

**Minutes of the Sevenoaks Town Forum Meeting held @ Sevenoaks Town Council
Offices, Bradbourne Vale Road, Sevenoaks
Wednesday 14th September 2016
at 6.30 p.m.**

NOTED PRESENT FROM COMPLETED DELEGATE FORM

Cllr Peter Fleming, as Chairman

Cllr Simon Raikes	Sevenoaks Town Councillor
Cllr Mrs Pam Walshe	Sevenoaks Town Councillor
Cllr Elizabeth Purves	Sevenoaks District Councillor
Cllr Avril Hunter	Sevenoaks District Councillor
Cllr Marilyn Canet	Sevenoaks Town Councillor
Cllr Andrew Eyre	Mayor of Sevenoaks
Cllr R M C Hogarth	Sevenoaks Town Councillor
Cllr R J Parry	Sevenoaks Town Councillor
Cllr Robert Piper	Sevenoaks Town Councillor
Ms Helen O'Sullivan	Granville & Eardley Road RA
Mr Jonathan Drury	White Hart Estates Residents Association
Mr Ian Marsh	White Hart Estates Residents Association
Mrs Marcia Walker	Sevenoaks Town Resident
Ms Helen Willis	National Council of Women Sevenoaks Branch
Mrs Fiona Pagnell	National Council of Women
Dr Geoff Brown	St John's Residents Association/SAHA
Mr J M Bamforth	Hitchen Hatch Lane Residents Association
Mr Henry Pound	Knole Paddock
Ms Nicola Smith	Quakers Hall Residents Association
Mr Peter Kinsler	White Hart Estates Residents Association
Mr Roger Walshe	Sevenoaks Society
Ms Ann Howard	West Kent Mediation
Mr Edward Oatley	St Johns School, Hollybush Resident Association
Mr Roger Perkins	Quarry Hill Residents Association

Also in Attendance:

Linda Larter MBE, Town Clerk, Sevenoaks Town Council
Michèle MacDonald, Council Committee Clerk

1. APOLOGIES FOR ABSENCE

Cllr Matthew Dickins	Sevenoaks District Councillor
Dr Rindy Bakker	Quaker Hall Residents Association
Mr Peter Scott	St Botolph's Road Residents Association

2. MINUTES OF THE MEETING HELD ON 13TH APRIL 2016.
The Minutes of the meeting were agreed.

3. MATTERS ARISING FROM THE MINUTES:

Further to Minute points:

- 3 (a) New Parking Restrictions: Cllr Fleming advised that the process for bringing in new restrictions takes approx. 18 months, this is due to works being 'bundled up' then a proposal needs to go to the Joint Transportation Board (JTB - a joint committee of KCC Members and District Members) there will then be two consultations with the public, non-formal and formal, any changes will be made it will then go back to the JTB for final approval, the work will then be scheduled in (for instance new bays will need lines and these can only be put down in good weather) so the process is not quick and can take 18 months or more. Planning application is in.
- 3 (b) Hotel & Sennocke Car Park: October Planning meeting would discuss this site. Cllr Fleming advised that Network Rail, owners of the station land met with Sevenoaks District Council and that he would circulate notes of the meeting. It transpires that such a request had never been made via a Council before and would go via Department of Transport.
- 3 (c) Farmers Site: Cllr Fleming advised no further action currently been taken. New hoarding is up. Planning consent commenced when building was knocked down.

4. GUEST SPEAKER: MR ANTONY LANCASTER - PLANNING INFORMATION SESSION

Cllr Fleming introduced Mr Antony Lancaster, Strategic Planning Manager who gave a brief overview of planning at Sevenoaks District Council [SDC] as follows:

- a) Local Plan Process
- 2011 Core Strategy published. Development plans for the future of the district for the period 2011 to 2026. Allowed for 3300 new homes to be built within this timeframe.
- 2012 Government introduced National Planning Policy Framework, summarising and adding to the 2011 strategy. Included housing need for next 20 years – how to identify need and how to provide for this.
- 2015 SDC Planning revisited this and employed specialist staff. Needs to build 12,400 houses equating to 620 homes a year to find space for. NB over the past 3 years SDC has built 400 in the past year and 200 new homes in the preceding two years.

Cllr Fleming advised that 12,400 is the starting figure given by the Government based on ageing population, differing homes required, inward and outward migration. The shame is that councils have to release this figure prior to any consultation with the public and neighbouring councils and overlaying green belt, brown field sites and their issues. 2015 saw an outward migration from London to sevenoaks of 8 people.

SDC is duty bound to co-operate with the Government's projections and duty bound to ask its neighbours to help as they are to ask Sevenoaks. Thus if it transpires the figure is too high and unachievable, SDC would ask its 8 neighbouring authorities if they would be able to deliver some of their housing needs.

SDC needs to understand what green belt is now. Thus need to understand the previous classification. SDC Assessment undertaking Governments prescriptive which SDC will follow to the letter as otherwise,

if inspected and found wrong, SDC would need to start again resulting in no plans being in place thereby allowing developers to come in and develop what and where they want as all plans would legally be put to one side.

SDC is 93% Green Belt with which it need to face the challenge of the new Local Plan for the period 2015 to 2035.

Year One – information is being gathered

Year Two – public consultation

SDC's Call for Site ended 2015 – to find sites suitable for new homes.

- 2016 June SDC reported 250 sites found (90% in green belt). Open process with more sites being considered. Thus SDC to commission work to help with the Assessment of Green Belt to parcel its land into distinctive areas of how to meet the five criteria of Green Belt week commencing 19.09.2016. The specialists will check the need of the Local Housing Plan, with regards to future employment, use of the land, retailer's needs, the economic need and the future health of town centres.
- 2017 Once evidence is received SDC will match supply of land to the need. Needs to be sustainable. New developments must be sustainable, which overrides everything.
- 2017 Spring/Summer – SDC out to consultation
- 2018 Draft Local Plan early in the year for further consultation
- 2018 End of the year examination process to take into account all public responses which the Government Inspector examines/modifies and returns to SDC for further consultation.

b) Conservation Areas

Policy of the Core strategy is to protect and help to maintain conservation areas. Elaborate – Residential Character Area Assessment. SDC takes into account how the town has grown, its characteristics to protect and enhance, details, assesses planning applications,

The Residential Character Area Assessment is of material consideration to all planning applications. Looks at individual application, assesses characteristics

c) Village Design Statement

Available for the town. Community produced, Notes special attributes and influences planning applications regarding designs.

d) Historic England

To preserve the character of areas in England.

e) Local History

Sevenoaks Society, team of volunteers, has identified buildings of historic value to the town and included these in a local list. Material consideration is given to their planning applications.

f) Brown Field Sites

Exist within both green belt and urban sites.

g) Windfall sites

Cannot be planned for. Dunton Green recently obtained planning permission for 300 homes.

Open Discussion:

- i. Fort Halsted Site – 450 new homes accounted and planned for. 45 new homes over 10 year period. Build has not yet started. DSTL need to build first.
- ii. Over development of sites – Planning Inspectorate makes final decision. If garages fall outside Sevenoaks' Residential Character Area Assessment, members were asked to observe this rule. Cllr Fleming advised that if the inspectorate test this at appeal and it doesn't stack up, then SDC has difficulty going forwards.

Cllr Fleming and members of the Town Forum thanked Mr Antony Lancaster, Strategic Planning Manager for his brief overview of planning at SDC.

5. UPDATES

- a) Highways Maintenance: KCC has a backlog of 20 years for resurfacing roads. Roads with concrete bases and estate roads are not on the list. Cllr Parry advised all to go either to the KCC website to report any road repair issues or contact their KCC councillor. KCC would then include in their schedules and prioritise. Cllr Fleming advised that KCC has money in the budget for pot holes. Also to be reported via the KCC website.
- b) Street Cleaning: Cllr Fleming hoped that street cleaning updates could be added to the District's new website. In the interim one should telephone in to make enquiries of rotas.
- c) Budget: Cllr Fleming advised that from next year SDC will no longer receive any direct government support, down from £4m a few years ago. SDC has made savings and increased investment income to cover this short fall and therefore services to the public can be protected.
- d) Website: Cllr Fleming advised an easier user friendly website is being built. Will have green waste permits and bulky collection on line rather than placing order over the phone.
- e) Edwards Electrical Site: Cllr Fleming advised he hoped new hoardings may be a possibility.

6 NEXT MEETING

This was agreed to take place on 1st February 2017 at STC offices, coffee at 6 p.m. with a 6.30 p.m. start.

There being no further business the Chairman closed the meeting at 7.50 p.m.