



Edenbridge Community Infrastructure Board 28 January 2019

Present: Cllrs Mrs J Davison, A Layland, M McArthur (Chairman for this meeting), S McGregor and Town Clerk

Cllrs J Barnett, Clive Pearman, Zoe Roberts Smith were also present along with Chris Martin, Chairman Edenbridge Cricket Club and Anthony Wiffen, Project Manager Edenbridge Health and Wellbeing Centre for Kent Community Health NHS Foundation Trust.

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr J Scholey and the Responsible Finance Officer

2. **DECLARATIONS OF INTERESTS OR PREDETERMINATION**

A dispensation has been granted to all members to enable them to discuss matters relating to Land and Buildings the Council owns or has interest in.

3. **TO RECEIVE, THE REPORT OF THE CIL BOARD MEETING HELD ON 16 OCTOBER 2018**

Agreed: That the notes of the Community Infrastructure Board meeting held on 16 October 2018 be approved and signed as a true record of the meeting.

4. **TO APPROVE THE PROCEDURES AND SPEAKING PROTOCOL AND THE KEY CONSIDERATIONS**

Agreed: to adopt as presented for use at this and future meetings.

5. **TO CONSIDER APPLICATIONS FOR FUNDING FROM EDENBRIDGE TOWN COUNCIL'S CIL FUND**

The Clerk presented a report which advised that Community Infrastructure Levy (CIL) contributions had been received from the District Council from qualifying developments. Currently all Parish and Town Councils in the District receive 25% of CIL contributions collected calculated against the top CIL charging rate, resulting in discretionary 'top up' payments made by the District Council.

The Levy can be spent on a range of infrastructure needed to support the development of Edenbridge but should not be used to remedy pre-existing deficiencies, unless they will be made more severe by new development.

5.1 Edenbridge Cricket Club – Max Cox Community Pavilion

The application was for £10,059 to provide the final payment for the major scheme to demolish the 1960's pavilion and toilet block and replace with a new modern community pavilion that will incorporate facilities for the disabled, and better provision for female cricketers in the form of additional private changing and shower rooms.

The proposal demonstrated strong economic, social and environmental benefits to the community and partnership working with other organisations. Planning permission had been granted and there was considered to be sufficient certainty that the scheme would be delivered. It meets the requirement to extend the offer currently available which would be inadequate to accommodate demand from new residents.

The Board was addressed by the following speakers:

Company/person/body responsible for the bid - Chris Martin, Chairman Cricket Club

For the bid -

Against the bid -

ETC Representative -

Members asked questions of the speaker. The speaker explained that this contribution would mean that the scheme was fully funded with the Club having obtained grants of £251,600 and having raised £148,269 themselves.

Members had no questions for the Officer present.

5.2 Edenbridge Health and Wellbeing Centre – new facility

The application was for £100,000 to provide funding towards the cost of the windows and external doors (quoted as £201,590 by the Quantity Surveyor) for the Health and Wellbeing Centre proposed by the Kent Community NHS Trust, Edenbridge Medical Practice and NHS West Kent Clinical Commissioning Group. The cost of the entire project is £16 Million.

The centre is to replace the Edenbridge War Memorial Hospital and the Edenbridge Doctors Surgery creating a purpose designed and built Health and Wellbeing centre to serve the local community in Edenbridge.

The proposal demonstrated strong economic, social and environmental benefits to the community and partnership working with other organisations. Planning permission is expected to be submitted shortly. Some funding has been obtained from SDC CIL Spending Board with agreement ‘in principle’ from the CCG and NHS Health Trust. Significant consultations have taken place and a site has been identified in the Draft Local Plan. The CCG Board meeting I July 2018 supported the scheme.

The Board was addressed by the following speakers:

Company/person/body responsible for the bid - Tony Wiffen, Project manager Edenbridge Health and Wellbeing Centre

For the bid -

Against the bid -

ETC Representative –

Members asked questions of the speaker. He explained that although nobody could be 100% certain that the funding would be forthcoming, and that there were a number of Planning and Environmental issues to address, the organisations involved had a duty to provide services and he was confident that they would do so.

Members had no questions for the Officer present.

5.3 Edenbridge Open Spaces and Boundary installations - to deter travellers

The application was for £21,450 to provide infrastructure to provide boundary fencing, bollards and gates to the community parks and open spaces at Stangrove Park, Blossoms Park and Marsh Green.

On eleven occasions in the last three years residents’ access has been limited due to unlawful encampments and these new infrastructure measures will improve defences to ensure the availability of recreation areas for existing and new residents. The proposal demonstrated strong economic,

social and environmental benefits to the community. Planning permission was not required and if successful this bid would fund the entire project.

The Board was addressed by the following speakers:

Company/person/body responsible for the bid - Cllr T Bryant

For the bid -

Against the bid -

ETC Representative – Cllr T Bryant

Members asked no questions of the speaker.

Members had no questions for the Officer present.

5.4 Edenbridge Public Toilets – major refurbishment

The application initially sought £34,000.00 to complete the fund for a major refurbishment of the public toilets in the Market Yard Car Park. The project had been delayed with the introduction of a two stage process for the District Council CIL Board and the contractors had advised that the costs had risen. The application was amended to reflect this and the amount requested increased to £36,000

The toilets would be available for use by businesses, residents and visitors. The refurbishment would modernise the existing facilities, improve hygiene standards to increase usage as well as providing a hot water supply to the facility. Planning permission had been granted and the project is ready to go. Funding has been approved by the District Council. The proposal demonstrated strong economic, social and environmental benefits to the community.

Company/person/body responsible for the bid - Cllr A Layland

For the bid -

Against the bid -

ETC Representative – Cllr A Layland

Members asked no questions of the speaker.

Members had no questions for the Officer present.

Members debated the applications and

Agreed: to recommend to Council that **Edenbridge Cricket Club – Max Cox Community Pavilion** application for **£10,059** be approved on the grounds

- Strong economic, social and environmental benefits to the community
- The scheme addresses an infrastructure need
- Funding from other sources has been achieved
- The scheme is deliverable within 3 years
- Sufficient maintenance arrangements are in place

Monitoring - The scheme to be monitored and payment made on the provision of a copy of the final invoice approved by the Quantity Surveyor and by a visual check being carried out.

Agreed: to recommend to Council that **Edenbridge Health and Wellbeing Centre – new facility** application for **£100,000** be approved on the grounds

- Strong economic, social and environmental benefits to the community
- The scheme addresses an infrastructure need
- Some funding from other sources has been achieved
- The CCG and Trust have a responsibility to ensure sufficient future maintenance arrangements will be place.

Monitoring - The scheme to be monitored and payment made on the provision of a copy of the invoice approved by the Quantity Surveyor containing the installation of exterior windows and doors and by a visual check being carried out. This offer to be time limited to four years (January 2023), after this funding offer would be withdrawn for failure to ensure the effective management of CIL funds. Subsequent applications would be assessed on their merits and considered at the time against any other requests.

Agreed: to recommend to Council that the application for **Edenbridge Open Spaces and Boundary installations - to deter travellers** application for **£21,450** be approved on the grounds

- Strong economic, social and environmental benefits to the community
- The scheme addresses an infrastructure need
- The scheme is deliverable within 3 years
- Edenbridge Town Council will be responsible for the future maintenance.

Monitoring - the scheme to be monitored and payment made on the provision of a copy of the paid invoices approved by Edenbridge Town Council and by a visual check being carried out.

Agreed: to recommend to Council that the application for **Public Toilets – major refurbishment** for **£36,000** be approved on the grounds

- Strong economic, social and environmental benefits to the community
- The scheme addresses an infrastructure need
- The scheme is deliverable within 3 years
- Edenbridge Town Council will be responsible for the future maintenance.

Monitoring - the scheme to be monitored and payment made on the provision of a copy of the paid invoices approved by Edenbridge Town Council and by a visual check being carried out.

6. NOTIFICATION OF FUTURE APPLICATION

6.1 Edenbridge Scouts- new facilities

Members considered the correspondence from Edenbridge Scouts. Whilst this Council does not have land which it could offer, a site has been identified in the Local Plan. The Board would welcome an

application when the project is ready to submit one. The Board is planned to meet twice a year with the next meeting on 1 July 2019

7. APPLICATIONS TO SDC CIL BOARD

7.1 Edenbridge Public Toilets - major refurbishment - £35,000

The application has been approved and confirmation expected to arrive shortly.

8. ONGOING PROJECT MONITORING - none

9. CIL FUND/ANNUAL RETURN – submitted in April

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 Item

Edenbridge Leisure Centre

Members welcomed the information provided and look forward to receiving a formal bid in the near future. They anticipate looking favourably at it, providing that a sound future maintenance plan accompanies it.

The meeting closed at 9.35pm