

**Minutes of the Community Infrastructure Committee  
Held on 25<sup>th</sup> June 2018 at Sevenoaks Town Council**

**Meeting Commenced:** 7.00 p.m.

**Meeting Concluded:** 7.55 p.m.

**Committee Members Present:** Cllr R Hogarth (Vice Chairman), Cllr R Piper, Cllr M Canet, Cllr A Eyre, Cllr S Raikes.

*There were no members of the public present.*

**116. Apologies for Absence**

Received from Cllr R Parry (Chairman) and Cllr Schneider.

**117. Requests for Dispensation**

There were no requests for dispensations.

**118. Declaration of Interests**

Cllr Eyre reminded the Committee of his Declarations of Interest relating to the Stag.

**119. Community Infrastructure Committee Minutes of the Meeting held on 23<sup>rd</sup> April 2018.**

**RESOLVED:** To agree that the Minutes were true records of the meetings and to be signed by the Chairman.

**120. Asset Disposal**

It was noted that the sale of the Cemetery Lodge had been completed on 30<sup>th</sup> May 2018 at a sale price of £485,000.

**121. 2014 – 2018 Community Investment Plan**

i) Bat & Ball Centre

The Town Council had previously resolved to refurbish and extend the current facility (named Plan B) retaining the original architect and similar design.

Pre planning advice was being sought and hoped for a response for 28<sup>th</sup> June 2018.

Documents relating to Project Fees, Plan and Draft Timetable for Plan B had been circulated. It was noted that there was a change to the QS and Structural engineers and percentage fees were lower than original plan.

**RESOLVED:** That the report relating to the fees, timetable and plans were accepted to enable the project to move forward to the next stage.

- ii) Replacement of Raleys Gym  
Sevenoaks Town Council had contributed £95,000 to Sencio's gym refurbishment project.
- iii) Replacement of Internal Cricket School  
Local cricket providers had been requesting a change of provision to that originally intended and included within the s.106 agreement. It was noted that the timescale for Sevenoaks Town Council to provide the facilities had finished and that this would move to Sevenoaks District Council.
- RESOLVED:** To research timescales relating to the s.106 agreement.
- iv) Café on the Vine  
The old band practice room had been refurbished and converted into a community café to encourage people to use the Vine.
- v) Environmental Park  
The new £100,000 play area had been completed. Discussion would take place with Sevenoaks District Council regarding the amphitheatre operation.
- vi) Community Facilities at Greatness Recreation Ground  
The following facilities had been provided – youth shelter, new fencing and benches, additional play equipment and new public toilet.
- vii) Multi Use Games Area  
To be reviewed once designs and planning completed for Bat & Ball Centre.
- viii) Free Recreational Facilities  
Play Equipment had been installed at Kippington Meadow. It was hoped to hold an additional event there in the near future due to the poor weather on launch day.
- ix) Sports Strategy  
The following commitments had been agreed:

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

- x) Neighbourhood Development Plan  
It was noted within the draft timetable that it was hoped to carry out consultation during July. However it was also noted that the Economic Assessment being commissioned by Sevenoaks District Council could create some delay.
- xi) Stag Community Arts Centre  
The Town Council had provided £150,000 which had been used to improve the air handling system.
- xii) Sevenoaks Fund  
The success of the fund had enabled the new £450,000 3G Football Pitch to be built for and used by the Sevenoaks Town Football Club.

Initially the intention was to have the Fund operational for one year. However the Mayor thought the initiative and community benefits were too important not to continue. Therefore it had been agreed to continue with the Fund and rebrand it the Sevenoaks Mayors Fund for all future Mayors to use. During Cllr Hogarth's year of office he will be raising funds for the following four charities:

- Sevenoaks Powerchair Football
- Sevenoaks Rugby Football Club (3G pitch)
- Sevenoaks Day Nursery
- Stag

## 122. Bat & Ball Station Building

- i) Funding  
The Town Council had been successful in its Stage Two bid to the Heritage Lottery Fund for a grant of £755,600 and obtained £8,000 from the Railway Heritage Trust for the purchase of heritage items.

### CIL Application

Sevenoaks Town Council had submitted and been granted from Sevenoaks District Council's Community Infrastructure Levy Spending Board.

The funding application related to the emerging Masterplan for Northern Sevenoaks in particular the following projects in and around Bat & Ball Station:

1	Refurbishment of Bat & Ball Station	£130,000
2	Provision of New Access to Platform 1	£54,582
3	Provision of 56 Cycle Racks Adjacent to Platform 1	£28,728

4	Provision of 30 Cycle Racks (inc. 6 electrical charging points) adjacent to Platform 2 (station building side)	£44,964
5	Provision of additional access from Otford Road via Community Centre.	£34,865
	Total	£258,274

ii) Refurbishment Project

The final approval of permit was completed on 8<sup>th</sup> June 2018. Construction work commenced on 18<sup>th</sup> June 2018 with a build scheduled for 24 weeks.

Research was being undertaken in relation to the drains for the building.

Since the project has become a reality Council Officers are coming under increased pressure from third parties to consider alternative operational arrangements for the building.

**RESOLVED** that the project continues as per its funding commitments and the funding is not put at risk by the consideration of any changes to these commitments and action plans at this stage.

Recent initial discussions have been held relating to linking Bat & Ball Station with other stations along the line to create a Community Rail Partnership. The initial proposal is to link to the Darent Valle project and name the Samuel Palmer Line. Sevenoaks District Council have agreed to arrange a meeting between all interested parties.

**RESOLVED** that Sevenoaks Town Council support the proposal of a Samuel Palmer Community Rail Partnership.

Originally it had been planned to progress with a second lease via Network Rail and Southeastern for land relating to the new access onto platform 1. This was proving far more complicated than originally expected. Southeastern had offered to employ the Town Council's contractor for this element of the work and the Town Council to provide reimbursement. This would avoid the need for the second lease and reduce the Town Council's future liabilities.

**RESOLVED:** Authority be delegated to officers to work with Southeastern to develop a pragmatic approach to enable the new access to be provided as efficiently as possible.

**123. Business Hub (former Red Cross building)**

One of the reasons that the Town Council changed its development plans on its community centre site was due to the opportunity to develop the former Red Cross building into a Business Hub for small and start-up businesses.

Had the Town Council sold its current site and moved offices into the community centre site the development opportunity for the Business Hub would have been lost as it would not have been economically viable to purchase or new building for this facility.

The proposed Business Hub has been a long-term aspiration of both Sevenoaks Town Council and Sevenoaks Town Partnership and will provide the following for new and small businesses.

A part of the building, currently derelict will be retained for Town Council staff and BID Admin staff if BID develops.

- 14 x Desk Space
- Limited storage
- Meeting room for 8
- Free parking
- Wifi etc
- Close to stations and bus routes.

**RESOLVED:**

- i) Sevenoaks Town Council 'Opt to Tax' the building to enable VAT to be reclaimed on the refurbishment work.
- ii) The Town Council seeks external funding to provide an improved facility.
- iii) A feasibility study be brought to the next meeting which would include reference to car parking and planning requirements..

**124. Capital Project Cashflow**

The Committee reviewed the report relating to balances for the capital projects.

There being no further business the Chairman closed the meeting.

Signed .....  
Chairman

Dated .....

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