant to condition 15 (vehicle and pedestrian access) of 18/00269/MMA. **Site Of Westerham House Fircroft Way Edenbridge KENT TN8 6EL** Ref. No: 18/03771/DETAIL - noted

7. TO ADOPT THE FOLLOWING REPORTS

7.1 Personnel Committee, 1 October

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

7.2 Personnel Committee, 10 December

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

7.3 Planning and Transportation, 17 December

Resolved: that following the addition of Cllr M McArthur's name to those attending the minutes presented by Cllr M McArthur be adopted

7.4 Finance Committee, 17 December

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

7.5 Open Spaces Committee, 7 January

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

7.6 County Councillor's Update, further work on school transport and budget.

7.7 Working Groups / Delegate Reports / Clerk's and Officers' Reports

7.7.1 KALC Sevenoaks Area Committee, 17 November, noted

7.7.2 KALC Annual General Meeting 29 November, noted

8. OTHER BUSINESS

8.1 Items referred from Committees for decision - none

8.2 Budget and Precept 2019/20 for approval

A dispensation has been granted for all members to discuss the Budget.

Members reconsidered the proposed budget recommended by the Finance Committee Town and Parishes remain uncapped. After consideration members

Resolved: to accept the proposed budget resulting in an increase of 2.99% with £45,214 to be taken from the Unallocated Reserves. The precept would be £513,234, an increase of £4.19 (2.99%) to £144.33 per Band D household. The Tax Base has increased slightly to 3556.04 for 2019/20
A copy of the budget is attached.

8.3 Health & Safety Performance Review 2018

	2018		
Employee Claims	0		
RIDDOR reportable incidents	0		
Other accidents/incidents across the Council	2		
Near misses	0		
Enforcement notices issued against the council	0		
Any accident trends identified	0		
Are there any outstanding enforcement issues	0		

2017 RIDDOR Reportable 0 Accidents and Incidents

Annual Accident statistics (no of incidents/working days (252)/no of staff (13)) Total 0.1.03

Members of Public (no of incidents/days in the year (365)/no of residents (8000)) Total 0.00

Noted: minor incidents Graze on elbow from corner of filing cabinet - no action
Banged head on beam in meeting room – no action

Members wished to congratulate the staff on the continued good safety record.

8.4 Internal Audit Review – meeting taking place 15 January

8.5 Review of Hirers' Agreement and Insurance Check

No changes proposed.

8.6 Updated Forward Planning Priorities and funding implications

Resolved: to accept the revised Forward Plan (attached) resulting from the reconsideration of the plan and residents proposals.

Resolved: to accept the revised schedule of CIL Funding chart (attached).

Resolved: to accept the proposals to allocate funds from the unallocated reserves as below.

Unallocated Reserves Dec 2018	£337,056.74
Anticipated Deficit	-£84,534.00
Succession Handover	-£15,250.00
New Staff Training	-£15,660.00
Local Plan Consultant	<u>-£10,000.00</u>
	£211,612.74

8.7 Local Plan - Change of Consultant

Resolved: that following the withdrawal of Tony Fullwood Associates to help prepare the Council's response to the Draft Local Plan and represent it at the Examination, to appoint Bob Wilson of Impact Planning Services, as a replacement.

Due to the tight timescale it is highly likely that an Extra Ordinary Council meeting will be required to approve the response which is likely to take place on Monday 28 January at 7.15pm.

8.8 Local Plan Consultation inc Additional Potential Strategic Development Sites in the Green Belt including on Land between Hartfield Road and Hever Road, Edenbridge

Running alongside the Regulation 19 Planning Consultation, the District Council is consulting on four further potential sites. All the sites are in the Green Belt.

Resolved: not to respond to the additional sites MX58 Land west of Childsbridge Lane and south of the Recreation Ground, Kemsing, MX59 Land north and MX61 south of Kemsing Station or Land south of Redhill Road, New Ash Green

Resolved: to object to the inclusion of HO412/MX62 Land between Hartfield Road and Hever Road, Edenbridge as Members do not believe it meets the strict criteria for allowing development in the Green Belt.

The exceptional circumstances required to enable the release of Green Belt are not met, as the identified needs of a health centre and school are provided in the draft local plan on the site at Four Elms Road. The Four Elms Road Site is central to the town centre, within walking distance of the station and a high proportion of the local residents, which would better meet the identified needs. No evidence has been provided of proven need for other infrastructure or community benefits proposed. (NPPF 135)

It would not check the unrestricted sprawl of large built up areas as required NPPF 134(a)

It would encroach into the countryside, which would be in conflict with NPPF 134 (c)

The Green Belt strength & boundary have been assessed as strong.

The agricultural land is of high quality.

The development will not be attached to the boundary of the town.

No cycle routes into the town centre are existing or proposed.

Development of the town should be located across the east-west axis of the town, not north-south, to address the linear nature of the existing settlement.

The open views from Den Cross north east through the Eden Valley will be lost along with the rural habitat and air quality. Why reduce the Green Belt for a country park?

Additional properties will add pressure to the existing flood zone and residents have expressed concerns on the inadequacy of the current systems for both sewage and rain water runoff.

8.9 Edenbridge Hospital, Tom Tugendhat MP response to ETC letter lobbying the Secretary of State for Health regarding retention of proceeds from the sale of land at Edenbridge and District War Memorial Hospital. -attached

Members asked the Chairman to respond thanking Tom Tugendhat MP for his prompt and his clearly expressed representation of the situation.

8.10 Clarification on Council Powers relating to War Memorials

A summary of the powers were circulated. Members wished to continue to await the outcome of the request for listing before taking any further action.

8.11 Press Release

Members wished a press release to be issued on the Council Tax increase highlighting that it was under 3% and the current rate of inflation.

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 Market Lease extension

Resolved: to offer a further one year extension to the Market Agreement with Bray Associates in the Market Yard Car Park.

10.2 Council Structure and Staffing Issues

Resolved: to move forward with the development of a revised structure of Council meetings and to create the Terms of Reference and staffing requirements to enable it to be implemented following the election in May.

Resolved: to increase the hours of the two information assistants from February 2019 to February 2020, to cover long term absence and additional workload.

Resolved: to look to TUPE transfer the toilet cleaner to a local cleaning company.

10.3 Edenbridge Leisure Centre

Members were updated on future proposals.

10.4 Croft Court Residents Association

Resolved: to grant a free wayleave to numbers 12 & 14 Croft Court in return for the transfer of a small parcel of land to improve pavement and the visibility from Market Yard car park. The council to fund the laying of the pavement and to pay legal fees to draft them, subject to the completion of the works to remove the tree and replace the wall as detailed in the plans dated 12 Dec and as amended by the details of the proposal dated 3/1/2019. All other costs to be borne by the Croft Court Residents Association or the individual home owners. The Council is not willing to accept liability for costs relating to any general planning submission cost.

10.5 Local Plan Consultation

Members approved the briefing note for the Planning Consultant to enable him to start preparing the Council's response.

The meeting finished at 9.30pm

