

**Minutes of the Community Infrastructure Committee held on 7th August 2017
At Sevenoaks Town Council Offices**

Meeting Commenced: 7.00 p.m.

Meeting Concluded: 8.35 p.m.

Committee Members Present: Cllr R M C Hogarth (Chairman), Cllr R L Piper (Vice Chairman), Cllr A S Clayton, Cllr S G Raikes.

In Attendance: Cllr S Arnold, Cllr M J Canet, Cllr P Walshe, Town Clerk

Prior to the commencement of the meeting Luke Engleback from Studio Engleback provided a presentation on the external plans for the Bat and Ball Centre. The presentation focused on options for drainage, potential surfaces and soft landscaping. Luke also answered Councillors queries. A copy of the presentation is attached to the Minutes.

There were no members of the public present.

196. Apologies for Absence

Apologies for Absence were received from Cllr M Chakowa and Cllr R Parry.

197. Requests for Dispensations

There were no requests for Dispensations

198. Declaration of Interests

Cllr Clayton reminded those present of his Declaration of Interests relating to the Sevenoaks Rail Travellers Association.

199. Minutes of the Community Infrastructure Committee held on 10th July 2017.

RESOLVED: That the Minutes of the Meeting held on 10th July 2017 be accepted and signed as a true record.

200. Asset Disposal

i) Sale of Sevenoaks Town Council Offices

The Town Council has submitted plans to renew its residential planning permission for the site.

It was hoped that the Town Council could have renewed its residential planning permission for outline for 10 properties, with all other matters reserved. Unfortunately the application was refused (details forwarded to Cllrs separately).

A new application was being prepared and would be submitted in August 2017. The plan creates a single building with 14 flats (1 & 2-beds) over 3 floors with the top floor being in the roof space. At least 21 car parking spaces being 1 space per flat with a 0.5 space per flat for visitors, such a scheme should allow the retention of most of the existing retaining walls and trees/planting, while also ensuring the

development is of an appropriate bulk and scale. This would equate to a density of approximately 44dph (dwellings per hectare) in line with current Sevenoaks District Council planning policy, addressing one of the grounds for refusal of the previous scheme.

ii) Sale of Cemetery Lodge

An original interested person has now sold their property and has made an offer on the lodge of £490,000 and paying for an additional soakaway and electric opening mechanism for the gates (can also continue to be used manually). Contracts have been produced for the sale.

201. Community Investment Plan

i) Bat & Ball Centre

The following update was provided

- Design and costing work was taking place regarding the external areas of the site.
- Southeastern / Network Rail had verbally approved the new designed access to the platform.
- The Project Team was working on addressing the matters raised in Pre Planning advice.
- It was anticipated subject to traffic surveys that the planning application would be submitted early September.

ii) Replacement of Raleys Gym

The following update was provided:

- Sevenoaks Town Council and Sencio had agreed and signed the appropriate legal agreement.
- Sevenoaks Town Council were awaiting confirmation from Sevenoaks District Council legal department that the agreement met the Town Council's planning obligations.

iii) Replacement of Internal Cricket School

As part of the Town Council's s106 agreement to facilitate 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 to continue with KCC.

iv) Environmental Park

Sevenoaks Town Council had agreed to a 10 year peppercorn lease for the management of the Environmental Park. It was hoped that lease matters would be

addressed for this to commence on 1st April 2017. However the matter had become complicated due to the proposed decking of the adjacent car park and Knole Trustees had deferred the commencement of the lease.

Sevenoaks Town Council had produced a sketch plan providing details of its ambitions for the park, which had been forwarded to Knole Trustees and Sevenoaks District Council. Sevenoaks District Council had included the Town Council's plan within its planning application for the adjacent car park.

v) Community Facilities at Greatness Recreation Ground.

The following update was provided:

- 3G Football Pitch at Greatness Recreation Ground
Work was completed. **Official opening event to take place 12.30 p.m. Saturday 9th September 2017.**
- The youth shelter had been installed.
- Public Toilet
Plans produced. A planning application had been submitted. Currently seeking tenders for the work.

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. Consultants have recommended that this facility be installed at Greatness Recreation Ground. It is expected that the most practical solution is where the Futsal goals are currently located.

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.

viii) Sports Strategy

The Town Council was awaiting capital receipts before committing to distribution of the funds which were subject to match funding.

To date the Town Council has agreed the following funding from the Sport Strategy fund:

Project	Partner	£
Replacement gymnasium	Sencio	£95,000
Replacement indoor cricket school	KCC	£150,000
3G Rugby Pitch / Knole Paddock*	SRFC	£250,000
3G Football Pitch / Greatness*	STFC	£200,000
3G Hockey Pitch / Hollybush	Hockey Club	£50,000
Total		£745,000

Sevenoaks Fund*

ix) Neighbourhood Development Plan

A revised project plan has been signed off on 3rd July 2017. The Masterplan for Northern Sevenoaks initial consultation has been completed.

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.

202. Bat & Ball Station Building

i) Lease

Southeastern were aiming to complete the Lease and works to the building for 21st August 2017. The timetable was set by the HLF funding programme.

ii) Funding

The Town Council had been successful in its first round bid to the Heritage Lottery Fund. Town Council Officers had started to work on the preparation for the round two submission. The Heritage Lottery Fund provided a two year timescale for the second round submission currently the aim was to submit in August 2017.

The administrative workload for the second stage of the Heritage Lottery Fund had been considerable and was ongoing. Officers were currently working on the following:

- 2nd stage application
- Development Appraisal
- Management & Maintenance Plan
- Project Costs

- Cashflow
- Option Appraisal
- Business Plan inc. Organisation impact
- Conservation Plan
- Evaluation Plans

The Railway Heritage Trust had expressed an interest in providing funding for repair / replacement sash windows and a site meeting had been held on 7th August 2017.

Officers were working to the current programme for submitting Round 2 application.

10 th August 2017	Presentation in London to HLF
16 th August 2017	Tenders returned. Tender opening to take place 12.30 p.m. Wednesday 16 th August 2017.
29 th August 2017	Submission of Round 2 application with associated reports.

The investment of resources by Sevenoaks Town Council in obtaining professional advice and surveys in preparation for the HLF application and planning application has uncovered additional capital works which had increased the costs. The additional costs relating to the heritage building and have required a substantial increase from Sevenoaks Town Council and Southeastern into the project.

Sevenoaks Town Council had also covered 100% of Development Costs to date and will be covering 100% of Activity Costs for the project.

In a conference call at the beginning of August, HLF also stated that they were no longer to provide funds for Activity Plan and other related increased costs due to its own funding constraints. Councillors were provided with the following documents relating to the costs for the project.

- i) QS report with costs relating to original feasibility, April 2017 and July 2017
- ii) Overview report relating to costs to Sevenoaks Town Council. (Note 5 year management costs are normal management costs need to be identified by HLF, does not show income and are netted off).
- iii) Final Development Appraisal produced by Savills.

The Town Clerk was currently trying to establish if additional source of funding can be obtained to address the above.

iii) Planning Application

Planning Permission had been received with some conditions. The Town Council had been informed that it would need to submit further Listed Building Planning Application for provision of Acoustic Plastering. The access on to the platform would be part of the Planning Application for the Bat & Ball Centre.

RESOLVED: To support the ongoing development of the project and application to Heritage Lottery Fund and for the Town Clerk seeking additional external funds.

203. Red Cross

The following updates were provided:

- Building to be passed to Sevenoaks Town Council on 16th September 2017.
- Asbestos report obtained.
- Town Council to obtain tenders for repairs to review against potential demolition.

There being no further business the Chairman closed the meeting.

Signed

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Chairman

Dated



Bat and Ball Community Centre, Sevenoaks

in association with Theis & Khan Architects

Landscape proposals and options

July 2017

377-doc-003

© studioengleback

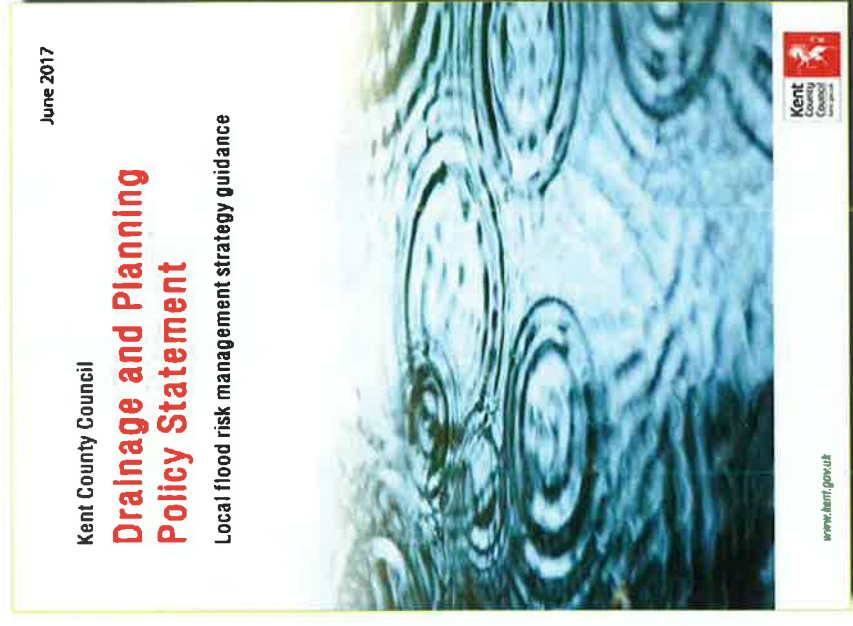
Sustainable Drainage Systems manages impacts from development on the quantity and quality of runoff, provides amenity and biodiversity as well as other potential benefits.

Evaluating the benefits of SuDS using CIRIA's BeST
CIRIA Susdrain July 2015



“Kent County Council recommends that sustainable drainage is considered from the inception of any scheme as an interconnected system that provides additional benefits, rather than as an individual, standalone drainage measure.”

Kent County Council Drainage and planning policy statement June 2017





View to entrance from Crampton's Road showing fine walnut tree with an ash behind it



View north over car park towards the existing community centre

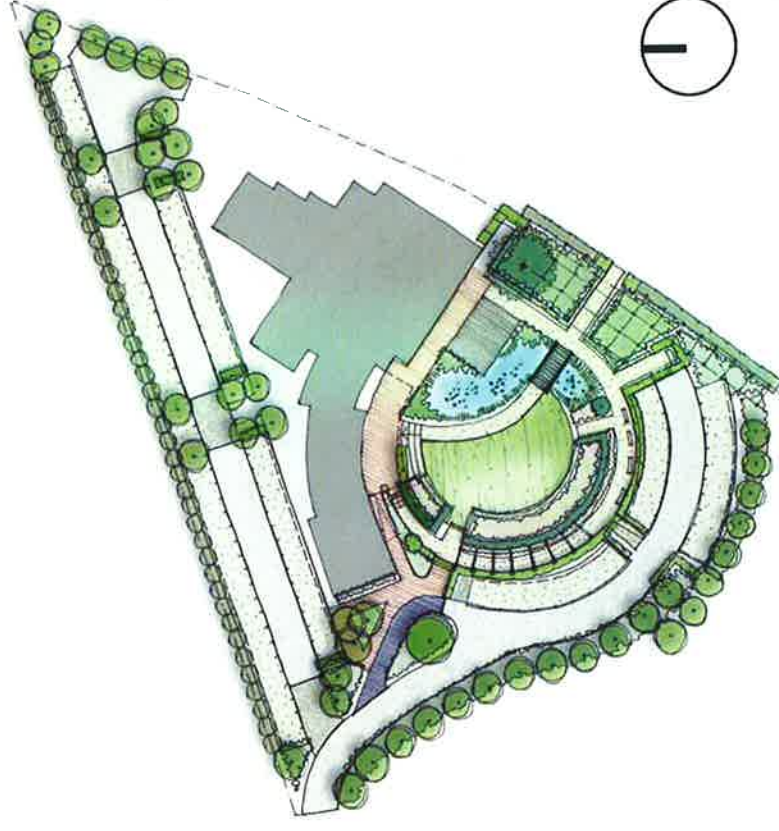


View west over lawn with fruit and ornamental trees towards the existing community centre

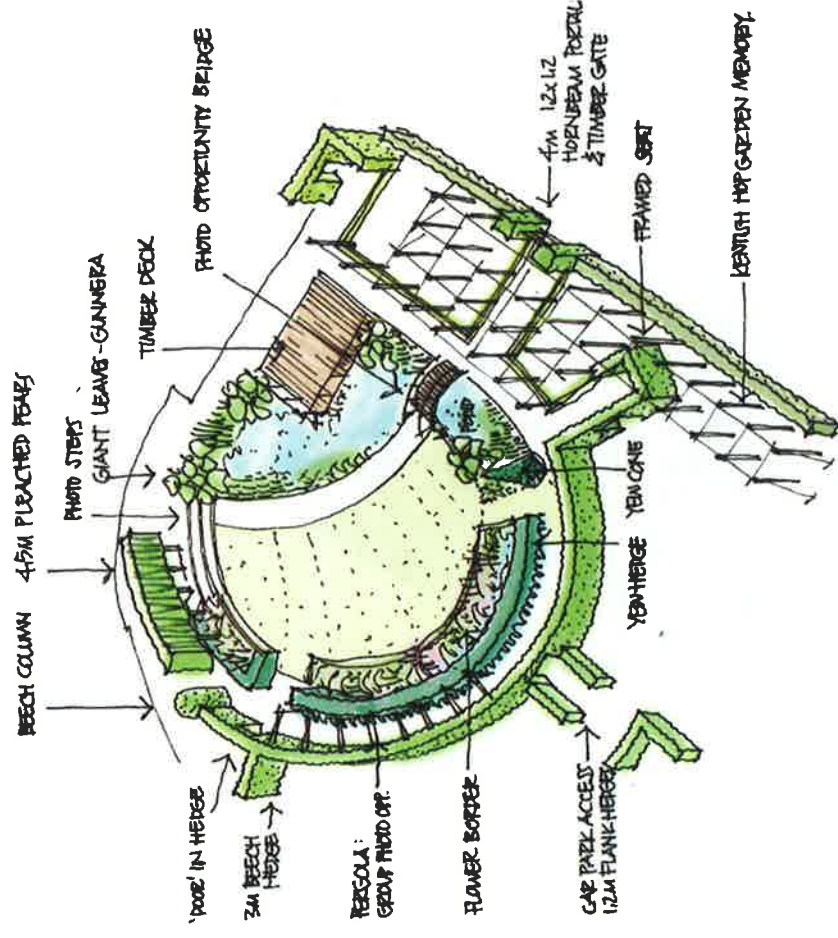


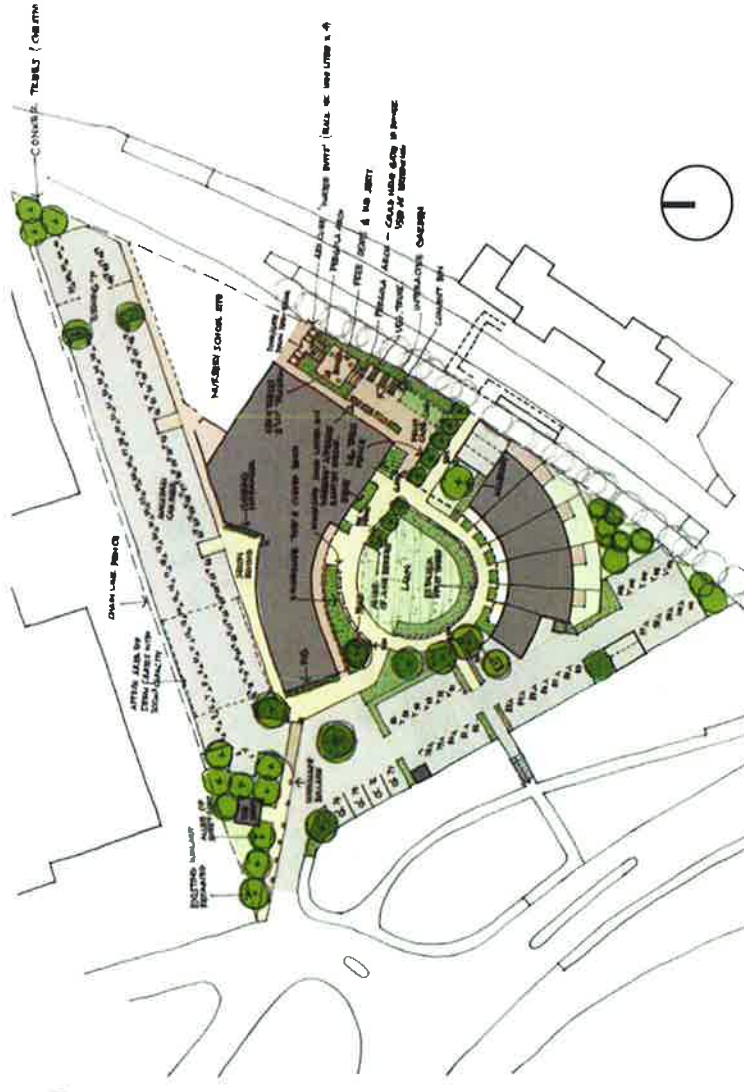
Contours on site from survey by Spatial Dimensions issued 12. 2016 with rounded off contours for ease of reading and interpolated off-site contours by SE

The genesis of this layout



The competition layout 2015

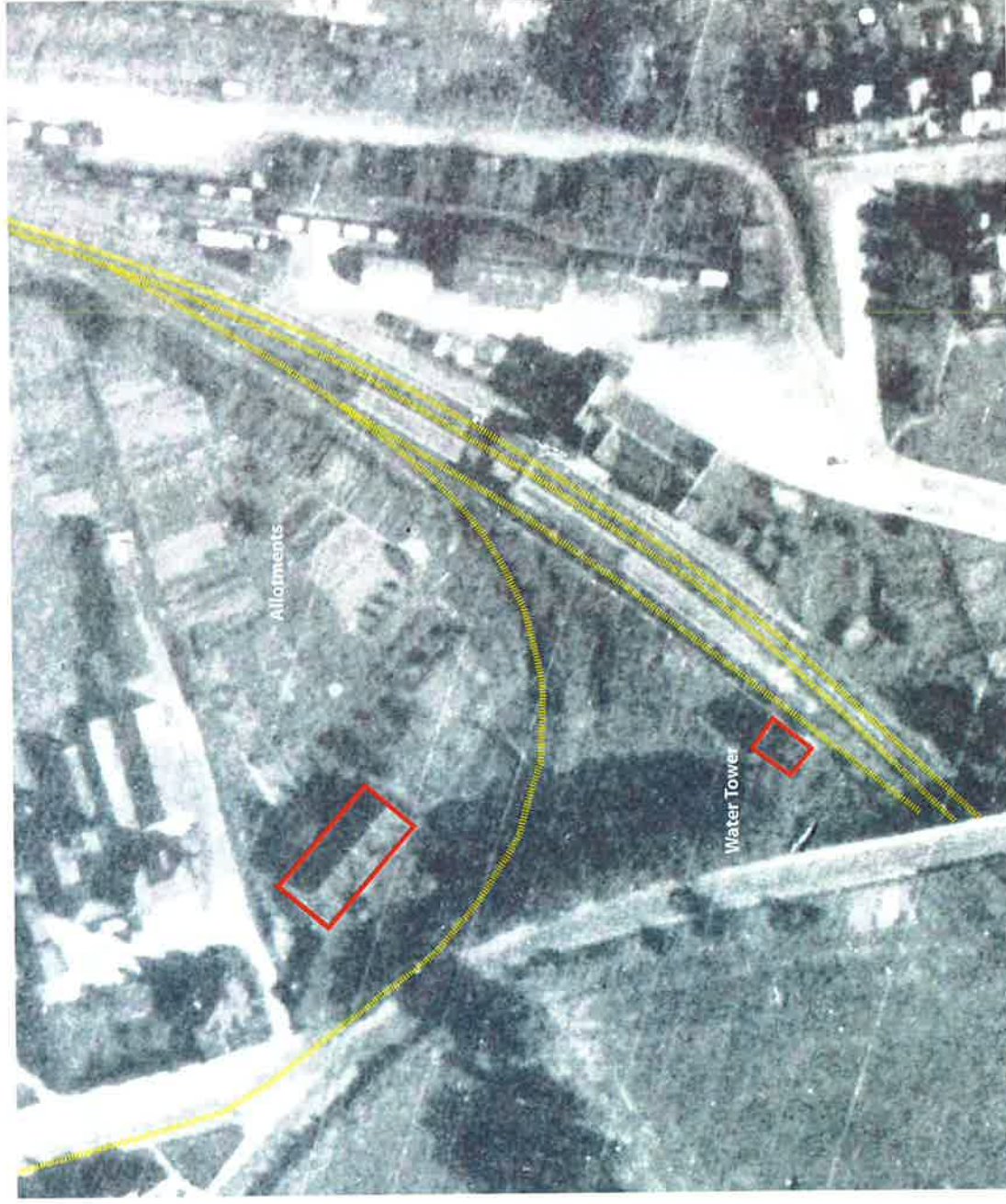




Understanding Place

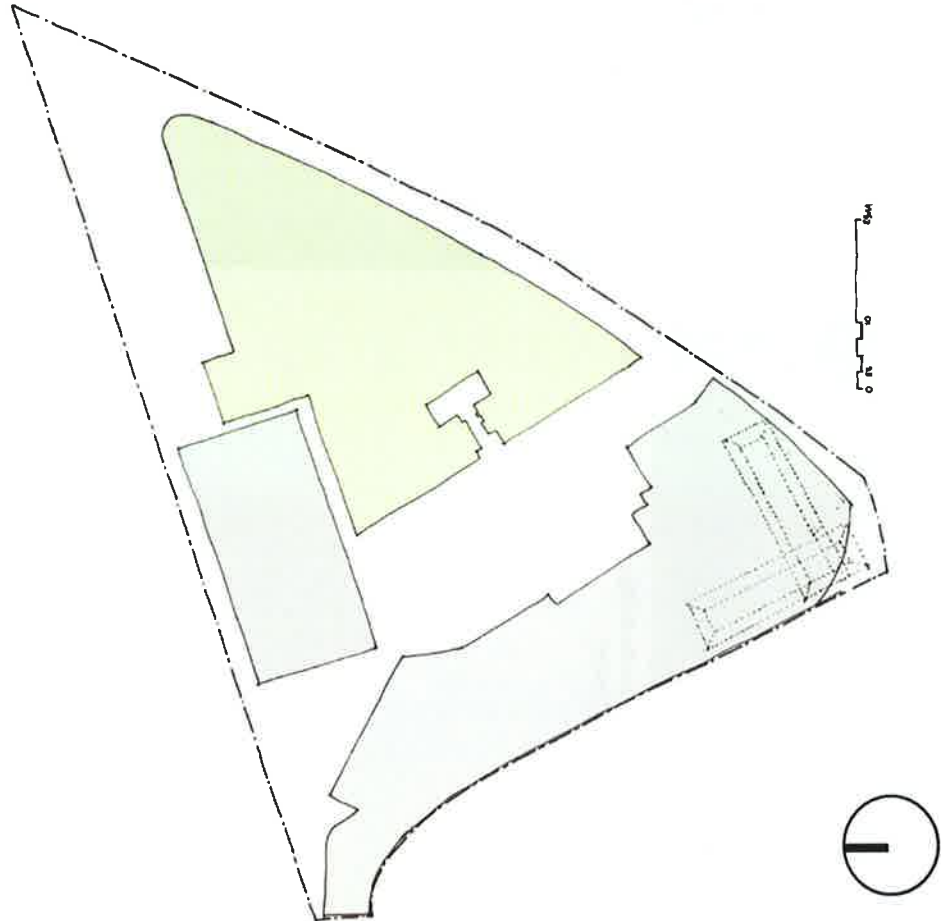


1962 view of the station from the bridge showing water tower and siding north of platform 2 in use
source: wikipedia

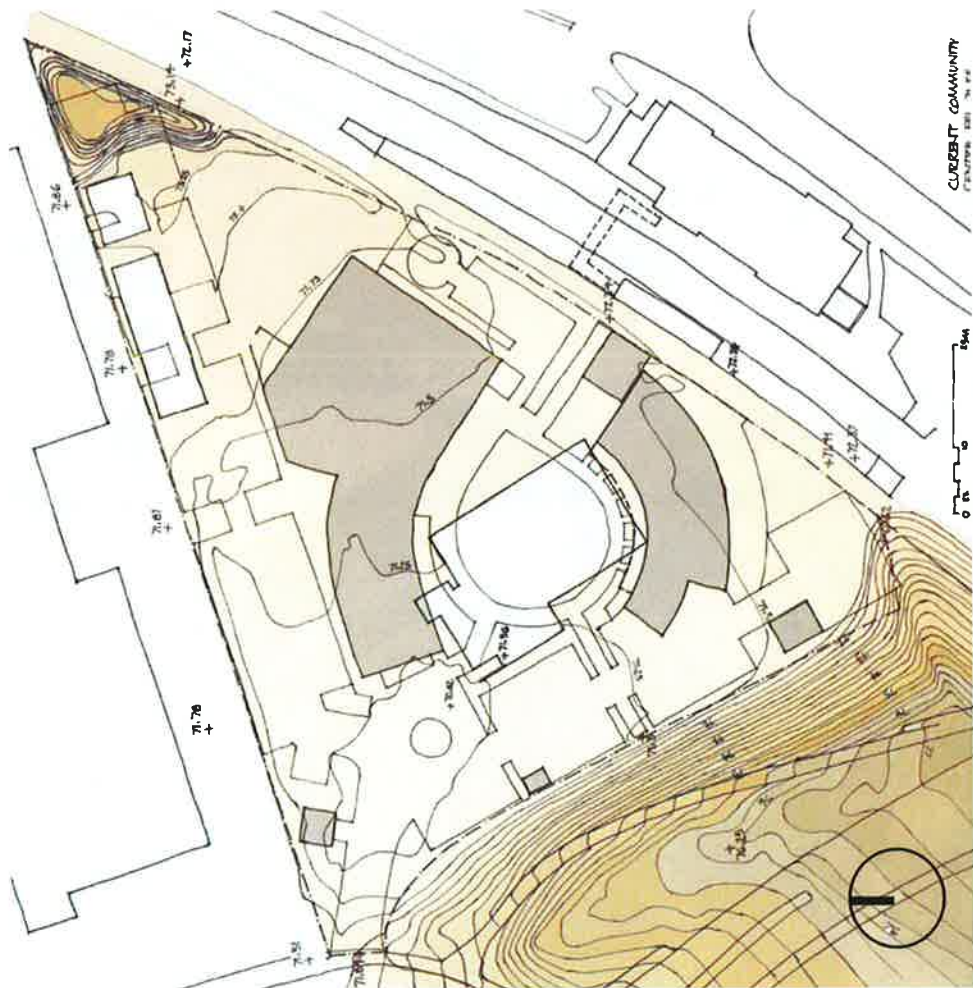


1940 aerial photograph taken by the Luftwaffe with the railway lines highlighted in yellow and the on site buildings in red.
source: google earth

Reuse site assets

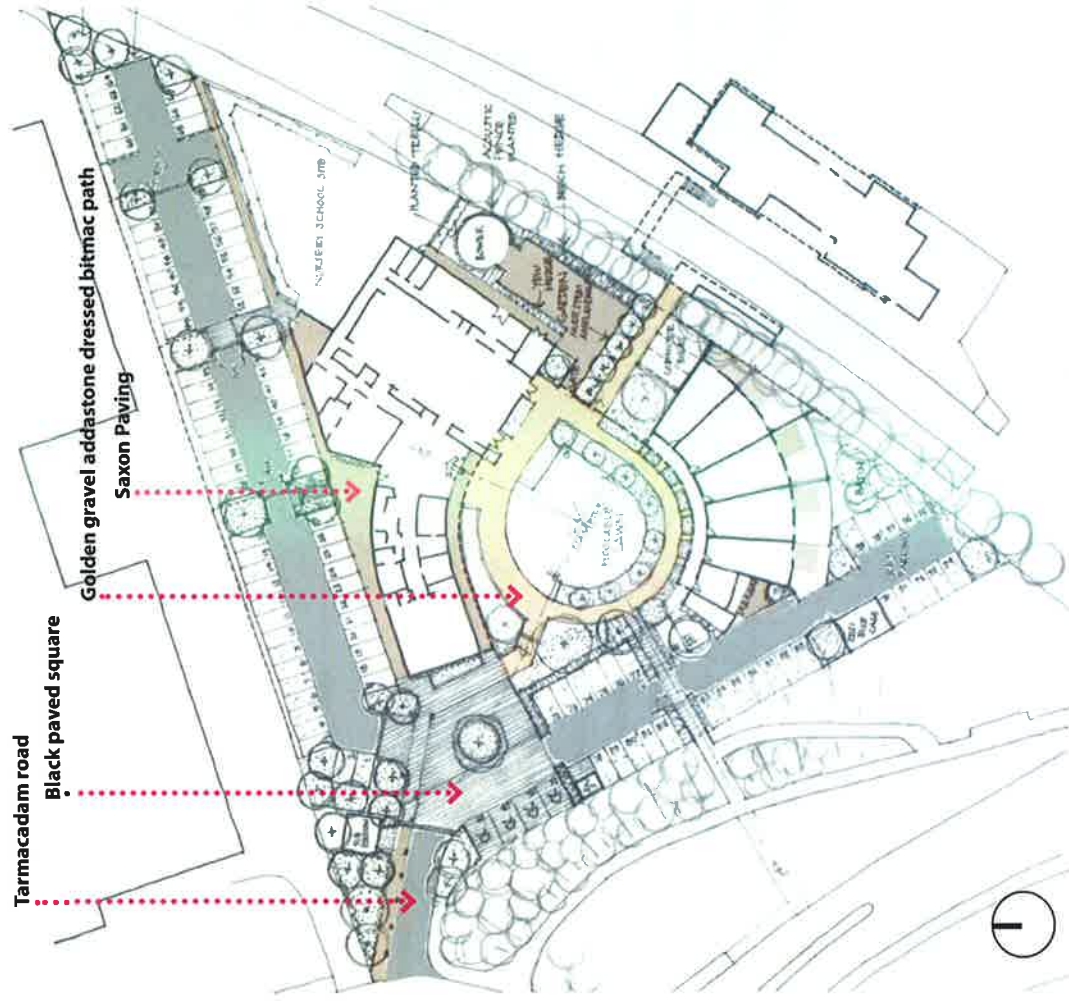


Areas for potential harveting and re-use - macadam/base & topsoil

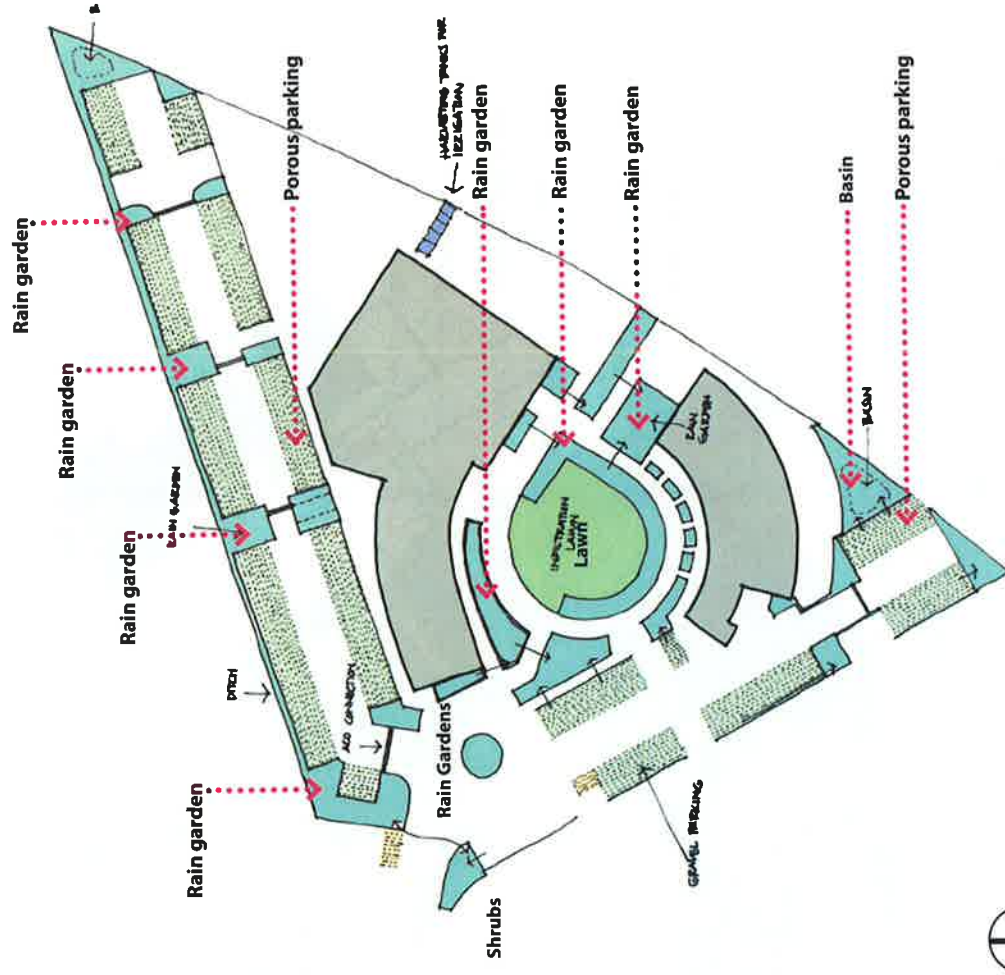


Proposals superimposed onto site contours

Impermeable and permeable areas



Impermeable areas



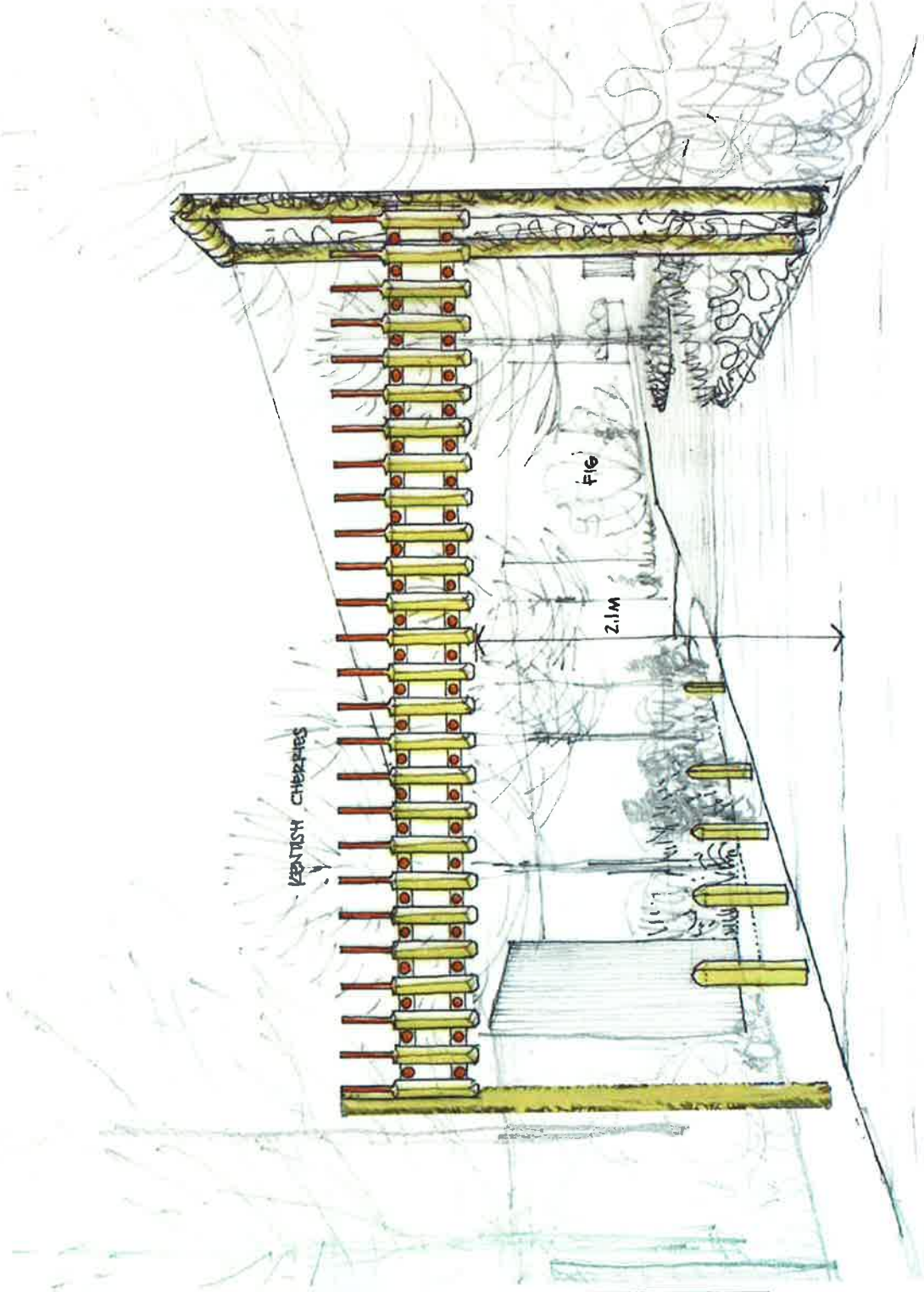
Permeable/ temporary retention areas

This site plan illustrates the proposed layout for a new school building and its associated parking lot. The building is a large, dark-shaded structure with a complex footprint. A central circular area is labeled "ROCKDALE LAUNDRY". To the left of the building, a long, narrow parking lot is shown with individual parking spaces numbered 1 through 100. A road labeled "NORTH SCHOOL ST" runs along the left side of this parking lot. To the right of the building, another parking lot is shown with spaces numbered 1 through 100. A road labeled "NEW SCHOOL ST" runs along the right side of this parking lot. The plan also shows various landscaping elements, including trees and shrubs, and a "NEW SCHOOL ST" road. A north arrow is located in the bottom right corner of the plan.

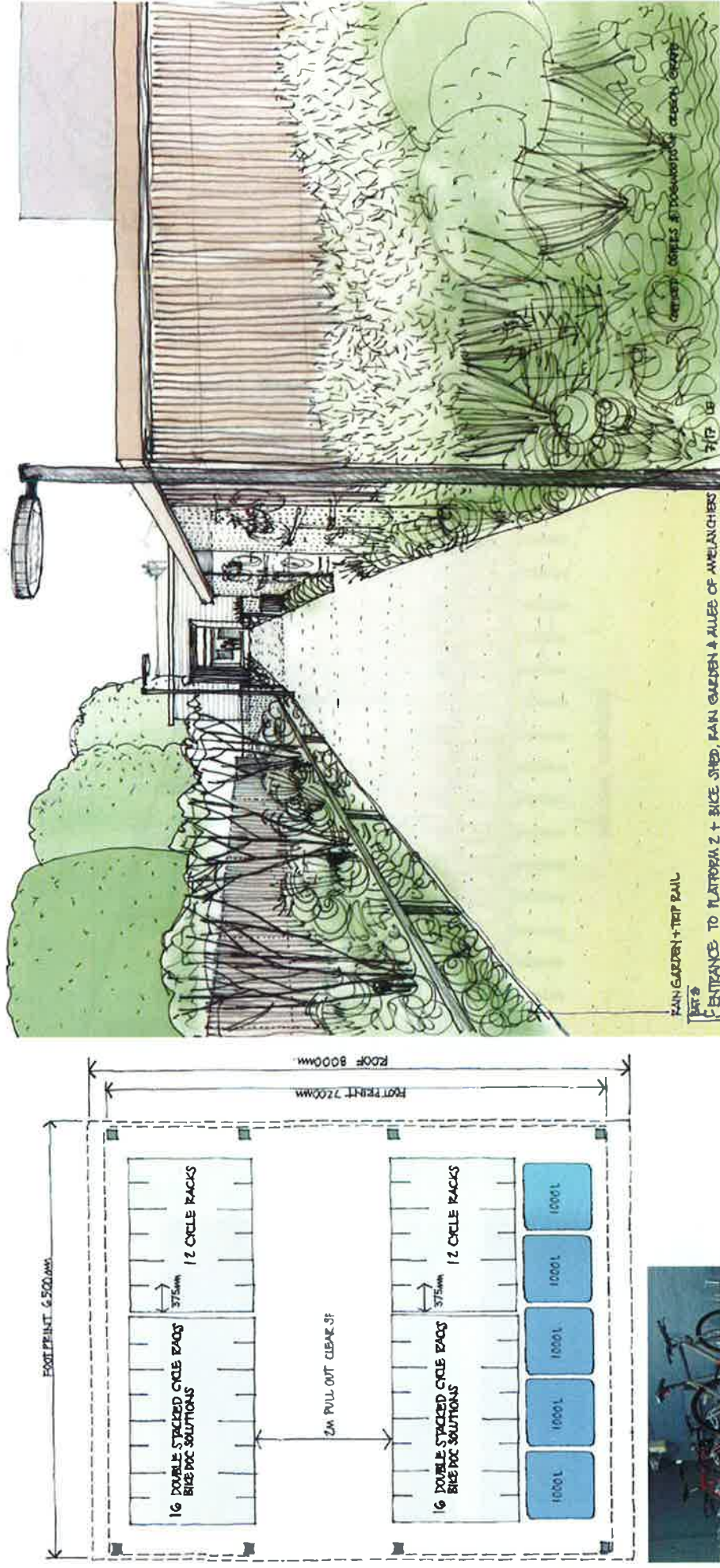
A photograph showing a paved road or driveway. On the left side, there is a green lawn and a white utility box. A black cable or pipe runs along the edge of the pavement. The background shows some trees and a building.

[illegible]

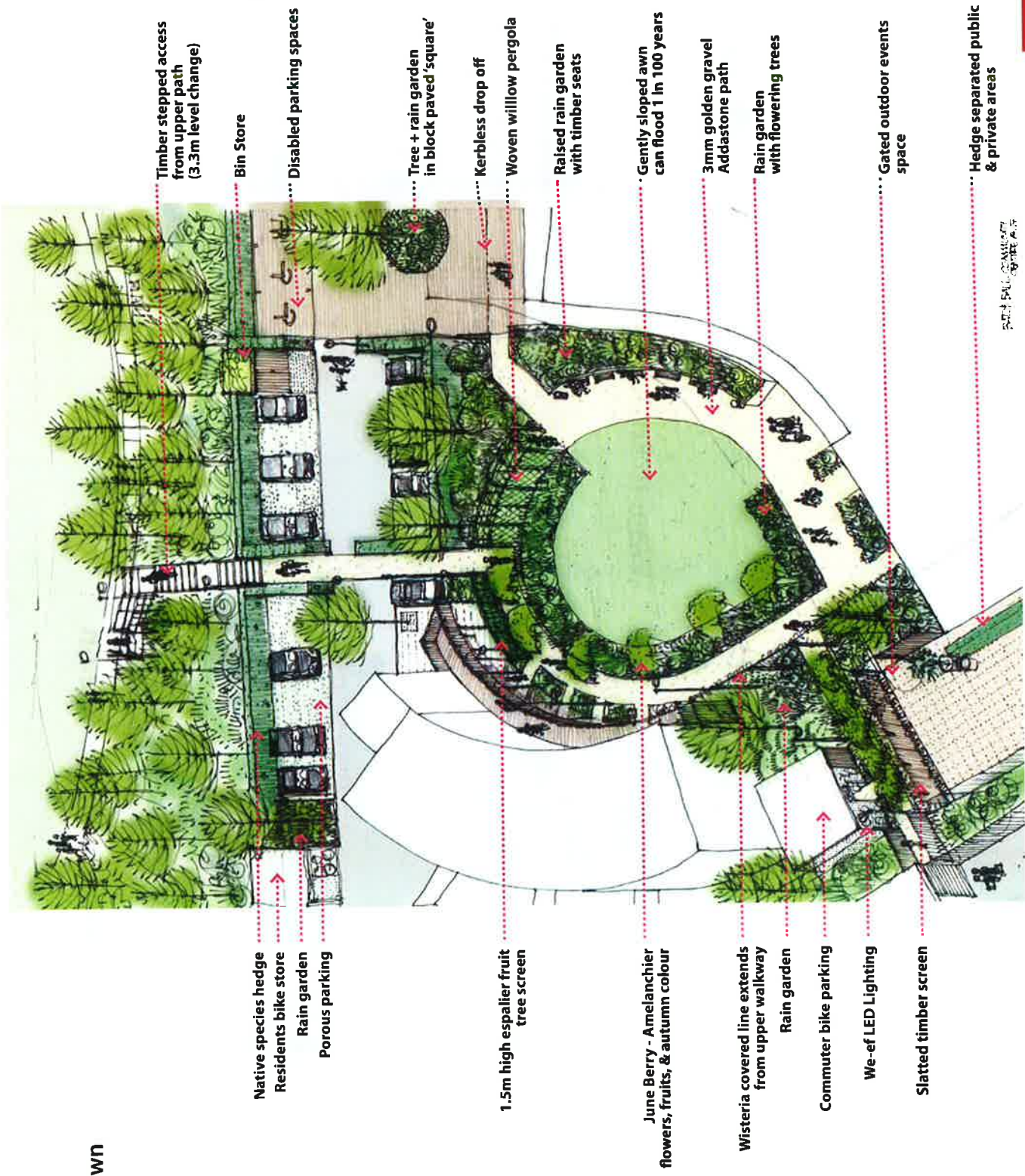
Restricted height entrance gate



Access from Platform 2, Bike Shed, and water harvesting store



The Central Lawn



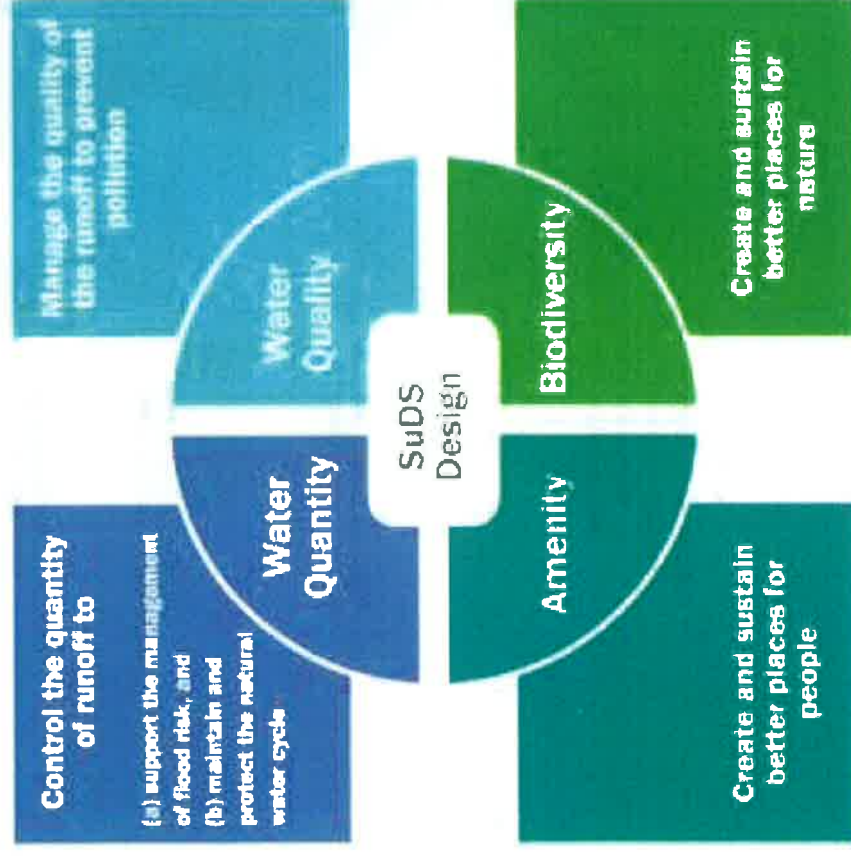
377 Bat & Ball Community Centre

377 Bat & Ball Community Centre, Sevenoaks - Landscape
in association with Theis and Khan Architects July 2017

Sustainable Drainage Systems

Sustainable Drainage Systems manages impacts from development on the quantity and quality of runoff, provides amenity and biodiversity as well as other potential benefits.

Evaluating the benefits of SuDS using CIRIA's BeST



The four pillars of sustainable drainage design

Want to know more?

<http://www.susdrain.org/resources/best.html>

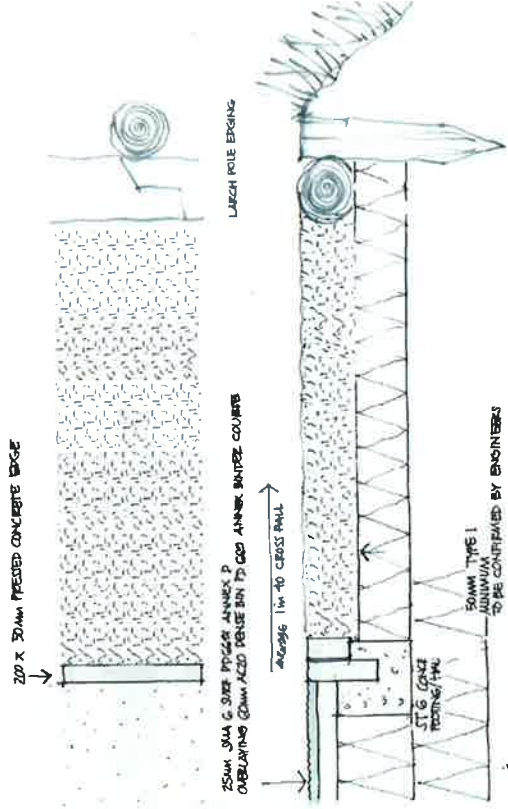
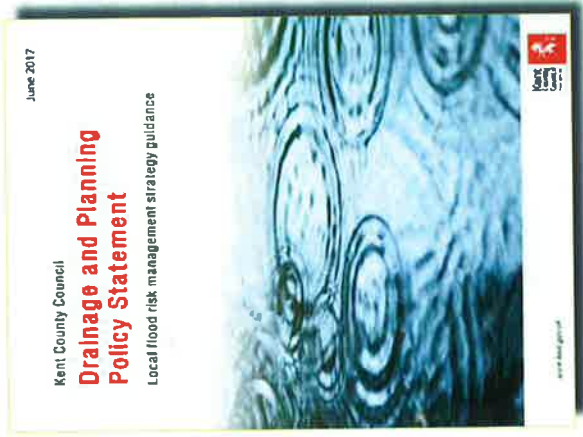
best@susdrain.org

Studio Enghabach, Curtins Consulting & Kevin McCloud

MWH

ciria

Thank you



↑
DEPTH OF
TYPE 1 TO
BE CONFIRMED
BY ENGINEERS

Sharp gravel parking with locally sourced larch pole edging

N.B. There is a lot of local timber being felled between Sevenoaks and Ide Hill - this may be both cheaper and less carbon intensive then using concrete edging at rear of the bays. Gravel should also be locally sourced

CIRIA's Susdrain best practice advice on sustainable drainage uses our award winning sustainable drainage system for Kevin McCloud's low cost Swindon Triangle housing scheme



Flash floods in Sevenoaks summer 2010
source dailymail.co.uk

Rain Garden with timber edge raised off the ground - London

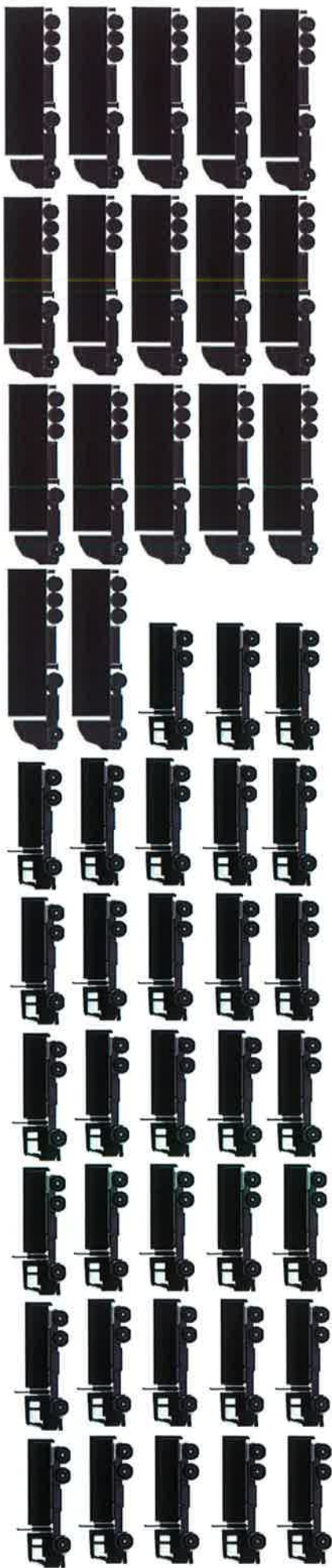
377 Bat & Ball Community Centre, Sevenoaks - Landscape in association with Theis and Khan Architects July 2017

studio:engleback

Conventional surface water attenuation

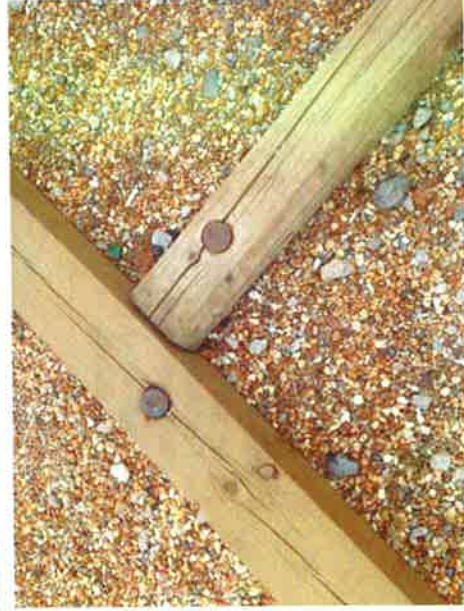
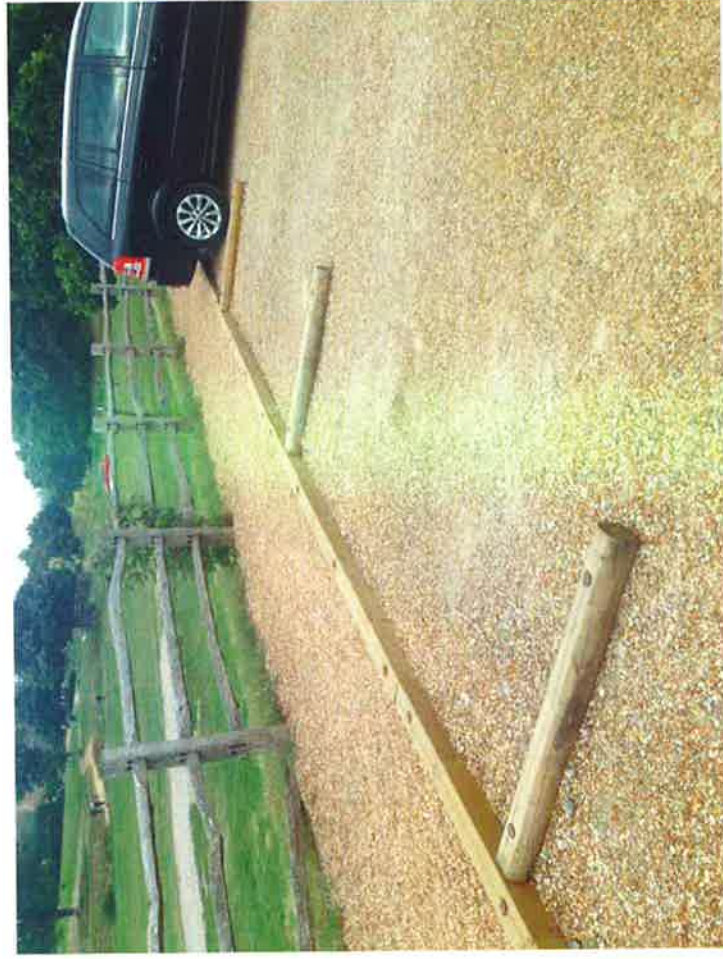


Illustrative area of storm creates needed overlaid onto the existing site to attenuate 300m³ of surface water



Illustrative number of 8 wheel dumper trucks to remove 300m³ of soil and HGVs to deliver 300m³ of storm crates

Porous parking : Bodiam Castle & Chartwell



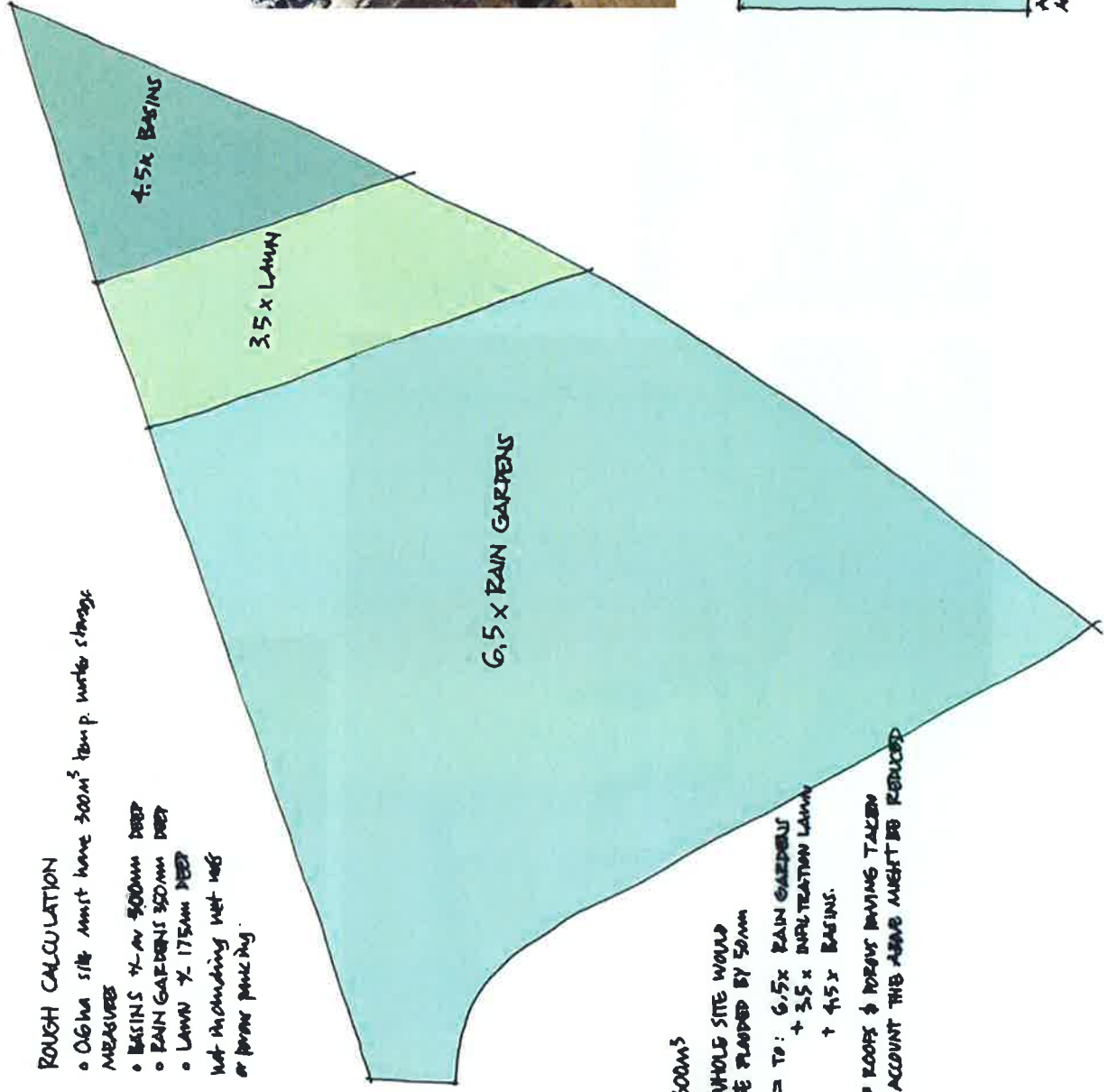
Dealing with surface water sustainably

ROUGH CALCULATION

- o 0.6ha site must have $300m^3$ temp. water storage measures

- o BASINS $\approx$ 4.5m $\times$ 500mm DEEP
- o RAIN GARDENS 300mm DEEP
- o LAWN $\approx$ 175mm DEEP

not including wet walls or permeable paving.

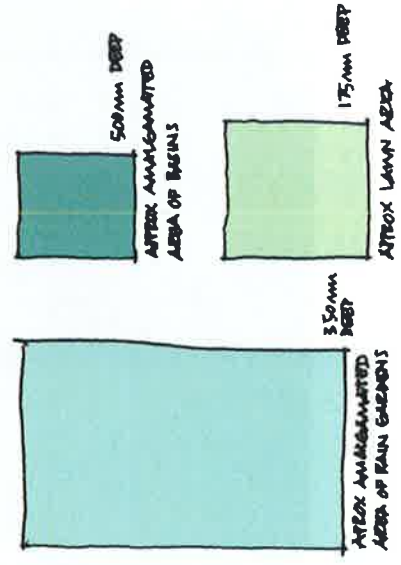


$\approx 300m^3$

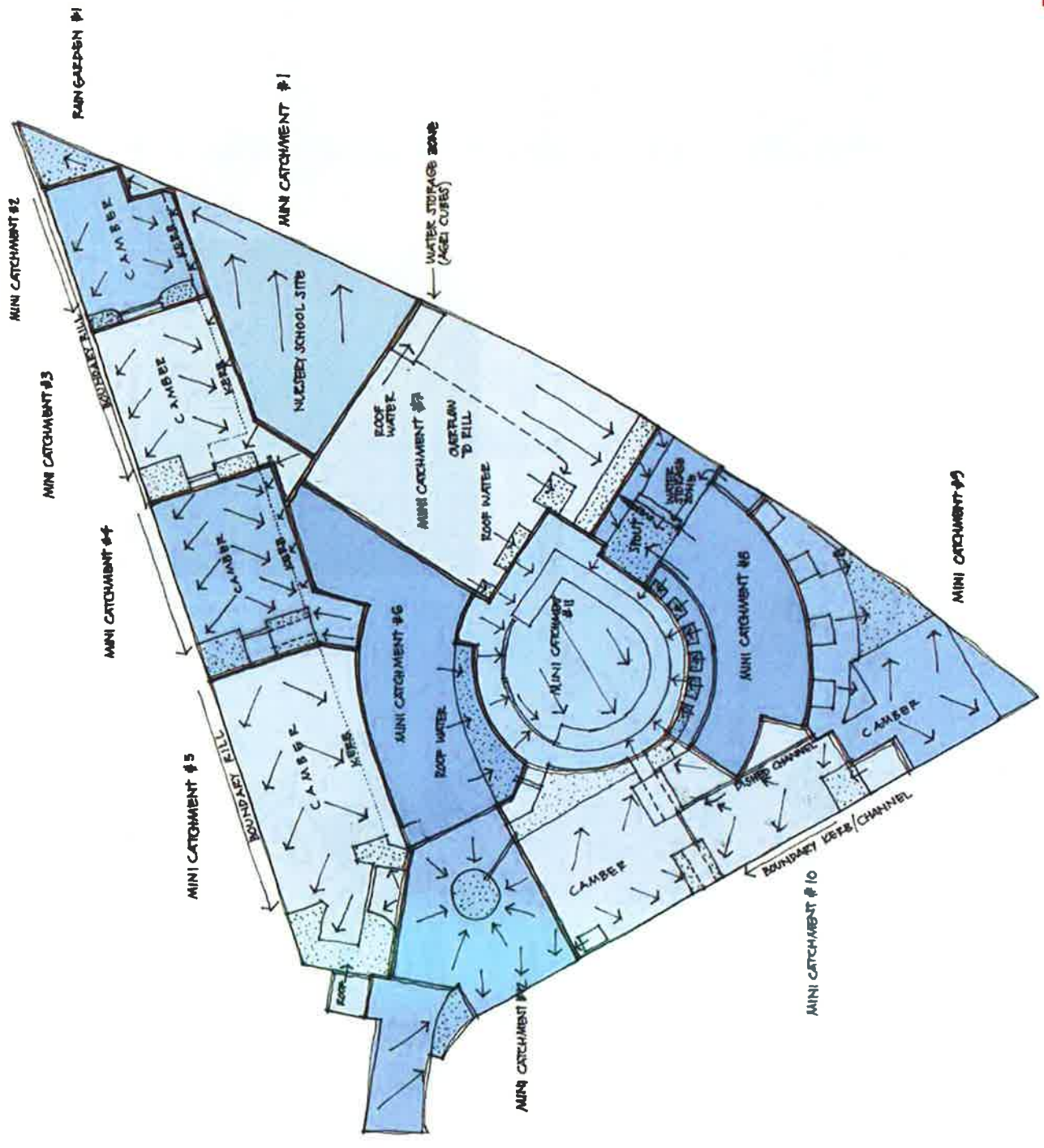
- o WHOLE SITE WOULD BE PLANNED BY 50mm

OR $\approx$ TO: 6.5x RAIN GARDENS
+ 3.5 x INFILTRATION LAWN
+ 4.5x BASINS.

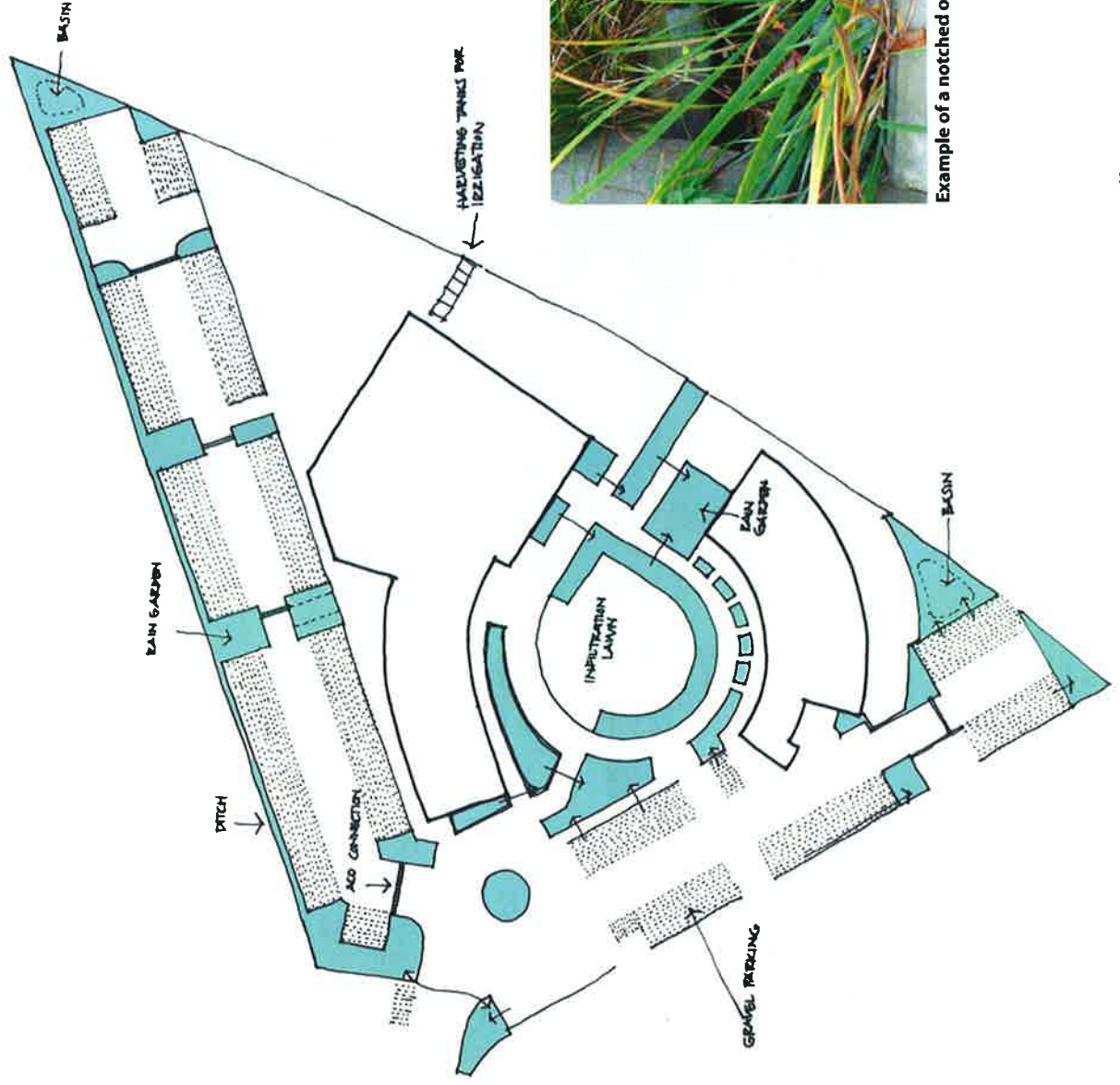
$\therefore$ IF ROOFS & DRIVEWAYS TAKEN INTO ACCOUNT THIS AREA MIGHT BE REDUCED



Mini Catchements



SUDS Components : Rain Gardens



Rain garden planted with trees, shrubs and ornamental grasses



Example of a domed grating

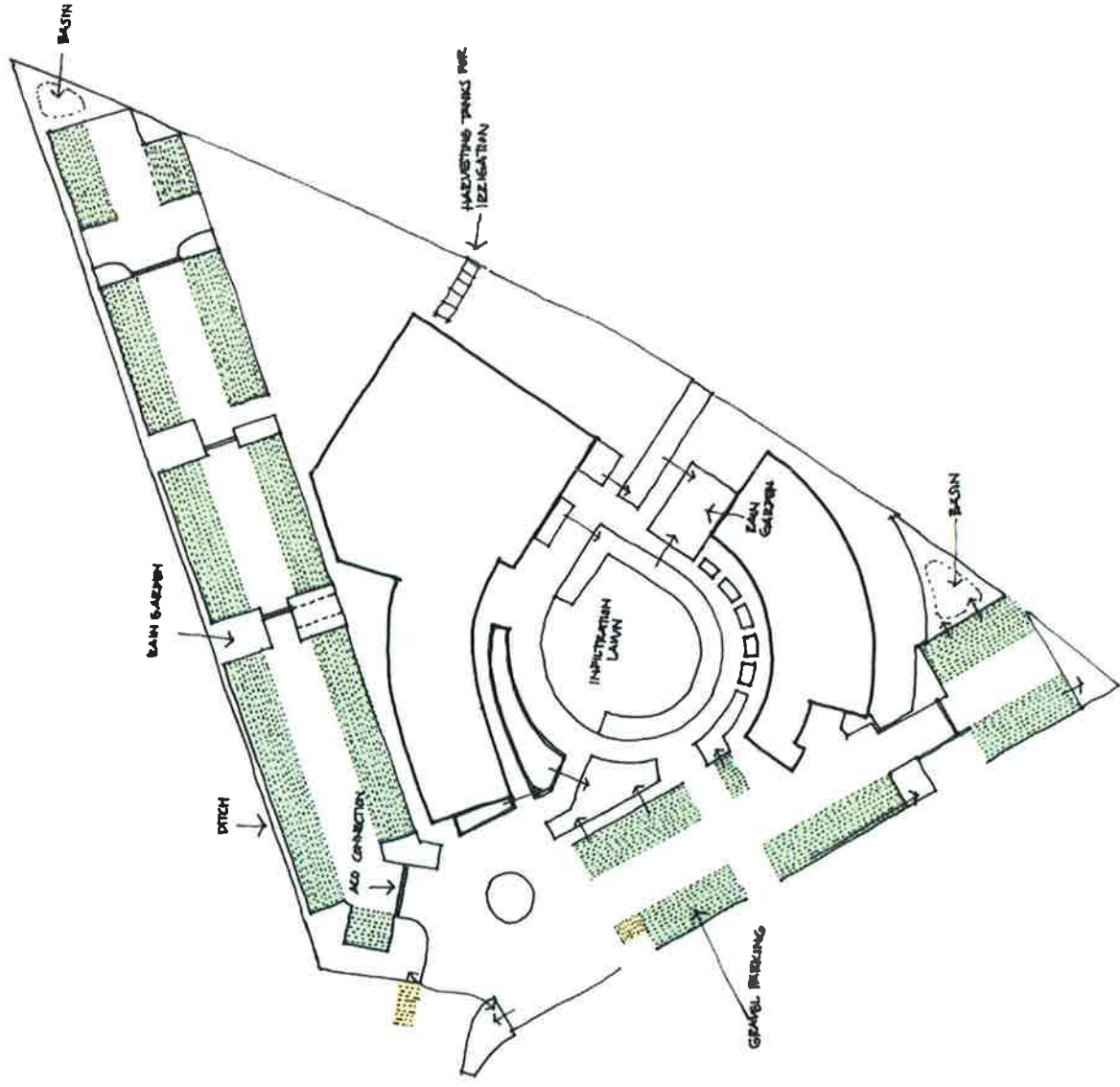


Example of a notched overflow

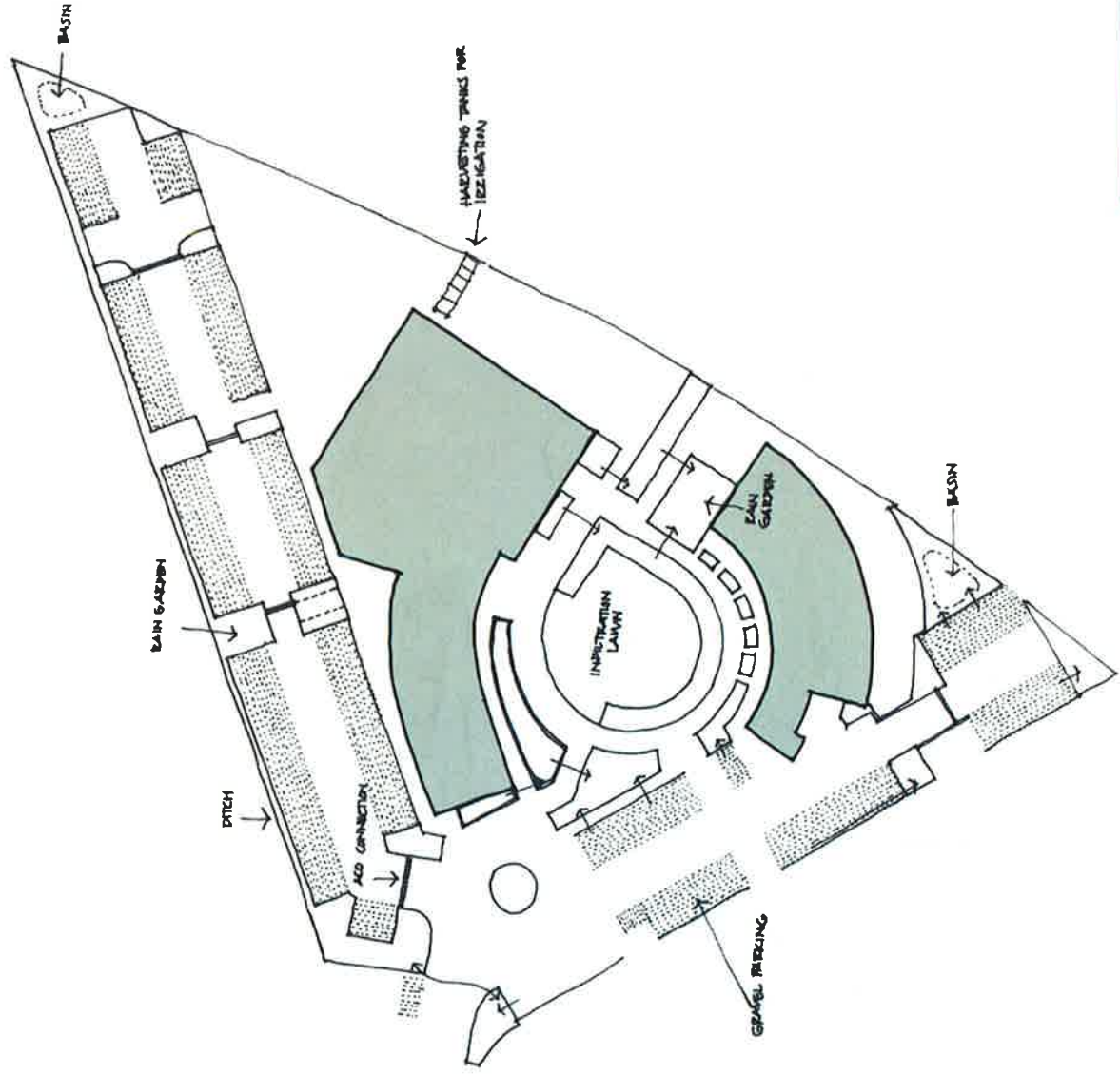
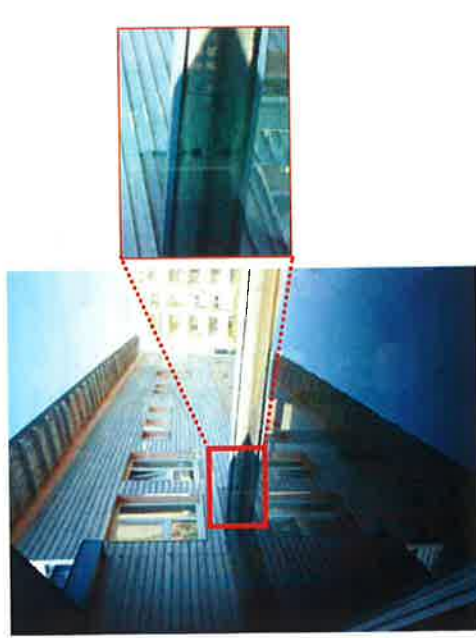
A photograph showing a grassy area with a building in the background and a utility pole in the foreground. The building has a blue roof and white walls. The utility pole is made of wood and has several cross-arms. The grass is green and there are some trees in the background.



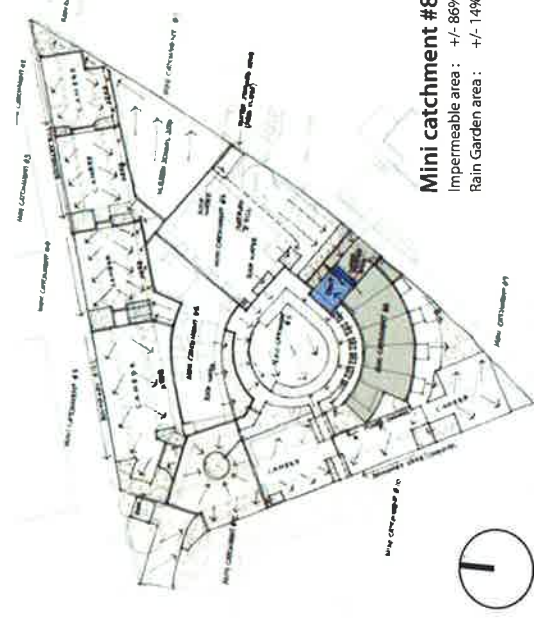
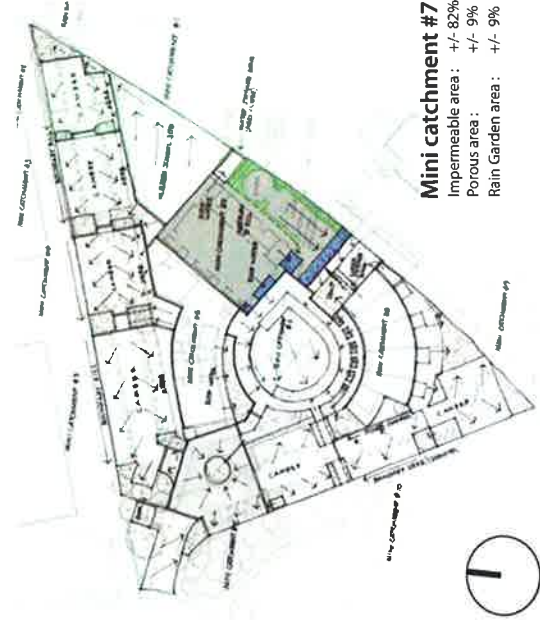
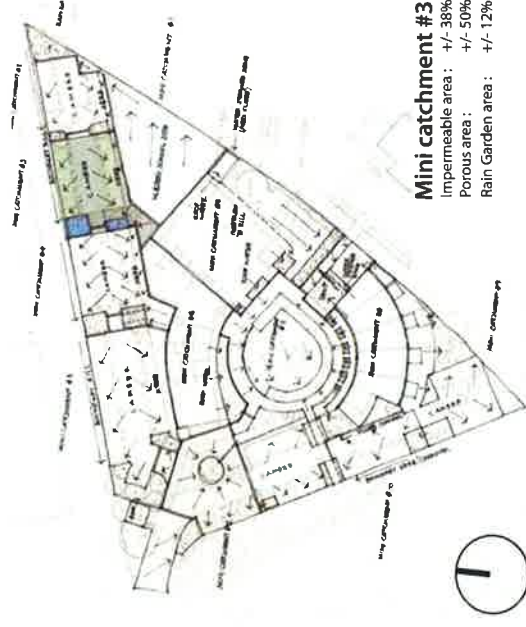
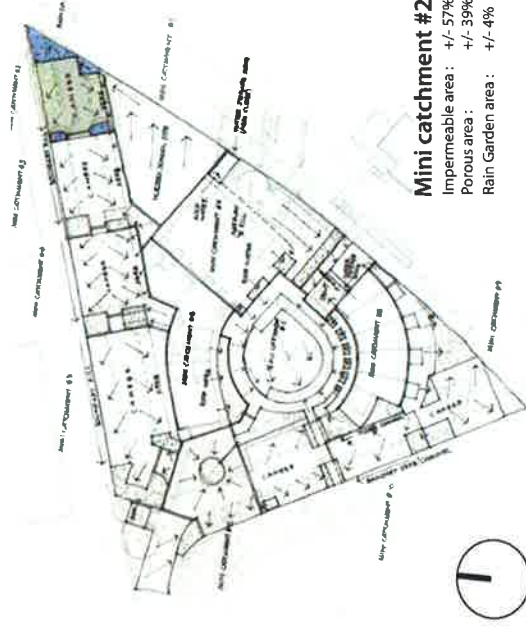
SUDS Components : Porous parking

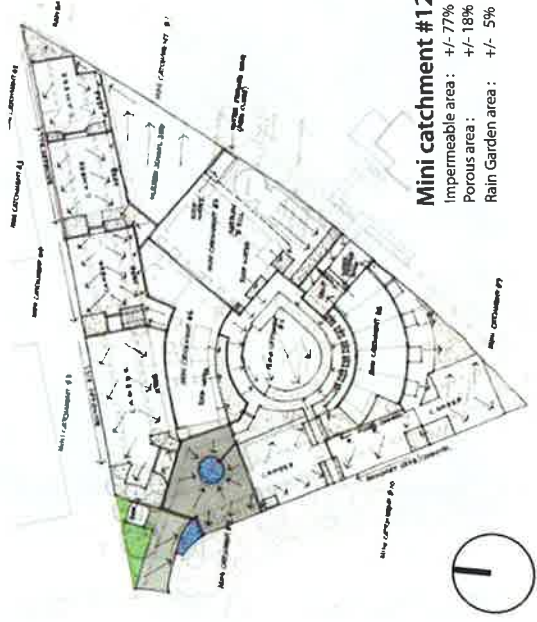
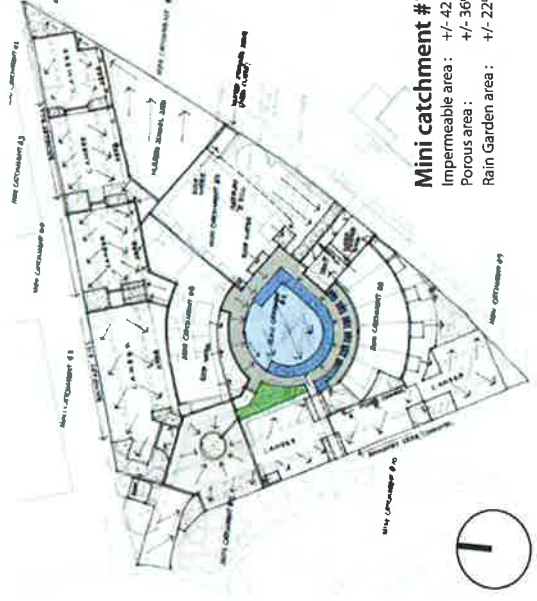
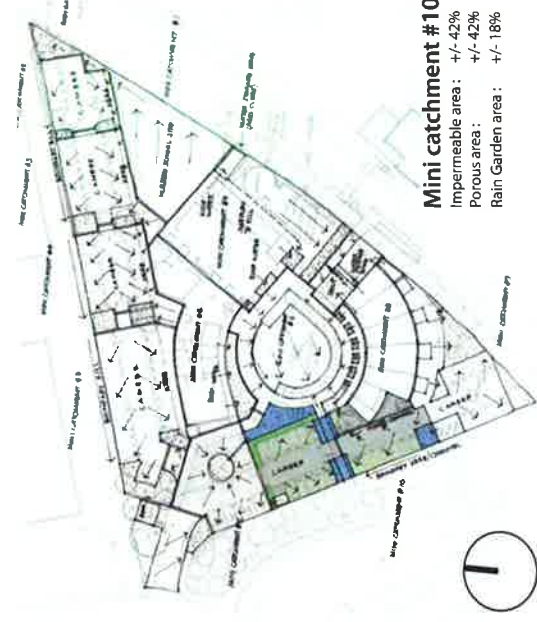
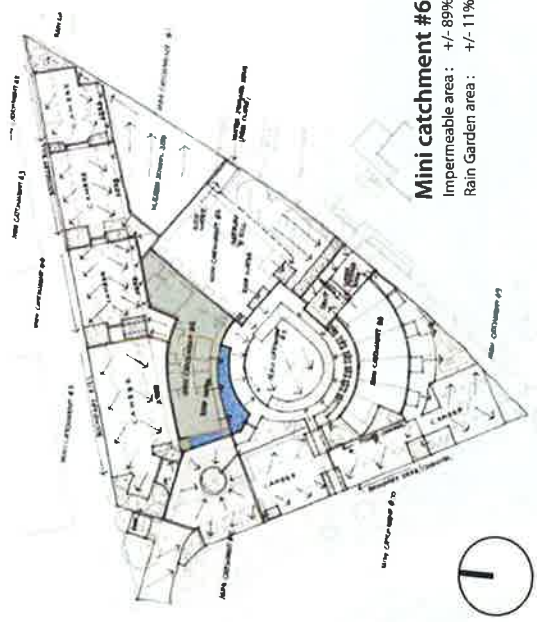
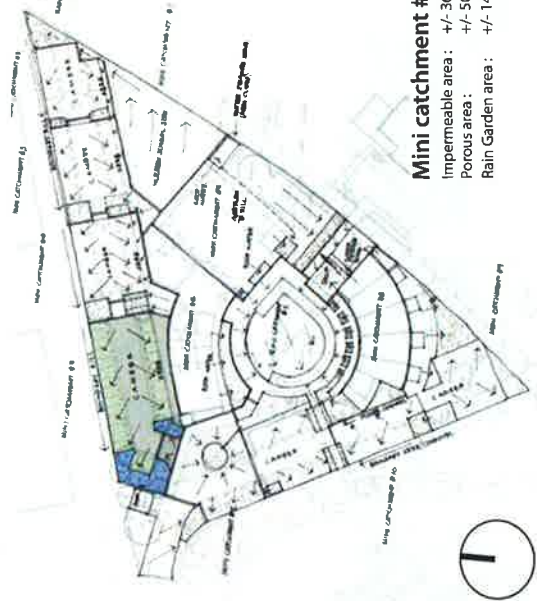
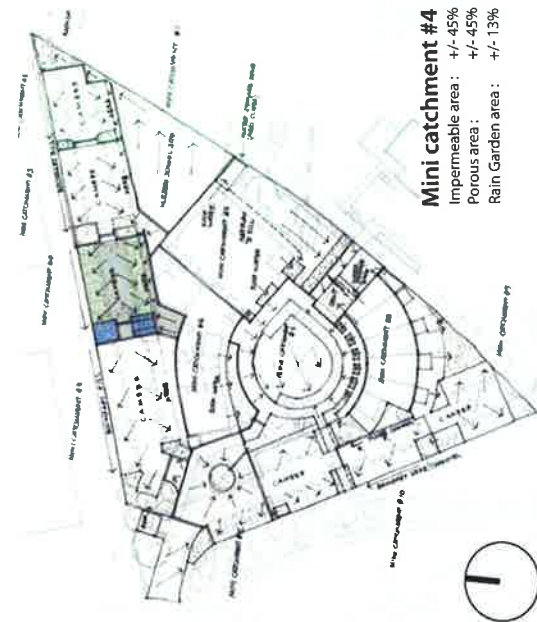


SUDS Components : Wet roofs



Water attenuation in each mini catchment





Examples:



Raised Rain Garden, Community Centre, Portland Or.



**Down pipe empties to rill
Malmo, Sweden**



Rain gardens in Portland, Oregon

Examples : Rain Gardens



**New Seasons Supermarket rain garden - normally and when it rains...
3-400mm deep**



Green Screening



Examples of woven living willow structures.
John Waller at Bore Place near Chiddingstone
can make these at reasonable cost.

Street Furniture



Woodscape Type 8 curved stained FSC tropical hardwood timber 2.5m long
Can be made to order so radius works with plan approx £1250
Ordering lead time 4-6 weeks



Woodscape Salou litter bin
stained FSC tropical hardwood timber
Current price £150.00



Woodscape Bollard
Dome/4 profile
1 metres out the ground
(1.5m overall length)
Current cost +/- £200 each

Plant Palette: Examples of medium and large shrubs



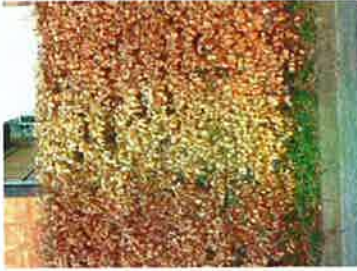
Plant Palette: Examples of smaller shrubs and groundcovers



Planting Plans - Trees and Hedges



Amelanchiers provide early blossom before leaves flush, edible fruits (aka June berry) and rich autumn colour



Beech hedge summer and winter



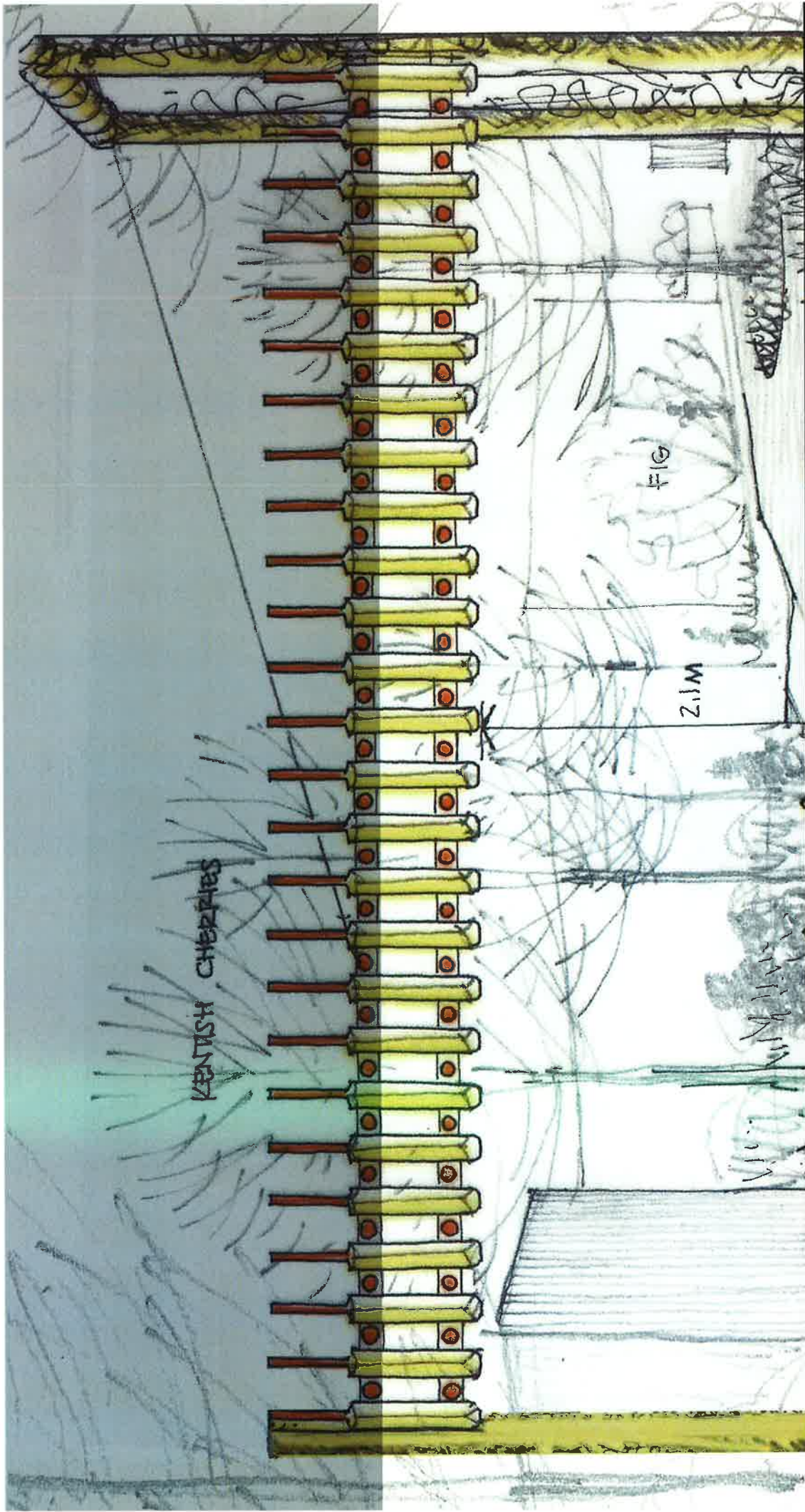
Walnuts - there is one walnut doing well at the entrance of the site



Sweetgums : attractive foliage that colours well in autumn

Plant Palette: Examples of herbaceous perennials & ornamental grasses





Studio Engleback Ltd.
245 Upper Grosvenor Road
Tunbridge Wells
Kent TN11 2EJ

T: 01892 538 537
W: www.studioengleback.com

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