

MINUTES of the Council Meeting of COMMUNITY INFRASTRUCTURE LEVY BOARD, held in Rickards Hall at 7.45 pm on Monday 3 February 2020

Present: Cllrs J Aldridge, A Baker, A Damodaran, V Jennings, A Layland (Vice-Chairman), N Lloyd, M McArthur (Chairman), S McGregor, A Read, S Sumner and B Todd

In attendance: Town Clerk; three members of the public

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllr Scholey.

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 and Council facilities

3. TO RECEIVE, ADOPT AND SIGN THE REPORT FROM THE CIL BOARD MEETING HELD ON 01 July 2019

Resolved: that the minutes of the CIL Board meeting held on Monday 01 July 2019 be duly signed by the Chairman as a true and accurate record of the meeting. It was also agreed that future minutes of meetings should be numbered and included in the formal minute book.

4. TO RECEIVE AN UPDATE ON THE CIL FUNDING AVAILABLE AND WHERE THE CIL RECEIPTS HAVE COME FROM

Up to 28 October 2019, the total CIL payments received was £752,619.99. These were from developments in St Johns Way; High Street; Skeynes Road; Cedar Drive. A CIL award from Sevenoaks District Council (SDC) had been received for the Public Toilets of £34k. Payments made or allocated £291,844.66. Total unallocated funds £495,354.55 (includes interest received).

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

5.1 Edenbridge Cricket Club: The Matthew Cox Community Pavilion at Edenbridge Cricket Club - £25,000

This is an additional application to the already agreed award of £10,059 (resolution February 2019 8.1)

5.2 Edenbridge Cricket Club: Parking area at Blossoms Park - £10,776

5.3 Edenbridge Town Council: Promotional Infrastructure for Visit Edenbridge – up to £12,000

5.4 Edenbridge Town Council: Outdoor Gym and Activity Area with Street Snooker - £55,000 to £73,000 (scheme to be agreed subject to funding available)

5.5 Edenbridge Town Council: Spitals Cross refurbishment of playground - £40,000

5.6 Edenbridge Town Village Hall Charity: WI Hall new toilet facilities - £20,054

Representations were received from the bidders. Members discussed the applications and the Community Infrastructure Levy (CIL) funding guidelines:

A local council must use CIL receipts passed to it in accordance with regulation 59A or 59B to support the development of the local council's area, or any part of that area, by funding:

- i. The provision, improvement, replacement, operation or maintenance of infrastructure;*
- ii. Anything else that is concerned with addressing the demands that development places on an area.*

It was noted that advice from SDC had confirmed that there was nothing to prevent the Town Council's CIL Board to reconsider the amount of CIL funding given to a project. However, sufficient evidence was required as to support any increase. The purpose of CIL is to provide funding for the provision, improvement, replacement, operation or maintenance of infrastructure to meet the demands of development in the local area. CIL cannot be to help repay a loan taken out to pay for the project.

Members made the following decisions:

5.1 Edenbridge Cricket Club: The Matthew Cox Community Pavilion at Edenbridge Cricket Club - £25,000

Members considered the application and the evidence for the new Pavilion at Blossoms Park. It was unanimously supported as it:

- provided new infrastructure which met the development needs to provide a new community facility
- evidenced strong economic and social benefits including providing a facility for hire by other organisations (i.e. pilates group)
- had incorporated facilities for disabled persons and changing facilities for ladies and ladies' cricket
- is an environmentally designed facility

Members noted this was an additional application as the Cricket Club; they had not been aware of the potential funds available. This application was to fund the shortfall for the building costs which had currently been covered by the England and Wales Cricket Board on an interest free basis. However, the Club needed to continue to raise funds towards refunding these costs. Subject to SDC confirmation, Members unanimously, **Resolved:** to award Edenbridge Cricket Club £25,000 towards the building costs of the Matthew Cox Community Pavilion

It was noted that in the lease agreement, if in the event the Cricket Club ceased to operate, ownership and maintenance of, the Pavilion would revert to the Town Council as a community asset

5.2 Edenbridge Cricket Club: Parking area at Blossoms Park - £10,776

Members agreed that the existing parking facilities at Blossoms Park were limited and expanding the parking area would meet the growing demand. Members unanimously supported the application as it:

- meets the increase demands on infrastructure providing a larger parking area
- supports economic and social benefits
- meets pressures from increased population from development and more users of the facilities

Resolved: to award £10,776 to Edenbridge Cricket Club to provide a firm standing car parking area

5.3 Edenbridge Town Council: Promotional Infrastructure for Visit Edenbridge – up to £12,000

Members noted that the current website and walks information was dated and not easily accessible. Tourism is important to the area and a modern tourist website (an alternative tourist office) would create a community facility for use by residents and visitors. Members unanimously supported developing tourism facilities because this scheme:

- forms part of the planned strategy, and as identified by Council's Forward Planning, to meet the need for improved infrastructure to develop facilities
- promotes culture
- encourages use of the town's open spaces and nature walks
- encourages business to the area
- supports growth in the area
- provides strong economic and social benefits

Resolved: to award up to £12,000 for a new tourism website facility and promoting walks. Payment(s) to be made on the provision of invoices approved by Edenbridge Town Council.

5.4 Edenbridge Town Council: Outdoor Gym and Activity Area with Street Snooker - £55,000 to £73,000

Members acknowledged that the Council's Forward Planning had already identified a need for alternative outdoor equipment such as gym equipment. The Open Spaces Committee had delegated a Working Group to investigate the viable options. Some examples were presented with the application, but the details and proposed site would be agreed by the Open Spaces Committee subject to the preferred site and funding made available. Members unanimously supported the application on the basis that it:

- provides community facilities for an expanding community
- promotes health and wellbeing
- is accessible for all age groups and would bring them together in a safe, social and sporting activity
- forms part of the planned strategy to increase community facility and infrastructure
- is deliverable
- strongly evidences economic, environmental and social benefits

Resolved: CIL funding of up to £73,000 to be awarded to allow a new Outdoor Gym and Street Snooker Multi Use Games Wall Activity (MUGA) facility to be created. The details of the scheme and preferred site to be confirmed by the Open Spaces Committee. Payment(s) made on the provision of invoices approved by Edenbridge Town Council.

5.5 Edenbridge Town Council: Spitals Cross refurbishment of playground - £40,000

This application was a request for additional support towards the Spitals Cross new Playground, a major refurbishment of the existing playground facilities for children with two distinct sections to serve 0-5 years and 6-13 years. Total project cost £80k. The CIL Board had already awarded £35k and was requesting a further £40k to meet the costs. It had been hoped that SDC CIL Board would have considered awarding an award, but they had said there were other schemes that were deemed to have greater priority. Members unanimously supported the application on the basis that it:

- provided community facilities for an expanding community
- has strong economic, social and environmental benefits to the community

- has future maintenance arrangements are included in the Council's maintenance plans

Resolved: A further CIL award of £40,000 for the Spitals Cross new playground refurbishment project.

5.6 Edenbridge Town Village Hall Charity: WI Hall new toilet facilities - £20,054

Members noted that the existing toilet facilities at the WI Hall were dated and in need of modernisation. The WI Hall is a well-used community facility. Members unanimously supported the improvements and agreed it meet the infrastructure criteria:

- the expansion to the town with new development required better community facilities to accommodate the expected increase of visitors to the town
- evidence of strong economic and social benefits
- environmental benefits with improved water saving system

Resolved: to award £20,054 to refurbish the WI Hall toilet facilities. Payment would be made direct to the WI Hall upon receipt of a contract agreement between the WI Management Committee and the appointed contractor. Completion of the projection is expected within 12 months of receipt of the money.

6. TO RECEIVE AN UPDATE OF APPROVED CIL FUNDING SCHEMES AWAITING PAYMENT/OR WITHDRAWN

6.1 Edenbridge Health and Wellbeing Centre – new facility £100,000 – resolution February 2019 8.1

Members received an update from the Medical Practice: there was a public meeting on 7 February; key highlights: were that the land transfer between Kent County Council (KCC) and Kent Community Health NHS Foundation Trust (KCHFT) was expected to be completed imminently; SDC's Development and Control Committee would be considering the planning application on 13 February; and they were hopeful the new facility would be open by end of 2021.

6.2 Edenbridge Cricket Club – Matt Cox Community Pavilion £10,059 - resolution February 2019 8.1

The project was still not complete, and payment would only be made upon receipt of the final invoice.

6.3 Eden Valley Community and Business Support Centre – to create a Community and Business Support Centre at Vincent House £25,000 – resolution July 2019 11.1.4

Members noted that due to the Chamber of Commerce relocation, the award was no-longer valid and therefore withdrawn.

7. TO NOTE: APPLICATION TO SDC BOARD BY EDENBRIDGE TOWN COUNCIL FOR SPITALS CROSS REFURBISHMENT – The Town Council's application for part funding towards the Spitals Playground refurbishment was not successful due to the number of projects submitted to the CIL Spending Board Noted.

21:17 Members of the public left the meeting

TO CONSIDER POSSIBLE FUTURE APPLICATIONS

7.1 Improvements at industrial and technology park

Members discussed projects considered by the previous Council and reviewed at the June Forward Planning meeting. Members asked the Clerk to update the list of projects and to arrange for the next Forward Planning meeting, a presentation to Members on the outline

-9326-

proposals for the industrial and technology park; and to add to the proposed list a feasibility study cost with consultant fees estimated at £10k.

8. TO APPROVE THE AMENDMENTS TO THE BID FUNDING PRO-FORMA

Resolved: to adopt the amended to the CIL Funding Bid Pro-forma

9. DATE OF NEXT MEETING – Monday 7 September

Meeting closed at 21:31