

Minutes of the Community Infrastructure Committee held on 6th February 2017 at Sevenoaks Town Council Offices.

Meeting Commenced: 7.03 p.m.

Meeting Concluded: 8.30 p.m.

Present: Cllr Chakowa, Cllr Clayton, Cllr Eyre, Cllr Hogarth Chairman, Cllr Parry, Cllr Piper Vice Chairman, Cllr Raikes.

In Attendance: Cllr Arnold, Cllr Canet, Cllr Mrs Parry and Cllr Parson

There were no members of the public present. The meeting was not recorded.

410. Apologies for Absence

There were no apologies for absence.

411. Requests for Dispensations

There were no requests for Dispensations.

412. Declaration of Interests

Cllr Eyre reminded the Committee of his Disclosable Interest relating to the Stag and would not vote on related matters.

413. Minutes of the Community Infrastructure Committee held on 3rd October 2016

RESOLVED: That the Minutes of the Meeting held on 3rd October 2017 be accepted and signed as a true record.

414. Asset Disposal

i) Sale of Raleys Land

The sale of Raleys Land is scheduled for completion on 16th February 2017. Anticipated sale price was £2,560,000, the final sale price = £2,599,039 due to affordable homes negotiation.

ii) Sale of STC Offices

The Town Council will be seeking to renew its residential planning permission for the site as soon as possible and will then review the most appropriate time to book the land back on the market.

iii) Sale of Cemetery Lodge

Unfortunately the previously reported potential buyer is unable to sell his house. Therefore it will be remarketed and extended to other estate agents. The Town Clerk is currently firming up fees and terms with additional agents.

415. Community Investment Plan

i) Bat & Ball Centre

The Town Council formally appointed the architectural team for the development of the project in November 2016. Plans are being reviewed and worked on in relation to obtaining the best possible facility within resources.

It is hoped that plans will be available for Councillors to consider towards the end of February 2017.

Councillors discussed the challenges relating to the project, not least cashflow for the Council and how options of building first or borrowing might be needed to address this.

- ii) Replacement of Raleys Gym
As part of the Town Council's SP10 agreement for the sale of the Raleys land there is an agreement to provide £95,000 for the replacement of gymnasium facilities. The Town Council had received plans and an outline proposal from Sencio relating to this replacement provision.

RESOLVED: To continue to negotiate with Sencio for replacement gymnasium facilities subject to:

- Plans being agreed by SDC Planning that they met SP10 requirement. Noting there might need to be more information relating to gymnastics provision.
- Appropriate Heads of Terms for the transfer of the funding.

- iii) Replacement of Internal Cricket School
As part of the Town Council's SP10 agreement for the sale of Raleys land there is an agreement to provide £150,000 for replacement of the Indoor Cricket School. At the previous meeting the Heads of Terms for an agreement with KCC to include this provision within the new Grammar School were agreed. Negotiations were continuing with KCC.

- iv) Environmental Park
Sevenoaks Town Council has agreed to a 10 year peppercorn lease for the management of the Environmental Park. It was hoped that lease matters will be addressed for this to commence on 1st April 2017.

Knole Trustees had recently confirmed potential problem relating to the proposed planning application from SDC for an adjacent car park.

RESOLVED: To continue negotiations with Knole Trustees for the management of the Environmental Park noting that a break clause would be included in the lease should it be needed for works relating to the proposed car park.

- v) Community Facilities at Greatness Recreation Ground.
Sevenoaks Town Council is working with Sevenoaks Town Football Club as part of the Sevenoaks Fund to raise funds for a new 3G pitch.

A Masterplanning exercise is being undertaken for Northern Sevenoaks and it is hoped that this will include the football club's ambitious plans for the grounds including a £1.8m new pavilion.

At a previous meeting it was agreed subject to funding that the Town Council progress with the provision of a public toilet and Youth Shelter. Funding has been applied for towards the Youth Shelter facility.

- vi) Multi Use Games Area
It was noted that there would not be space for a replacement Multi Use Games Area on the current community centre site when developed and therefore a replacement site needed to be considered potentially with a partner organisation. At the previous meeting it was agreed to include the provision of the facility within the Masterplanning for Northern Ward.

vii) Free Recreational Facilities

The Town Council had made a commitment to provide free recreational facilities including play areas and outdoor gym equipment in various locations throughout the town. Public consultation has taken place relating to the proposal for installation of this at Kippington Meadow.

The Finance & General Purposes Committee agreed to proceeding with the installation of equipment in Kippington Meadow.

RESOLVED: To note that the plans for installation of play equipment at Kippington Meadow were on hold due to legal issues and that the matter would be reconsidered by the Open Spaces and Leisure Committee to review how this community facility could be provided.

viii) Sports Strategy

The Town Council was awaiting capital receipts before committing to distribution of the funds which were subject to match funding. The Town Council has agreed in principle to launch a fundraising initiative (Sevenoaks Fund) in 2017 to match fund major investments in sporting facilities, namely two 3G pitches.

Sevenoaks Hockey Club has also made a request that the Town Council consider a request from them to draw down from this fund.

RESOLVED: The request from the Sevenoaks Hockey Club be reviewed by the next Open Spaces & Leisure Committee.

ix) Neighbourhood Development Plan

A revised project plan has been prepared and had been agreed by the NDP Steering Committee and Planning Committee. The Masterplan for Northern Sevenoaks was progressing and will be reported to the Annual Town Meeting on 20th March 2017.

x) Stag Community Arts Centre

The Town Council had allocated £150,000 within the Community Investment Plan for improvements for the Stag. The Committee previously allocated a provision of up to £65,000 for the purposes of an air handling system at the Stag.

The Stag had also been included as one of the four charities to benefit during 2017 from the Sevenoaks Fund.

For some time Sevenoaks Town Council has been proud to state that its intervention with the Stag not only enabled a Theatre and Cinema to continue to be provided in the town but also through the visitors to the facility support the economic and tourist benefits for Sevenoaks. The Town Council has commissioned an independent economic impact assessment to review this, a copy of the document had been distributed with the agenda.

Cllr Clayton raised some queries about the methodology for the preparation of the report and it was agreed that he would forward the queries as soon as possible to the Town Clerk for discussion with the consultant.

RESOLVED: The Committee welcomed the report that demonstrated the valuable contribution the Stag made towards visitor numbers to the town and the local economy. In particular it was noted that approximately 50% of visitors to the Stag came from outside the town. The Committee were also of the opinion that the report demonstrated the benefit of the brave decision made by the Town Council in 2008 to take over the facility.

416. Sevenoaks Fund

RESOLVED: To receive and note the contents of the draft News Release for the Sevenoaks Fund.

417. Bat & Ball Station Building

i) Lease

The Town Council had agreed the Heads of Terms for the 25 year peppercorn lease. Documents relating to the full lease were expected soon.

South-eastern had not confirmed a completion date for their works to the building.

Sevenoaks Town Council had also commissioned its own structural survey which highlighted more extensive work needed to the roof. The Town Council would liaise with Southeastern regarding this.

ii) Funding

The first round bid to the Heritage Lottery Fund was submitted in November 2016. The Town Clerk had been liaising with the Grants Officer. A decision was expected in March 2017.

The Heritage Lottery Fund Grants Officer has stated that if the Town Council was successful in March 2017, due to the amount of work undertaken to date the second round of development which would normally be timetabled for one year would be reduced to six months, enabling work to start on site from October 2017.

The Railway Heritage Trust have expressed an interest in providing funding for repair / replacement sash windows.

iii) Planning Application

The planning application was submitted at the end of January 2017. A copy of the application was made available at the meeting it had not changed except minor details from Feasibility Study previously circulated.

A copy of the Heritage Statement was also provided and could be emailed to Councillors on request.

The Town Council was awaiting approval from Southeastern to also use land at entrance for cycle racks and wooden compound (as Vine Café) for wheelie bin.

Cllr Canet had followed up with SDC regarding provision of cycle racks and allocated funding. SDC contacted the Town Council for information which was forwarded. No further update had been provided.

418. Press Release

RESOLVED: To issue a Press Release relating to the submission of a planning application for the refurbishment of the Bat & Ball Station Building.

There being no further business the Chairman closed the meeting.

Signed Dated
Chairman