

Minutes of the Sevenoaks Town Neighbourhood Development Plan Steering Committee
meeting held on the 7th December 2015, 6pm, Sevenoaks Town Council Offices

In attendance: Cllr Hogarth (Vice Chairman, in the chair), Tim Pearce, Cllr Piper, Cllr Purves, Cllr Mrs Walshe, Roger Walshe, Cllr Hunter, Geoff Brown, Barry Vanns, Glenn Ball, Byron Brown, Flora Hill, Linda Larter, Hugh D'Alton, 3 members of the public.

Apologies: Peter Ashwell, Cllr Eyre, Cllr Busvine, Cllr Towell

1. Declarations of Interest

None

2. Minutes of the previous meeting

The minutes of the meeting held on the 26th October 2015 were received and approved

4. NDP Banner Consultation

The Committee received and noted the following consultation sessions, volunteers were invited to contact the clerk with their availability. It was noted that a member of Sevenoaks Town Council staff would be present at all times.

Friday 11th December	Sevenoaks Station	1pm -3pm	3pm -5pm	5pm -7pm
Saturday 12th December	Stag, Plaza Suite	10am – 12noon	12noon - 2pm	2pm – 4pm

5. Site Allocations

The committee received and considered a number of currently allocated sites and areas of development within the Town and the following comments were made:

1. Bat & Ball regeneration

It was suggested that this topic needed to be considered as a master planning exercise to include:

- Bat & Ball Centre
- Bat & Ball Station
- Bat & Ball Junction
- Gas holder site on Otford Road
- South East Water site on Cramptons Road
- Long Term future of Tarmac / Cory site
- Pottential new road
- Access to the m25 easterly
- Views, links, pathways to water areas
- Traffic implications for nearby school sites

It was noted that Sevenoaks Town Council was planning to redevelop the Sevenoaks Community Centre site and, subject to negotiations, integrate the old Bat & Ball station building into the function of the future site, including community hire facilities, a Café, Town Council Offices.

Concern was expressed with regards to the current sale of the St Johns Scout Hut which held historical significance, it was suggested that should this site be redeveloped the hut be moved to another location.

Gas Holders site

It was noted that the topic of retaining the current gas holders split public opinion, and the views of those in the surrounding area should be sought. It was noted that there were architectural projects which retained gas holders while allowing development within the structure, one such example being the Gasworks in Dublin.



Tarmac site

The Town Council's aspirations that the site be returned to public use for recreation purposes once the landfill has been sealed were received and noted.

2. Wildernesse school sites

The traffic implications from the development of two schools on the site were received and noted.

It was suggested that improvement works should be considered to the Mill Pond Woods footpaths, subject to funding being secured from KCC, due to the large number of pupils who would be likely to use the route to access the school.

It was suggested that there may be scope for a roundabout at the junction of Seal Hollow Road and Seal Road, given that much of the surrounding land was in KCC ownership.

3. Farmers site

It was noted that current owners of the site had informed Sevenoaks District Council that they intended to develop out the site in line with granted planning permission.

The District Council's plans to develop a Hotel on the site of the Hitchen Hatch Car Park were discussed.

It was suggested that the Neighbourhood Plan should include policies to safeguard retail units in the vicinity of the Station in the event that the site was redeveloped into a mixed use scheme.

It was noted that the Integrated Transport Strategy set out a number of possible improvements to the 'station square' area.

4. Edwards Electrical

It was noted that current owner of the site hoped to secure a greater yield from the site than would be possible with pure office development, and had in the past applied for a mixed office/residential scheme on the site.

The Committee stated that its preference was to retain office space within the Town Centre, and that any development should be limited to a maximum of 3 storeys with parking on site.

The following sites were deferred to a later meeting:

5. BT telephone exchange

6. Secondary shopping areas
7. It was also agreed to add the following item to the next agenda "Sevenoaks Wildlife Reserve"

6. Dates of future meetings

It was noted that following dates had been set for future Steering Committee meetings, and that all meetings would begin at 6pm and finish at 6:55pm.

- a. 18th January 2016
- b. 29th February 2016
- c. 11th April 2016

Meeting concluded at: 6:57pm