

Swanley Town Council

Civic Centre, St Marys Road, Swanley, Kent, BR8 7BU

Tel: 01322 611663

www.swanleytowncouncil.gov.uk

SUMMONS

Date 30th August 2018

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Alexandra Suite, St Marys Road on Wednesday 5th September 2018 at 7:30pm** or at the conclusion of the public participation session.



Mr S Nash
CEO / Town Clerk

PUBLIC PARTICIPATION

If required, the meeting will be preceded by a public participation period of up to 15 minutes in total at 7:30pm. Members of the public are also entitled to speak, during the meeting, on agenda items only and with express permission from the Chairman / Mayor. Those wishing to speak on an Agenda item must indicate this during Public Participation.

RECORDING (AUDIO AND / OR VIDEO OF COUNCIL MEETINGS AND USE OF SOCIAL MEDIA

During this meeting the public are allowed to record the Committee and Officers from the front of the public seating area only, providing it does not disrupt the meeting. Any items in the exempt Part of an agenda cannot be recorded and no recording device is to be left behind. If another member of the public objects to being recorded, the person(s) recording must stop doing so until that member of the public has finished speaking. The use of social media is permitted, but all members of the public are requested to switch their mobile phone devices to silent for the duration of the meeting.

MOBILE PHONES

Member of the public are reminded that the use of mobile phones (other than on silent) is prohibited at Town Council and Committee meetings.

AGENDA

1. To receive Apologies for Absence
2. To receive Declarations of Interest
3. To approve as correct the Minutes of the Meetings held on Wednesday 4th July 2018 and 25th July 2018

4. To receive Minutes of Committees and approve recommendations contained therein
Policy & Finance – 20th June 2018
Development Control – 20th June 2018
Development Control – 4th July 2018
5. **PRESENTATION OF MAYOR'S CADET**
To present Acting Sgt Harry Archer with a Certificate of Recognition of his Services as the Mayors Cadet
6. **APPLICATION FOR GRANT AID**
To consider the Grant Aid applications from Swanley Rugby Club and HI Kent
Swanley Rugby Club requests £500
HI Kent requests £250
7. **LANDSCAPING CONTRACTS**
To consider recommendation from the CEO – Report A
8. **COOPER PUBLIC CONSULTATION**
Report from CEO – Report B
9. **COOPER DEVELOPMENT**
Respond to correspondence received from Cooper Estates – Report C
10. **SEVENOAKS DISTRICT COUNCIL DRAFT LOCAL PLAN**
To agree the amended response to the Sevenoaks District Council's Draft Local Plan proposals
11. **Mayors Communication**
To receive such communications as the Town Mayor may desire to lay before the Council (Councillors are reminded that no decision making may take place as a result of this item)
12. **Report from County and District Councillors**
(Councillors are reminded that no decision making may take place as a result of this item)
13. **Date of next meeting – 3rd October 2018**
14. **Forthcoming Meetings – To note the following dates**

19th September 2018 – Development Control
19th September 2018 – Policy & Finance
19th September 2018 – Personnel

If you would like further information on any of the agenda items, please contact Mr Steve Nash, on 01322 611663 or snash@swanleytowncouncil.gov.uk

Council Members:

Mayor Cllr Dyball

Leader Cllr Morris

Cllr L Ball

Cllr C Barnes

Cllr L Gaire

Cllr S Gaire

Cllr T Searles

Cllr M Hogg

Cllr Horwood

Cllr Halford

Cllr Scott

Cllr Willingale

Cllr J Barnes

Cllr E Komolafe

Cllr V Southern

Cllr P Darrington

Leadership Group

Cllr R Morris

Cllr V Southern

Cllr M Horwood

Cllr L Dyball

Introduction

This council has already agreed to take back the contracts for Grass Cutting from KCC and this is scheduled to take place later in September. In considering these contracts officers looked at the capacity of the existing team and what impact the additional works would have on a three man team. Outlined below is the rationale for the taking on of an additional staff member to meet the needs of the council and some forward planning to provide us with economies of scale.

Work Load

For simplicity the work schedule is provided in days. The current KCC contract will take one man 65 days to complete, two men 32 ½ days and three men a little over 21 1/2 days which equates to six cuts per annum for a fee of £6000.

This is insufficient funding for a full time role.

Contract / Sponsorship

The town council has received £8500 in sponsorship from CBRE toward Swanley in Bloom for the last two years and in effect this provides their landscaping needs for around 4 months in the town centre. CBRE have offered this council further contracted hours to provide all year round cover in the town centre for an additional £16,500 making a total of £25,000 and needing around 120 days of additional work time.

Combined with the KCC funding this provides an income of £31,000 toward a Full Time position and provides Swanley Town Council with an opportunity to employ a Full Time Head Groundsman. This is now a crucial requirement of the town council as existing staff lack the qualifications and experience to fully care for and improve the existing grounds owned by STC. An experienced manager would provide better direction and training to existing staff and promote smarter working within the team which would allow the securing of additional contracts in future.

Total Hours

KCC Contract	65 days
CBRE	120 days
Total	185 days
Available Days	328 days
Spare Days	143 days

An additional member of staff (Head Groundsman) will cost around £27,000 per annum which is covered by the contracts listed and provide 143 days of extra work for STC.

Additional Contracts

There are currently two additional local contracts on offer to STC which would provide £3400 each per annum for a total of £6800 and a total of 96 days of work.

Summary

Taking out additional running costs for machinery of around £3000 by employing a Full Time Head Groundsman STC will be able to secure £7800 of income above expenditure and an additional 47 days of staff capacity.

Recommendation: That a Full Time Head Groundsman is recruited and that the CEO secures each of the contracts listed with the appropriate funding.

Introduction

The CEO recently allowed Cooper Developments to hold a Public Meeting in the Olympic to show off the plans for their site off Beechenlea Lane. This does not in any way indicate a change of direction by this council which has stated its objective is to protect green belt land in and around Swanley from future housing development.

A number of councillors have suggested that local residents may feel that the town council has supported Coopers by allowing them to hire a town council facility but this is not the case.

Reasoning

This council has been criticised in the past for a lack of transparency but the CEO / Town Clerk is building a reputation for being transparent in all the town council activities and keeping people up to date with local events and developments. This is applied to all activities on a level playing field so that no one is favoured over another and local residents can make informed decisions about plans for their town.

A good example of information sharing was the Garden Village and U & I development in 2017 when councillors, magnificently supported by local residents, persuaded the District Council not to allow the developments to go ahead. The information on both these developments was made available in the Link Centre and Alexandra Suite allowing maximum viewing by residents and a Public Meeting was held by U & I at the time attended by over 200 residents. The information provided by both developments was in fact the same information that allowed councillors and residents to make a strong case against them.

Based on previous events of this type the CEO allowed the booking to proceed so that:

- Local People could ask questions of developers
- Residents could question the design and density of development
- Residents who do not use Internet could see real examples of the plans.
- Residents could make their feelings known to developers
- Up to date information is shared by all

The CEO attended this event with the Civic Manager to understand what the developers were promoting to residents and see how plans may have altered in any way from those already seen. There were also councillors in attendance who spent some time in discussion with developers and residents who were able to confirm the position of the town council.

While all councillors were aware of the event the CEO failed to provide advance notice at the point of booking to councillors, but took steps to ensure residents and councillors were copied in with information about the event so they could attend where able. The CEO fully acknowledges this error.

Councillors Recommendation: That Coopers are not given use of the Olympic for the purpose of Public Consultation.

Recommendation: If residents are to make well informed decisions about any type of development then they need to be given access to all information available. One of many ways to do this is to allow such events to take place in Public Facilities and ensure those generations who do not use internet facilities receive the same access to information as those that do.

Cooper Estates Strategic Land Limited
Claremont House,
65c Main Road,
Longfield, Kent, DA3 7QT
Telephone: 01474 709040
Facsimile: 01474 709808

Our ref: DGC

28 August 2018



Dear [REDACTED]

RE: LAND AT BEECHENLEA LANE, SWANLEY

Thank you for visiting our public consultation event recently at The Olympic. We hope you found it of interest and gather that you spoke to our planning consultant, Robin Buchanan, from Pro Vision.

We are of course aware of your Town Council's most recent letter to us of 5 July 2018. It also seems that we have inadvertently approached the Town Council via its Chief Executive Officer whereas we now realise that Councillors would have preferred we engaged directly with them. Please accept our apologies, we had no wish to cause offence or interfere with protocol. We would like to 'start again' with Councillors. As a first step we would be pleased for Councillors to attend a pre-view of our second consultation event on Sunday 2nd September. This will now be held at the White Oak leisure centre (see enclosed details). It will be open to the public from 11.00am but available to Councillors from 10.30am.

Meantime, we understand the reluctance of your Councillor's for any of the Green Belt around the Town to be released. But, should Government policy dictate otherwise and Sevenoaks District Council have to allocate land at Swanley for development (including housing), it seems right that it should take place in the best possible location and result in most benefit to meet needs of existing residents and the Town as a whole, be it in terms of community infrastructure, financial contributions or whatever else.

Given the close location of our land, the Olympic site in particular presents opportunities, as does your other land on the west side of Beechenlea Lane.

More so given that Sevenoaks Suns are keen to build a notable sport facility incorporating a Basketball Arena on the eastern half of the Olympic site which we understand is of interest to the Town Council. However, the traffic generated will be considerable. We are also well aware that Beechenlea Lane residents have no desire for even more traffic past their properties. They have already had to accept that a new road and housing will be built next to them as permission for 61 dwellings was granted on 27 June 2016 in Appeal Decision APP/G2245/W/3135258.

Rerouting the southern end of this new road through the Kimber Allen premises instead of onto Beechenlea Lane and redirecting Beechenlea Lane through traffic along the new road, including that from the Olympic site and proposed Sevenoaks Suns development, must be in residents' interests.

Swanley Town Council is still in a position (as land owner) to help achieve both of these significant public benefits.

It is also clear that Swanley Town Council's land on the west side of Beechenlea Lane and the western part of the Olympic site could become available for redevelopment with houses for local people, including older persons. We understood this to be an ambition of the Town Council and on behalf of local people. Such new dwellings would not be conventional 'affordable housing' occupied

by tenants with no local connection to the Town or dictated by Sevenoaks District Council. These could be a useful addition to the Town Council's housing stock, to manage as *it* wishes and to ensure it meets *existing* needs of local residents, young and older.

New housing of this type together with new sporting facilities, of not just local but national significance, and a better traffic solution for Beechenlea Lane would be something the Town could be proud of.

We enclose an illustrative plan and accommodation schedule that shows what the residential potential for your land could be. You will see that this also now includes some 1.7 acres (0.7 hectares) of our land west of Beechenlea Lane which was previously shown ear marked as a park & ride, though was not favoured by Councillors. We are willing to transfer it and to see this site used by the Town Council for additional housing for its purposes.

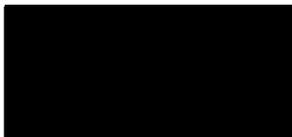
On the Town Council land west of Beechenlea Lane the plan shows circa 22 new houses (mainly family size accommodation, but also some smaller homes) and at the Olympic a scheme for circa 21 homes for older persons (apartments and separate houses with care and other facilities on-site) with the bowling green retained. Including 17 houses on our land to be transferred, this would in total provide around 60 new homes for local people within the Town Council's control. The ransom the Town has over development of land to the west of Beechenlea Lane could contribute towards with the construction costs of these new homes.

There are tough choices to be made by Councillors. Swanley is the second largest Town within the Sevenoaks District and hoping the need for additional housing will simply go away cannot be in the Town's interest. Amongst other considerations, logic suggests that traffic accessing the Town Centre from 500 dwellings (on just the land south of the railway) via a new main road (and closing Beechenlea Lane), should put considerably less pressure on London Road than considerably more traffic generated by a new settlement of 2,500 dwellings directly to east of the M20/M25 roundabout.

It is sincerely hoped that Councillors' interest can be rekindled and help deliver the benefits to the Town that development off Beechenlea Lane in conjunction with the Town Council can bring.

Kind regards,

Yours sincerely



DAVID GOUGH-COOPER

CC All Swanley Town Councillors (by email)

Community Consultation Event

Land East of Swanley

An opportunity to view and comment on two new proposals. One is for a new community infrastructure and housing proposal by Cooper Estates Limited on land east and west of Beechenlea Lane. The other is a multi-use sports centre proposed by Sevenoaks Suns Basketball club on land behind the bowls club at the Olympic.

Change of Venue:

Practice Hall, White Oak Leisure Centre, Hilda May Avenue, Swanley BR8 7BT
Sunday 2nd September (11am to 6pm)
Monday 3rd September (4:30pm to 8pm)

This event previously took place at The Olympic on Friday 10th and Saturday 11th August

The proposals can also be viewed online,
including a comment form: www.pro-vision.co.uk/swanley

