

Sevenoaks Town Council
Minutes of the Community Infrastructure Committee held in the Council Chamber
On Monday 29th June 2015 at 7.30 p.m.

Present: Cllr R M C Hogarth (Chairman), Cllr S L Arnold (ex officio), Cllr M A Chakowa, Cllr A S Clayton, Cllr R J Parry, Cllr S G Raikes, Cllr O Schneider (Cllr Piper's substitute).

In Attendance: Cllr N J L Busvine OBE, Cllr J M Canet, Cllr A Eyre, Cllr E T Waite, Cllr P C Walshe.

Apologies for Absence: Cllr R L Piper

Public Question Time: There were no members of the public present.

It was noted that the meeting was not being recorded.

87. Dispensations

There were no requests for Dispensations.

88. Declaration of Interests

There were no Declaration of Interests.

90. Asset Disposal

i) Sale of Raleys Land

Following several years of negotiations with the Planning Authority and Knole Estates a conclusion has been reached for the sale of Raleys Land.

All legal documentation had been completed and distributed to parties involved for signing and exchange.

The s.106 agreement relating to SP10 requirements (replacement of sports facilities) has been signed by the Mayor and Town Clerk and is currently with Sevenoaks District Council.

Town Councillors have previously been provided with a document outlining the details of the contract. A further précis relating to the completion has been produced by the Town Council's lawyers and would be distributed separately.

Capital Receipts from the sale of the land will be used on Capital Expenditure detailed in the Community Investment Plan published in 2014.

ii) Sale of Town Council Offices

As part of the Town Councils' Asset Management programme residential planning permission was obtained for the site to maximise its value should the Town Council want to sell.

vi) Replacement of Raleys Gym

Sevenoaks Town Council has committed to £95,000 in the s.106 agreement and Sports Strategy for the replacement of Raleys Gym either at 1) Sencio, 2) new building or 3) providing Sevenoaks District Council with the funds to provide a replacement facility.

Sencio has been working with Lightning Gymnastics and have been looking to develop a progressive gymnastics programme from introductory stages through to more elite levels. This would involve both Sevenoaks Leisure Centre and Wildernesses Sports Centre. Sencio would like to commence the provision in September 2015 and is therefore requesting from Sevenoaks Town Council whether any of the committed provision could be provided for that date.

The sum requested by Sencio to commence the replacement facilities for Raleys Gym was £5,940.

RESOLVED: Sevenoaks Town Council pay to Sencio a £5,940 advance from the £95,000 committed for replacement facilities for Raleys Gym subject to details being confirmed by Sevenoaks District Council that these facilities meet the requirements of the s.106 agreement.

vii) Replacement of Indoor Cricket School

Sevenoaks Town Council has committed to £150,000 in the s.106 agreement and Sports Strategy for the replacement of the Indoor Cricket School either at 1) within Indoor Bowls Club (now deemed not feasible), 2) Wilderness School site or 3) providing Sevenoaks District Council with the funds to provide a replacement facility.

The preferred option by all of those involved is the Wilderness School site, discussions were currently on hold awaiting the decision on the proposed Grammar school.

viii) Café on the Vine

The Town Council agreed to restore and refurbish the building previously known as the Band Practice Room and convert into a café on the Vine Gardens.

It was originally hoped that the project would be carried out by the Vine Pavilion Committee (and therefore funding was not originally allocated in the Community Investment Plan), unfortunately this did not happen and the Town Council took over the project.

During the early stages of construction it became apparent that there was even more structural issues than had been envisaged and it put the fabric of the building at risk. Additional resources had to be put in place to make the building structurally sound before continuing with the refurbishment for a café.

The project is reaching its final stages of construction, which will then be followed by the kitting out for the café. It is hoped to be opened sometime in August.

xiii) Sports Strategy

Within the Community Investment Plan the Town Council aspired to set aside a sum of funds from its capital receipts for the investment into sports facilities – subject to match funding. The funding was from the sale of Raleys land and in relation to the covenant for the original use of the land.

The Town Council has been working with approximately 40 sports clubs to consult and develop the sports strategy for the future of the town.

The Sports Strategy Working Party would report its findings to the Open Spaces & Leisure Committee in the autumn. It was recognised that the Strategy would not provide all of the solutions but highlight the needs and aspirations of sports clubs. Such data would also be used to assist the production of the Neighbourhood Development Plan and future sports provision.

xiv) Neighbourhood Development Plan

The Neighbourhood Development Plan was considered a large piece of work in its own right. The Town Council had carried out initial consultation with the public and received responses from approx. 1000 households.

The intention was to move forward in the next couple of months with 1) a second consultation exercise, 2) Integrated Transport Study, 3) reviewing the development sites in the town.

It was noted that the Town Council was having talks with Kent County Council in relation to the provision of an orbital bus service for the town using s.106 funds.

The next stage was for the Town Council to move towards setting draft policies for the Neighbourhood Development Plan.

It was recognised that not all the topics considered and data received will be relevant for the policies for the Neighbourhood Development Plan, however would be referred to as the towns aspirations for the future.

xv) Stag

Within the Community Investment Plan the Town Council had set aside some of the Capital Receipts for improvements to the Stag.

The Stag was seen as an important community asset and integral to the economic development of the town.

RESOLVED: The Town Council considered granting some of the allocated funding in the near future subject to a submission from the Stag with details of requirements.

Cllr Raikes abstained from the vote. Cllr Eyre did not participate in the discussions or vote.

- 3. Delegate to the Chairman of the Community Infrastructure Committee, Chairman of Finance & General Purposes Committee and Town Clerk the appointment of an independent consultant to market test the potential new business for the Centre.

There being no further business the Chairman closed the meeting at 9.20 p.m.

Signed
Chairman

Dated