

Sevenoaks Town Council
Minutes of the Community Infrastructure Committee held in the Council Chamber
On Monday 5th October 2015 at 7.40 p.m. following a Council Meeting.

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

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

Apologies for Absence: Cllr R J Parry

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

225. Dispensations

There were no requests for dispensations.

226. Declaration of Interests

Cllr Eyre reminded the Committee of his Declaration of Interest in relation to the Stag.

227. Asset Disposal

i) Sale of Raleys Land

It was noted that the exchange of contracts for the sale of Raleys Land had taken place on 16th July 2015 and this was subject to planning permission being obtained. The developer was scheduled to submit the planning application for 9th October 2015.

ii) Sale of Town Council Office Site

The Committee considered the Town Clerk's report circulated with the agenda.

It was previously resolved that a report be prepared for either the next Community Infrastructure Committee or Finance & General Purposes Committee to present options available to the Council for developing or selling the land. The report to include reference to risk factors and liabilities for the Town Council.

RESOLVED: That the potential for using the Bat & Ball Station building as a temporary office site also be reviewed.

iii) Sale of Cemetery Lodge

The Committee reviewed a copy of the sale publicity document. It was noted that there were some technicalities to be addressed in land registration.

228. Community Investment Plan Projects

i) Bat & Ball Centre

At the previous meeting it was agreed that the professional architect team be notified that they would be appointed up to RIBA stage 4, once capital receipts for sale of assets were received by the Town Council.

It was also agreed that the following reports be commissioned from external sources

- Potential income generation from the venue – external consultant contacted, no response to date.
- Feasibility of additional facilities on the site – report anticipated November 2015.

ii) Replacement of Raleys Gym

Sevenoaks Town Council had 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. The Town Council's preferred option was to work with Sencio.

Sencio needed to work up a scheme that complied with the s.106 agreement and the Town Council's aspirations.

iii) Replacement of Indoor Cricket School

Sevenoaks Town Council had 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) Wildernesse School site or 3) providing Sevenoaks District Council with the funds to provide a replacement facility.

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

Sencio needed to work up a scheme that complied with the s.106 agreement and the Town Council's aspirations.

iv) Café on the Vine

The Café on the Vine opened on 26th September 2015 and early indications of community support were positive.

RESOLVED: To record the Council's gratitude to the new Café on the Vine Manager, Jenny Elliot for her hard work and dedication in operating the new facility with unexpected difficulties. The Council also wanted to record its gratitude to the volunteers who supported the Café on the Vine Manager.

v) Environmental Park Play Area

It has been agreed to rename the play area – Buckhurst Lane Play Area. The Town Council's lease of the area commences on 1st October 2015 and a Working Party to start to clear the site has been arranged for the 17th October.

A successful funding application has been made, details are currently embargoed, however there was still approx. £14,000 required for the project. In order to have the play area available for Easter 2016 it is thought sensible to install asap during 2015 as in the early months of the new year the land is likely to be too wet for large contractor vehicles.

Pre application for planning permission had been submitted to SDC.

vii) Community Facilities at Greatness Recreation Ground

Funding continued to be sought for the new project. A meeting had been arranged with the Junior Football Club to discuss arrangements for the development and operation of a new facility.

vii) Multi Use Games Area

The consideration of the provision of a Multi-Use Games Area had been postponed until final details for the Bat & Ball Centre have been agreed.

viii) Free Recreational Facilities

The consideration of the provision of additional free recreational facilities had been postponed until capital receipts from the sale of land has been received by the Town Council.

ix) Sports Strategy

The Sports Strategy findings and recommendations were reported to the Open Spaces & Leisure Committee in September 2015. It was recognised that the Strategy would not provide all of the solutions but highlight the needs and aspirations of sports clubs. Such data can be used to assist the production of the Neighbourhood Development Plan and future sports provision.

A copy of the designed Sports Strategy document was circulated at the meeting.

The Community Infrastructure Committee had been requested by the Finance and General Purposes Committee to review the criteria for applications for the Sports Strategy Fund for when the money becomes available.

Previously the only criteria has been as follows:-

- Projects should be match funded.

RESOLVED: That the Committee review the additional criteria at the next meeting to consider the following:-

- Projects should be match funded
- Funding should be for Capital Projects
- Projects should have been referred to within the Sevenoaks Sports Strategy.
- Applications should be from a formally constituted organisation able to provide transparency in relation to all expenditure and operational costs.
- Sports Strategy grants remain in the gift and at the discretion of the Town Council.
- Timetable for applications – Round 1 and Round 2 potentially
- Benefit and evaluation of grant to local community.
- Current facility requirements for funding e.g. Vine Pavilion

x) Neighbourhood Development Plan

Plans were being put in place for the next round of public consultation which includes the Draft Integrated Transport Study, venues and dates currently being sought.

The Steering Committee would then move on towards considering major development sites in the town.

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.

RESOLVED: The Town Council work closely with the District Council to ensure a holistic view of development within the town.

xi) Stag

The Town Council had agreed to provide up to £65,000 from the funding allocated within the Community Investment Plan.

The Sevenoaks District Council leased the Stag to Sevenoaks Town Council and the first rent review needed to commence.

RESOLVED: The Town Council delegated authority to the Town Clerk to negotiate the rent review for the Stag, noting that an independent reviewer would be appointed..

xii) Bat & Ball Station Building

The Town Council was awaiting the results of the South Eastern Railways structural survey on the building.

229. Blue Skies Event 19th September 2015

RESOLVED: to adopt the recommendations from the Town Council's Blue Skies Event held on 19th September 2015.

230. Projects & Draft Time Plan

The Committee reviewed the draft time plan circulated with the agenda.

RESOLVED: to note the report and that it had not changed since the previous meeting.

231. Additional Community Infrastructure Committee for 2015

RESOLVED: The Chairman and Town Clerk to schedule an additional Committee Meeting in 2015, preferably in November.

232. Press Release.

RESOLVED: To publicise the initial success of the Café on the Vine.

There being no further business the Chairman closed the meeting at 8.20 p.m.

Signed
Chairman

Dated