

**FULL COUNCIL 4<sup>th</sup> September 2019  
7:30PM THE CIVIC CENTRE**

**MINUTES**

**Present:** Mayor Cllr L Dyball, Leader Cllr M Horwood,  
Cllr S Andrews, Cllr L Ball, Cllr G Darrington,  
Cllr P Darrington, Cllr J Domigan, Cllr M Foster,  
Cllr J Griffiths, Cllr C Lee, Cllr V Letchford,  
Cllr T Searles, Cllr J Tuckfield

**Officers:** CEO - Steve Nash,  
Park Director - Ryan Hayman  
Democratic Services Officer - Barbara Playfoot

**Public Session:** The Mayor asked if there were any members of the Public who wished to speak. Two residents said they would like to speak on Item 10, the Mayor agreed that they would speak at that point of the agenda.

**10768 To receive Apologies for Absence**  
Cllr C Barnes, Cllr J Barnes, Cllr A Skipper

**10769 To receive Declarations of Interest**  
None

**10770 To approve as correct the Minutes of the Meeting held on Wednesday  
3<sup>rd</sup> July 2019  
APPROVED**

**10771 To receive Minutes of Committees and approve recommendations contained therein:**

Development Control – 19<sup>th</sup> June 2019

Development Control – 3<sup>rd</sup> July 2019

Policy & Finance – 19<sup>th</sup> June 2019

**APPROVED**

**10772 CHANGES TO COMMITTEE MEMBERSHIP**

Council to agree changes

Cllr Horwood reported that due to work commitments Cllr Skipper was unable to continue as a member of the Estates and Facilities Committee.

**RESOLVED - Cllr Skipper was removed from the committee and a vacancy will be left open.**

**10773 BIO- DIVERSITY POLICY**

To approve Bio-diversity policy – Report A

**RESOLVED - The Bio-Diversity Policy was approved with a small change in wording**

**10774 ALCOHOL, DRUG AND SUBSTANCE ABUSE POLICY**

To approve Alcohol, Drug and Substance Abuse Policy, no changes recommended – Report B

**RESOLVED - The Alcohol, Drug and Substance abuse policy was approved with no changes**

**10775 GRANT AID APPLICATIONS**

To consider a request for Grant Aid from Swanley Rangers and West Kent Mediation. (West Kent Mediation awarded £250 July 2018)

**RESOLVED - Approved Grant Aid Application of £250 to be awarded to Swanley Rangers and £250 to West Kent Mediation**

**10776 NEW SPLASH AREA**

To approve the proposal of the new splash area for Swanley Park – Report C

The Mayor gave a short introduction to the report in which she explained the need to completely replace the existing splash area as the current one was long past the pint of economic repair and maintenance and was a much needed free activity for the residents of Swanley. The Mayor went on to read out emails from Cllr C Barnes and Cllr J Barnes who were currently on holiday, in both communications they support Option 1- a new expanded splash pool and surrounding area.

Cllr Horwood also supported Option 1 as the Park was the 'Jewel in the Council's Crown' and he felt there was a good balance currently between free and charged activities. Providing a new expanded Splash area would give options to increase the areas occupied by chargeable activities which would help to offset costs. He went on to say that the current splash area had been repaired numerous times over the last 20 years and was now at the end of its life. Cllr Andrews had several questions including disabled access to the new Splash area and the predicted 25% increase in footfall. The Park Director explained how this would be achieved.

Cllrs Darrington, Searles, Foster, Domigan all spoke in support of Option 1.

**RESOLVED - The proposal of Option 1 - a new expanded Splash pool and surrounding area for Swanley Park was approved**

**10777 USE OF WOODLANDS FUNDING**

To approve the use of funding contained in CEO's report – Report D

A resident from St Georges Road questioned the haste in producing Report D and the validity of the figures produced to support the proposal to purchase housing.

A resident from Waylands also questioned the haste in which the report had been put together and felt that there should be more discussion in the public domain on how the Woodlands funding should be spent. He went on to say that there appeared to be no funding allocated for a community centre or investment for youth facilities.

The CEO explained that the 5 year plan presented at Full Council back in February 2018 had addressed all the proposals in Report D and there was no intent to implement the plan without further consultation and approval. The figures in question would be confirmed once the properties and running costs had been identified which would subsequently be discussed by Leadership and ratified by Full council.

There appeared to be some confusion over the first residents question about the proposed borrowing of £3.8 million, this was not to purchase housing it would be used to build a new Medical Centre amalgamating the Oaks and the Cedars. A business plan for this loan would need to be supported by Public Works Loan Board (PWLB), Dartford, Gravesham and Swanley Clinical Commissioning Group (CCG) and Kent Association of Local Councils (KALC). STC already own the Oaks and are currently receiving £80,000 + in annual rental and once the new Medical Centre, a GP Hub is built this would increase to £160,000 minimum. He added that the proposed U&I development does include a new Medical centre in Phase 5 which could be another 5 or more years away, however potential funding from the U&I CIL could help fund the new surgery also there could be other potential investors. The CEO explained that there have often been remarks regarding the lack of community centre, however STC have several venues available for clubs and groups to meet at community rates. This would also include the barn at the Park when renovation is complete and a change of use has been granted. Community space may be needed but not one specific centre.

Cllr Horwood supported the proposed investment in housing to create sustainable revenue streams rather than relying on the venues as this is high risk because they are subject to change in customer choice and if they have a bad year then STC have to absorb the loss.

Cllr Horwood did add that his preference regarding the KCC land charge would be to pay the charge off, maybe not in total but arrange for it to be paid off in instalments over a period of time.

Cllr Ball agreed with the 2 resident's comments that the plan was being rushed and there were no proper costings. He agrees with Cllr Horwood that the KCC land charge should be paid off, the sum is increasing due to RPI and either it should be paid off in full or a plan agreed to pay it off in instalments. Cllr Ball also queried the sum quoted in Item 8 changes to water supply at £50,000. The CEO confirmed that it was a typo and should read £5000 and would be corrected. Cllr Ball would like to see the decisions to the spend funding deferred until some proper costings are made available for discussion.

Cllr Searles said that he is happy with the recommendation that STC buy a number of properties with the CEO working closely with Leadership and then coming to Full council for approval, holding an extraordinary Full Council meeting if necessary. Cllr Searles then referred to the proposed new surgery, the CCG has recognised that the population of Swanley is growing and there is a need and he has tried to influence that the new GP hub be built in Swanley as it brings with it medical benefits of all aspects of wellbeing. Cllr Searles also touched on the KCC land charge and that the charge can move from STC building/ area to another the charge was perpetual. Cllr Horwood said although that was the terms of the charge he would feel more comfortable getting a repayment agreement in place.

Following additional lengthy discussions the following was approved with a change in wording

1. That building the new extended Splash Pool and surrounding area is confirmed to proceed once funding is available from the Woodlands.  
**APPROVED See 10776**
2. That the purchase of a number of properties as described proceeds once funding from the Woodlands has been obtained. Any initial offers to purchase, and proceed with purchasing by the Chief Executive must be agreed with the Leadership Team and ratified by Full council either by emergency meeting or other means if needed.

**APPROVED**

3. That drainage works start to increase the number of toilets at Swanley Park and connect to mains sewage.  
**APPROVED**
4. That on completion of the house purchases a loan is sought from PWLB to have a new surgery built at a cost of around £3.8 million subject to full costings and plans coming before Full council for approval  
**APPROVED**  
Cllr Ball voted against & 2 abstentions
5. That the land charge to KCC is not paid off but instead invested in additional property and that income to be used to pay the land charge off over 25 years, on the condition that a 0% interest rate is secured.  
**DEFERRED for further information**

#### **10778 EXTENSION OF PARK CAFÉ LEASE**

To consider the extension of the Park Café lease by 3 years. Verbal report from the CEO.

The CEO recommends that the Park Café extend their lease by 3 years. They are investing £12,500 in improvements to the kitchen and floors, they have already made improvements to the Café and outside seating area and is a great asset to the Park. The Café improvements will allow STC to increase the rent by £4,000 and then increase year on year using RPI.

**RESOLVED – Extension of the Park Café lease was approved**

#### **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)

The Mayor opened her communication by hoping that everyone had had an enjoyable summer, and picked out some of the highlights of her summer engagements: the High Sheriff's Garden Party in the grounds of The Kings School, Canterbury, Bastille Day celebrations in Swanley Village in aid of Ellenor, and the In Bloom Presentations at Coolings Nursery where she was thrilled to present winners awards to a number of Swanley residents. The Mayor also attended a number of Family Fun Days across the district, including the ones held in Swanley Park and Hextable Gardens.

On 1<sup>st</sup> September the Mayor officially launched the Darent Valley Community Rail Partnership on Swanley Station, which brings together 6 stations, encouraging passengers to link the train with cycling and walking, to visit local tourist attractions and raising awareness of local heritage and culture. The Mayor thanked Swanley Town Council staff for their involvement in the launch.

This year was the first time Kent and London Mayors, Chairmen and Leaders were invited to the 1812 Night in Swanley Park on 23<sup>rd</sup> August. Many complimented Swanley Town Council on staging an event of that size and quality of entertainment.

During the 1812 evening the Mayor honoured Edward Needham, a WWII Veteran, as this years Freeman of the Town, in recognition of the part he played in the D-Day Landings.

A total of £722 was raised for the Mayors Charity.

#### **Future events for the diary:**

Mayor's Charity Afternoon Tea, Alexandra Suite on Friday September 27<sup>th</sup> 2pm – 4.30pm  
Alexandra Suite £22.50

Mayor's Charity Ball, Alexandra Suite Saturday 26<sup>th</sup> October 7pm for 7.30pm £36.00

Tickets for both events available from STC 01322 665855

**Report from County and District Councillors**

(Councillors are reminded that no decision making may take place as a result of this item)

Cllr Horwood reported that he is still waiting for a meeting with Highway Agency to discuss the flooding on High Firs Estate

Cllr Andrews confirmed that the new 25 metre, 6 lane swimming pool at the new Leisure centre will have a movable floor to allow deep water sports to take place.

**Date of next meeting – 2<sup>nd</sup> October 2019**

**Forthcoming Meetings - 18<sup>th</sup> September 2019 – Development Control  
18<sup>th</sup> September 2019 – Policy & Finance**

**Meeting closed at 21.45**

**Council Members:**

Mayor Cllr L Dyball

Leader Cllr M Horwood

Deputy Leader Cllr L Ball

Cllr S Andrews

Cllr C Barnes

Cllr J Barnes

Cllr G Darrington

Cllr P Darrington

Cllr J Domigan

Cllr M Foster

Cllr J Griffiths

Cllr C Lee

Cllr V Letchford

Cllr T Searles

Cllr A Skipper

Cllr J Tuckfield