



## Edenbridge Community Infrastructure Board 1 July 2019

Present: Cllrs Angela Baker, James Barnett, Alan Layland, Nick Lloyd, Margot McArthur, Stuart McGregor, John Scholey, Peter Smith

In attendance: Town Clerk - Cllrs B Todd and Zoe Roberts Smith were also present along with Anthony Wiffen, Project Manager Edenbridge Health and Wellbeing Centre for Kent Community Health NHS Foundation Trust; Peter Kingham, President of Edenbridge Chamber of Commerce and Terry Blake, Project Director Eden Valley Community and Business Support Centre.

**1. TO APPOINT A CHAIRMAN FOR THE COMMUNITY INFRASTRUCTURE BOARD**  
(*Standing Orders 4.d*)

Agreed: that Cllr M McArthur be elected as Chairman for the ensuring year.

**2. TO APPOINT A VICE - CHAIRMAN FOR THE COMMUNITY INFRASTRUCTURE BOARD**

Agreed: that Cllr A Layland be elected as Vice Chairman for the ensuing year.

**3. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Stuart McGregor and the Responsible Finance Officer

**4. 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. Cllr James Barnett advised he could be considering applications at the District Council as he is a member of their CIL Board.*

**5. TO RECEIVE THE REPORT OF THE BOARD MEETING HELD ON 28 JANUARY 2019**

Agreed: That the notes of the Community Infrastructure Board meeting held on 28 January 2019 be approved and signed as a true record of the meeting.

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

The Chairman advised those present of the procedures set out for considering applications and that any decisions taken tonight would be subject to ratification by Council.

The Clerk presented a report which updated members on the Community Infrastructure Levy (CIL) contributions which had been received from the District Council from qualifying developments and funds distributed. 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. Town and Parish Councils have wider powers than the District Council, and are able to do 'anything else that is concerned with addressing the demands that development places on the area'

The Board currently had earmarked up to 46k for the Spitals Cross playground and had £86,945.86 currently unallocated.

**6.1 Kent Community NHS Foundations/Edenbridge Medical Practice/NHS West Kent Clinical Commissioning Group –To establish Edenbridge Health and Wellbeing Centre. Total project estimated costs 12.884million. Requesting an additional £75,000. This is an additional application to the already agreed award of £100k (Resolution February 2019, 8.1)**

The planning application has been validated today and a decision is expected in 13 weeks. Some funding has been obtained from the District Council CIL Spending Board with agreement 'in principle' from the CCG to cover the development costs. The site has been identified in the Draft Local Plan and the CCG Board meeting 1 July 2018 had supported the scheme. The proposal demonstrated strong economic, social and environmental benefits to the community and partnership working with other organisations.

The Board was addressed by the following speaker:

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 bids to the Strategic Transformation Planning Organisation and the ETTF had been unsuccessful but a paper was being prepared for presentation to the Board in August to request a loan for £12 million. Discussions with KCC over land purchase were ongoing. Following assurances given in parliament to Tom Tugendhat MP, 2.7 million from the future sale of the Edenbridge and War Memorial would remain in Edenbridge. He could not be 100% certain that the funding would be forthcoming, and there were a number of Planning and Environmental issues to address but the organisations involved had a duty to provide services and he was confident that they would do so.

Members had no questions for the ETC Officer present.

**6.2 Edenbridge Town Council – Blossoms Park Boundary and access installation to improve defences against unauthorized vehicle access and encampments. Request for total project cost £4,969**

The prevention of unauthorised encampments would reduce the frustration of residents who suffer through a loss of the use of open spaces during unlawful encampments. The proposal demonstrated strong economic, social and environmental benefits to the community and there was considered to be certainty that the scheme would be delivered. 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 B Todd, Edenbridge Town Council

For the bid -

Against the bid -

ETC Representative –

Members asked question of the speaker - none

Members asked the Clerk to obtain clarification on the position regarding reclaiming VAT on CIL payments as the RFO was not present at the meeting.

**6.3 Edenbridge Town Council – Spitals Cross playground equipment, major refurbishment of the existing playground facilities to provide modern facilities for children with two distinct sections to serve 0-5 years and 6-13 years; total project cost £80k. Request for £35,000 This is a proposed partnership project WKH (£5k approved) and Sevenoaks CIL (application to be made)**

Following two rounds of consultation and a delay getting permission to progress the scheme from SDC it was now in a position to go ahead. It is intended to start the installation in September and it was hoped that SDC would accept a retrospective application due to the long delay between their board meetings. The new equipment would provided an improvement to the existing range and better meet the needs of the growing community.

The Board was addressed by the following speaker:

Company/person/body responsible for the bid - Cllr B Todd, Edenbridge Town Council

For the bid -

Against the bid -

ETC Representative –

Members asked questions of the speaker – the number of responses to the recent consultation was requested, 38 responses out of 400 were received which was considered a strong response.

Members asked the Clerk to obtain clarification on the position regarding reclaiming VAT on CIL payments as the RFO was not present at the meeting

**6.4 Eden Valley Community and Business Support Centre – to create a Community and Business Support Centre at Vincent House; project development estimated costs £200k. Request for CIL funding - £25,000**

The Chamber of Commerce wish to create a Community and Business Support Centre at Vincent House to improve and support the development of new business and employment opportunities. This would help provide work opportunities for the new residents that the development of houses would bring. The Centre would also provide support to the groups and organisations who arrange community events which help integrate the new and existing communities together. The Chamber has carried out extensive consultation and believes that its business model and plan are robust.

The Board was addressed by the following speakers:

Company/person/body responsible for the bid - Peter Kingham, President of Edenbridge Chamber of Commerce and Terry Blake Project Director Eden Valley Community and Business Support Centre.

For the bid -

Against the bid -

ETC Representative –

Members asked questions of the speaker – a number of questions were asked. The lease with Raymac for the building is for 10 years, the first year free with rent incrementally rising thereafter to £12,000. The building currently has no toilet facilities or heating, so the Chamber is only holding short meetings in it and it cannot be hired out. It is seeking funding that it will be able to match to enable it to begin the first phase of the building improvements, and enable it to start receiving an income.

Members asked the Clerk if clarification had been received from the District Council on whether the proposal was infrastructure. Officers had advised that on the basis of the information provided it could not be considered as infrastructure. Should this Board be minded to offer support Members would need to consider if the proposal met the wider criteria in Section 59A of the legislation.

**Following the presentations Members debated the applications and made the following recommendations that would need to be ratified by Edenbridge Town Council.**

Agreed: that the application for funding by **Kent Community NHS Foundations/Edenbridge Medical Practice/NHS West Kent Clinical Commissioning Group – To establish Edenbridge Health and Wellbeing Centre** to be refused, on the basis that at this time insufficient evidence had been provided to justify it. Should they wish to return with further information following their Board meeting in August, a further request could be considered.

Agreed: to recommend to Council that the application for **Edenbridge Town Council – Blossoms Park Boundary and access installation to improve defences against unauthorized vehicle access and encampments**, application for **£4,969** be approved on the grounds

- Strong economic, social and environmental benefits to the community
- The scheme forms part of a planned strategy to address the need for infrastructure
- The scheme is deliverable within 3 years

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 **Edenbridge Town Council – Spitals Cross playground equipment, major refurbishment of the existing playground facilities to provide modern facilities for children with two distinct sections to serve 0-5 years and 6-13 years; total project cost £80k**, application for **£35,000** be approved on the grounds

- Strong economic, social and environmental benefits to the community
- The scheme forms part of a planned strategy to address the need for infrastructure.
- CIL Funding will be matched from other sources
- The use of other funding sources has been maximised
- The scheme is deliverable within 3 years
- Sufficient evidence has been provided to demonstrate that maintenance arrangements are in place

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 **Eden Valley Community and Business Support Centre – to create a Community and Business Support Centre at Vincent House; project development estimated costs £200k; request for CIL funding.** Although the Board accepts that the application is not for infrastructure, it believes that it supports the demands of development by providing improvements to commercial infrastructure which will develop the employment infrastructure and secure economic development within the town. Thereby, meeting the requirements of Section 59A of the CIL Regulations - **£25,000** be approved, subject to confirmation that match funding for this amount be achieved from other organisations within 12 months on the grounds that there is

- Strong economic, social and environmental benefits to the community
- The scheme is deliverable within 3 years

Monitoring - confirmation that match funding for this amount be achieved from other organisations within 12 months to be received and confirmed before funding is released.

## **7. NOTIFICATION OF FUTURE APPLICATION**

### **7.1 Edenbridge Cricket Club**

Members noted the correspondence from Edenbridge Cricket Club.

Agreed: The Clerk to write explaining that some of the proposals are not infrastructure and therefore would not be suitable for submission and to suggest that an application be prepared for future consideration when their plans have been developed further.

## **8. APPLICATIONS TO SDC CIL BOARD**

Agreed: that an application to be made by Edenbridge Town Council to SDC CIL Board for funding for Spitals Cross playground equipment, to carry out a major refurbishment of the existing playground facilities to provide modern facilities for children with two distant sections to serve 0-5 years and 6-13 years; total project cost £80k. application for £40,000

## **9. TO RECEIVE THE INCOME AND EXPENDITURE REPORT, AND FUTURE ASPIRATIONS SUMMARY REPORT - noted**

## **10 TO REVIEW THE ONGOING PROJECT MONITORING REPORT - noted**

## **11. CIL FUND/ANNUAL RETURN – attached for noting**

## **12. DATE OF THE NEXT MEETING – tbc**

The meeting closed at 9.45pm