

Sevenoaks Town Council
Minutes of the Meeting of the Sevenoaks Town Sports Strategy (STSS) Working Group
Held on 30th September 2024 at the Town Council Offices

Meeting Commenced: 18:00

Meeting Concluded: 19:19

In attendance:

Sevenoaks Town Council	Clr Gareth Willis (Chair)
Sevenoaks Town Council	Clr Dr Peter Dixon (Vice Chair)
Sevenoaks Town Council	Clr Dr Merylyn Canet
Sevenoaks Town Council	Clr Victoria Granville
Sevenoaks Town Council	Clr Tony Clayton (substituting for Clr Catherine Daniell)
Sevenoaks Town Council	Clr Lise Michaelides
Sevenoaks Town Council	Linda Larter MBE – Town Clerk
Sevenoaks Town Council	Nicholas Cave – Open Spaces Manager
Sevenoaks Town Council	Anna Rosinska – Open Spaces & Leisure Committee Clerk
Sevenoaks Football Club	Paul Lansdale
Sevenoaks Sports Council	Edward Oatley
Sevenoaks Indoor Bowls	Alan Hogg
Hollybush Residents Association	Elizabeth Purves
West Kent Sport & Wellbeing	Steve Rowley
Sevenoaks Indoor Bowls Club	Derrick Rodger
Sevenoaks Hockey Club	Susan Acott
Sevenoaks Suns	Phil Webb
Member of Public	Trevor Saving

The quorum of 3 elected members was met with 6 Town Councillors being present.

190. Apologies for Absence:

Apologies were received from Clr Catherine Daniell.

191. Requests for Dispensations:

There were no requests for dispensations.

192. Declarations of Interest:

There were no declarations of interest.

193. Minutes of the Sevenoaks Town Sports Strategy Working Group held on 7th August 2024

It was agreed to receive and accept the minutes as a true record.

194. Women, Outdoor Gyms, and Spatial Equality in the UK

The Working Group had received and noted the report from Fresh Air Fitness. The demand for outdoor fitness due to costs of indoor sports was noted as well as the concerns over safety and accessibility. It was noted that Sevenoaks Town Council had three outdoor gym facilities.

195. Sevenoaks Indoor Bowls Club Solar Panels: CIL Application

The Working Group noted the CIL application submitted to SDC by Sevenoaks Indoor Bowls Club for the installation of solar panels and solar batteries. It was noted that the Club had successfully submitted applications for numerous grants and that some were time sensitive and had asked STC to consider allocating £25K of CIL money to the project. This would be used as ‘match funding’ towards the SDC CIL allocation if successful. It was noted however

Sevenoaks Town Council
Minutes of the Meeting of the Sevenoaks Town Sports Strategy (STSS) Working Group
Held on 30th September 2024 at the Town Council Offices

that the SDC CIL Board Meeting due to take place in December had been cancelled and it was not known what the new date would be.

The Working Group acknowledged the environmental and economic benefits of the project as well as the social benefits of the club and other clubs using the building, however it was also noted that there was CIL demand for many projects and large competition for funding.

RESOLVED: To RECOMMEND that the Finance & Delivery Committee consider the request for CIL funding.

196. Sevenoaks Town Sports Strategy Review

The Working Group received and noted the updates in the Sevenoaks Sports Strategy Review Summary including a Freedom of Information request to SDC regarding s.106 monies to be allocated for indoor cricket facilities in the Sevenoaks Parish (See Appendix 1).

It was noted that SDC had granted the s.106 funds of £150,000 to Kent Cricket Welfare Trust, it was hoped that Sevenoaks Cricket Club would benefit from some of this, the balance was unaccounted for to date.

197. Sports Club Representatives – Updates

Updates were received from sports clubs and organizations.

Padel Court - It was advised that the planning application for padel courts at Hollybush had been passed subject to conditions.

STC – New grant availability to improve playing pitch which would need to be jointly completed with Sevenoaks Rugby Club.

Sevenoaks Hockey Club – It was advised that current pitch used for hockey play located at Trinity School did not meet the governing body standards after being re-laid, it was asked that any future refurbishing of pitch be completed to meet standards for competitive play.

Sevenoaks Football Club – The club had obtained four tenders for the new pavilion and advised that a value engineering exercise will be instructed to reassess plan so that cost would fit in within the budget. It was also advised that £650k was hoped to be granted for the project by The Football Foundation, application to be submitted January 2025.

Sevenoaks Sports Council – The Sports Council noted the value of sports for children in primary schools and had noted the importance of accessibility for all children.

Sevenoaks Suns – Difficulty in finding courts and players was noted as well as focus on expansion in primary schools. The club advised of future plans for a community sports hub located at Knole Academy which would also include facilities for other sports including badminton, pickleball and netball.

Sevenoaks Hockey Club – Outreach has been increased to state schools. It was also advised that age groups of players have expanded and that the club was looking into expansion for accessibility for persons with disabilities. The club mentioned how inclusive facilities and leases which do not solely focus on popular sports would be beneficial to the community.

Sevenoaks Town Council
Minutes of the Meeting of the Sevenoaks Town Sports Strategy (STSS) Working Group
Held on 30th September 2024 at the Town Council Offices

School Sports Provision – all present stated that they were disappointed that school provision for sports was not meeting relevant sports governing bodies requirements this limited the amount of community sport that can be played on the facilities. It was noted that the Sevenoaks Town Neighbourhood Plan had the following policy:

Policy S1: The Neighbourhood Plan will support the provision of new sports facilities across the town including the provision of new sports / watersports facilities at Sevenoaks Quarry (the Tarmac Site) at Greatness, which will be required to be delivered either in advance of, or in parallel with, new homes on this site.

All new sports facilities must adhere to sports governing body guidance for a particular sport (including schools) and should be developed with community access agreements.

The provision of new facilities, and enhancements and improvements to existing sports facilities across the town, will be delivered in line with the Sevenoaks Town Sports Strategy.

198. Sevenoaks Town Sports Foundation

It was noted to the Working Group that the possibility of an independent Sevenoaks Town Sports Foundation was proposed, and that feedback would be appreciated. Local business Tarmac had advised of its potential support.

199. Dates of Future Meetings

The future Working Group meeting dates were noted:

Wednesday 4th December 2024

Wednesday 12th February 2025

Wednesday 16th April 2025

200. Press Release: None

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
1	Hollybush RA	Public Open Space retained for the future for general family activities Free access to sports facilities			Hollybush Recreation Ground is owned and managed by SDC.	
2	Sevenoaks Indoor Bowls	More Bowls Disability Equipment Kitchen Equipment Infrastructure to building needs addressing – heating, carpeting, ceiling, roofing Solar roof panels		Tbc Tbc tbc £81,600 £138,743	It is noted that the building is owned by SDC who have a programme to make its assets carbon neutral. STC in process of reviewing following requests: <ul style="list-style-type: none"> • To note the bid submitted to SDC by Sevenoaks Indoor Bowls Club • To consider allocating £25k of Sevenoaks Town Council's CIL money towards the solar panel project. • To consider a letter in support of the application to SDC. 	A draft CIL funding bid had been submitted to SDC for solar roof panels. - Noted SDC December meeting cancelled.

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
		Suspended Ceiling		£70 - £80,000	• Referred to STC Finance & Delivery Committee	
		Rink Carpeting		£55 - £65,000		
3	Sevenoaks Dance, Fitness & Yoga	Studio full time enabling permanent fixed equipment				
4	Sevenoaks Outdoor Lawn Bowling	Expanding changing rooms				<p>Funding Application Successful.</p> <p>Continuing with Open Days to increase membership.</p>
		Irrigation Tank		£5,000		
		Electric Fence to address fox problem		£1,000		
5	Sevenoaks Vine Cricket Club	Facilities to move to 5 Saturday men's sides			Sevenoaks Vine Cricket Club have a long lease on the Vine and manage the cricket pitches.	<p>Approach to be made to SDC to release £150k s.106 funds for Indoor Cricket to be used for Outdoor Cricket facilities.</p> <p>SDC stated funds given to Kent Cricket Welfare Trust.</p>
		Women's cricket expanding			STC working with club to apply for planning permission to install secondary access to pavilion.	
		Grass nets at Otford				

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
						STC had submitted a Freedom of Information request to SDC regarding s.106 monies to be allocated for indoor cricket facilities in the Sevenoaks Parish.
6	Taiji & Qigong	N/A			STC would be pleased to support the promotion of the sport within the town.	
7	Sevenoaks Rugby Club	<p>Insufficient playing pitches for membership and teams</p> <p>Affordable rent of additional pitches.</p> <p>Playability of pitches from significant use.</p>			<p>The Raleys Field / Knole Paddock is currently at full capacity.</p> <p>STC pitches are at a fair rent – it is difficult to obtain additional pitches at similar or lower cost.</p> <p>Due to full capacity the pitches are often ‘over played’ resulting in poor quality. The problem with finding alternative or additional pitches has resulted in STC having to delay improvement works.</p> <p>STC invested considerable resources into trying to obtain planning permission for a 3G rugby pitch which was not successful.</p>	<p>SRFC creating a Foundation similar to other clubs to enable equal access for participation in the sports. This led to discussion about creation of a ‘Sevenoaks Sports Foundation’</p> <p>AGM to be held 30.5.2024</p> <p>One pitch to be restored during 2024 – alternative training provision obtained at local school.</p> <p>STC requested SRFC partner for application to</p>

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
		<p>1 x 3G Pitch at Knole Paddock – free access and SRFC management.</p> <p>Need to expand women’s and girls’ rugby.</p> <p>Ability to have portable floodlights to move around site.</p> <p>*Women’s and girls’ changing and shower facilities.</p> <p>*Disabled changing facilities.</p> <p>*Specific disabled bathrooms.</p> <p>*Gender neutral toilet.</p> <p>*Extend kitchen space and the space behind the bar to deliver an improved Clubhouse experience.</p>		<p>£500,000</p>	<p>If STC paid for a 3G pitch using public funds it would not hand over to a third party to use free of charge. It would be renting out to recoup public funds.</p> <p>This would of course be supported dependent on being able to address practicalities.</p> <p>Health and Safety, insurance, and impact on nearby residents need to be considered.</p> <p>It is hoped that the club will be able to remodel its current building to accommodate some of these requirements. Or is an alternative required?</p> <p>This would be subject to planning and considering the impact to other users of the site and public open space.</p>	<p>RFU for pitch improvement funding.</p>

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
		<p>Temporary mini stand and dug out areas for coaches.</p> <p>Fixings for advertising banners.</p> <p>Electronic scoreboard</p> <p>Additional storage for junior rugby playing kits.</p> <p>Central pavilion (STC) benefit from upgrade.</p> <p>Reconfigure car park with diagonal parking bays</p> <p>Storied car park</p>			<p>This is subject to planning and considering the impact to other users of the site and public open space.</p> <p>Could this be affixed to the current clubhouse?</p> <p>Not sure what this requires?</p> <p>STC pavilion refurbish subject to funds available.</p> <p>Substantial work is required to car park to address tree roots. Diagonal bays could be considered as a future option.</p>	

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
					Subject to planning permission and considerable requirement of funds.	
8	Sevenoaks Lawn Tennis Club	Two additional courts Padel courts Increased social and viewing space More private changing space – cubicles within the changing rooms Ramp from car park to enable access to clubhouse Improved changing space for juniors.			Is there space within current leased area for 2 more courts? Or is another site needed? Obtain pre planning advice in relation to providing on adjacent Raleys Field. All other needs supported subject to planning permission and funding.	
9	Hollybush Tennis Centre	Increased space for café Increased space for changing facilities			The building is owned by SDC. Supported subject to owner, SDC permission, Planning and funding.	Pickle Ball launched. Planning application successful for Padel Courts- subject to conditions.
10	Sevenoaks Padel	4 – 8 Padel Courts (with disabled access)			See 8 above	

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
		<p>Indoor facilities within Sevenoaks District</p> <p>Small changing rooms (most players change at home)</p>			<p>It is understood that this is progressing at Polhill.</p> <p>A planning application has been submitted by at Hollybush Tennis Centre, for 2 existing outdoor tennis courts to be converted into 3 outdoor padel tennis courts. This includes new posts, glass walls, mesh fencing and floodlights. Applicant is Mr J Heurman from The Tennis Academy.</p> <p>STC will comment on this via Planning & Environment Committee on 20th May 2024 and it is due to be decided by SDC on 3rd July 2024.</p>	<p>Planning application being progressed.</p> <p>Noted that noise and time of play needs to be considered for nearby residents.</p> <p>It was noted that this was one of several sports suitable for the 65+ residents who were 25% of local population.</p>
11	Sevenoaks Town Rugby Club	See 7				
12	Sevenoaks Suns Basketball Club	<p>More courts availability for more sessions.</p> <p>Facilities equipped with more baskets.</p>			<p>To date STC has not been able to assist the club with providing a potential site for its ambitious plans.</p>	<p>Actively fundraising for increased number of school coaches and towards new facility.</p> <p>The new facilities were intended to provide 3 – 4 Basketball Courts, Netball,</p>

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
		<p>Baskets with adjustable heights.</p> <p>Purpose built community basketball (and multi-sport) facility and outdoor courts and changing rooms.</p> <p>Disability provision</p>			<p>It is understood that plans are currently being worked up with Knole Academy for this.</p> <p>There was an agreement with Sencio to provide these.</p> <p>See above</p>	<p>Pickle and Badminton facilities.</p> <p>Hoping to increase provision for girls.</p> <p>Aiming for new facilities – Outdoors 2025 and Indoor 2026.</p> <p>Planning application to be submitted in 2024.</p>
13	Sevenoaks Town Football Club	New clubhouse – improved changing facilities, gym, café with shared community use.		£2,500,000	<p>STC & STFC submitted a CIL bid and with STC match funding were successful with just over £800,000 obtained.</p> <p>Additional external funding needs to be sought.</p> <p>Planning permission obtained. Due to seek tenders May 2024.</p> <p>STFC have long term leases at Greatness Recreation Ground and manage the provision of the football pitches.</p>	<p>Tender process slightly delayed to begin in June 2024.</p> <p>Further fundraising will be needed.</p>
14	Samsara Bike Club	More range of sizes of pads and softer skateboard bushes for younger children.				

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
		<p>Pump track or off road bike trails. Further development to Greatness Skatepark.</p> <p>WC</p> <p>Training volunteer support.</p> <p>Adapted bikes for disabled users.</p>			Potential for this provision within new Tarmac site.	
15	We Make Footballers Sevenoaks	Larger capacity for sports players.				
16	MX Fencing	<p>Sports halls</p> <p>Greater audience capacity</p> <p>Fencing kits for beginners</p> <p>Fencing salle</p>				
17	Invicta Karate Academy	Dedicated Karate Dojo Hall and room complex with changing rooms.				
18	Sevenoaks Town Golf Club	<p>Trial club sets and equipment for potential new members.</p> <p>Extension to bar, kitchen and changing room/showers.</p> <p>Access ramp to main building and disabled toilet.</p>				

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
19	Hildenborough Junior Badminton Club	More facilities to facilitate new influx of members- additional sports hall will be necessary.				
20	Sevenoaks Hockey Club	2 pitches with floodlights, possibility of sharing. Replace existing seating. A club house facility/changing rooms.				
21	Tarmac / Greatness Quarry Development	Noted that the outline planning application provided the following: Land for Primary School Local Centre / Lakeside Water Facility Watersports facilities. Oast House – community building Barn – provision for Scouts Secondary school- financial contribution Medical Facilities – financial contribution			It was hoped that the proposed primary school would include some sports hall provision. Outdoor water sports facilities will be provided for the first time within Sevenoaks town – e.g. sailing, canoeing STC are preparing a Feasibility Study for the Oast House community use. It is hoped that the Scouts will also enable other uses of the building.	

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
		It was noted that there was not land available for flat sports pitches.			When the full project is progressed STC will receive a substantial CIL contribution – details and plans for this to be confirmed at a later date.	
22	Sevenoaks Town Sports Foundation	Discussion at the Sports Strategy Meeting held on 29.5.2024 took place about the creation of a Sevenoaks Town Sports Foundation. Tarmac expressed an interest in this.				Further discussion to be held.
23	Athletic Facilities	It was noted that SDC were creating athletic facilities including running track between Trinity School and Seal.				
24	Bradbourne Group Riding for the Disabled	Enhanced carriage tyres for comfort and ease of use on the surfaces. Ensuring the fields are not bought up for housing. Replacement car park surface without potholes for ease of disability access while being strong enough for the heavy tractor to remove the muck heap and bring hay and stray to site				
25	Representative for Hockey, Lacrosse, Swimming, Badminton	Floodlit hockey pitches, all weather running track for athletics.				

STC Sports Strategy Review – Summary 5 (30.09.2024)

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
	(Respondent did not include club/organization name in survey)					

Schools and Sports Facilities in Sevenoaks

Schools in Sevenoaks	Ref Number	Sports facilities available for hire to non-schools (information gathered from school websites)
Sevenoaks School	K1*	<ul style="list-style-type: none"> • 25m six-lane swimming pool, • fitness suite and weights room, • studio, • three glass-backed squash courts, • three indoor tennis courts, • an eight-court sports hall, • rock and rope climbing area, • physiotherapy room • servery/meeting room, • athletics track, • tennis courts, • floodlit hard courts • Astro & grass pitches with pavilions
Walthamstow Hall Senior	K2	Note the Website does not mention hiring of Facilities for external use.
Walthamstow Hall Junior	K8	Note the Website does not mention hiring of Facilities for external use.
Knole Academy	K3	<ul style="list-style-type: none"> • Sports Hall- Cricket (4 Nets), indoor Hockey, Basketball (full Sized court), Badminton (4 Courts).

STC Sports Strategy Review – Summary 5 (30.09.2024)

		<ul style="list-style-type: none"> • Rock Climbing wall- (those using need experience check/Qualifications or can provide instructor. • Fitness Suite- Weekdays during school term: 4pm-10pm Saturday during school term: 8am-4pm Sunday during school term: 9am-5pm Weekdays during school holidays: 8am-10pm Saturdays during school holidays: 8am-4pm Sundays during school holidays: 9am-5pm. • Dance hall- (spinning, Circuits, Zumba, Pilates) • 3G Sports pitch <p><i>It should also be noted they are part of a Sports partnership with primary schools in the area (St. Thomas’s, St. Johns, Lady Boswells, Sevenoaks Primary).</i></p>
Wilderness School	K4	<p><i>(Permanently closed)</i></p> <p>To note SDC have proposed the creation of playing fields & Sports facilities for schools to use called: Wilderness Schools Project.</p>
West Heath School	K5	<ul style="list-style-type: none"> • Sports Hall- Available for Children’s Birthday party’s & local Clubs. • Tennis Courts • Swimming pool- Available for weekend hire.
New Beacon (primary)	K6	<ul style="list-style-type: none"> • Astro pitch can be divided into two smaller pitches, • Swimming pool • Sports Hall • Studio
Graville (primary)	K7	<ul style="list-style-type: none"> • Swimming pool- only for current students
Sevenoaks Primary	K9	None
St. Johns (primary)	K10	None
St. Thomas (primary)	K11	None, useful to note they partner with other schools.
Lady Boswell (primary)	K12	None

STC Sports Strategy Review – Summary 5 (30.09.2024)

*K1 has been assigned to Sevenoaks School as in the Considerations page of the Neighbourhood plan they are the only school not mentioned by name.

Schools in Sevenoaks not included in the original document under section K:

Schools in Sevenoaks	Ref Number	Sports facilities available for hire to non-schools (information gathered from school websites)
Weald of Kent Grammar school (Sevenoaks site)		<ul style="list-style-type: none"> • All Weather Pitch- 2G Pitch, 11-a-side football, 9-a-side football, 7-a-side football, • Dance Studio • MUGA- Netball Courts, Tennis Courts • Sports Hall- Badminton courts, Gymnastic equipment, Basketball court.
Trinity school		<ul style="list-style-type: none"> • Sports Hall- 5-a-side football, Basketball hoops, Gymnastics equipment, Hockey pitches, Badminton, Handball, Netball, Cricket nets, Trampolines • MUGA- Used currently for Netball hires (up to 3 Courts), • Field- Rugby goals, no external lighting at the field site.
Tunbridge Wells Boys Grammer		<ul style="list-style-type: none"> • 3G pitch- Football (Can accommodate up a 11-a-side matches), Rugby, Hockey, fitness classes, • MUGA- Tennis nets, Badminton, Basketball, • Main Hall/Theatre- Dance/ Performing Arts.
Solefield (primary)		Noted that on the website they mention sharing school facilities with other schools and the wider community but could find not further information.