

**MINUTES OF THE SWANLEY NEIGHBOURHOOD PLAN STEERING  
GROUP MEETING ON THURSDAY 7<sup>TH</sup> NOVEMBER 2019.**

**Present:** Robert Brickell, Chair (RB) Lorraine Hart (LH), Steve Nash, STC CEO (SN), Bob Wallis (BW) Alan Dean (AD), Chris Prestedge (CP), John Roche (JR), Chrissy Hudson (CH), Cllr. Paul Darrington (PD), Cllr. Glynnis Darrington (GD)

**Apologies:** Roger Ford (RF), Dr. E. Lunt (EL)

**1. Declarations of Interest:** None.

**2. Minutes of Meeting held September 10<sup>th</sup> 2019:**

The minutes were agreed as a true record.

**3. Matters Arising:**

RB confirmed that The Planning Inspector has written to SDC recommending that they withdraw their Local Plan. SDC have issued a press release stating that they intend to appeal the decision of the Inspector to postpone the enquiry and, if necessary, take legal action. SDC feel that having received a positive initial response for their LP from PINS their Plan should be sound. This may have a knock-on effect to our NP but we should proceed and modify if necessary, at a later date. LH is awaiting the detailed account, promised by the Inspector, as to why the Plan was considered unsound and what that might mean for Neighbourhood Plan conformity. Two problems were the 5-year housing supply and inconsistencies regarding the Green Belt. JR had exchange emails with SDC expressing sympathy and support for the SDC LP as did CP. PD and GD will be meeting with SDC's CEO Dr. Pavel next week to find out more.

RB stated that the White Oak development had been submitted for Planning Approval by SDC and that the reference is 19/02951, so do have your say on the Planning Portal. So far, the majority of comments come from people outside of Swanley. GD found that the majority of Badminton people came from Sidcup and Bexley areas. LH stated that more leisure facilities relied upon people from larger catchment areas. LH stated that complaining about loss of facilities was a planning issue. PD stated that STC had not discussed the Planning Application as yet.

**4. Master Plan, Broom Hill:**

RB stated we need to decide whether we support pursuing a mixed-use development at Broom Hill. LH stated that the SDC business only designation for the site development was not often viable these days. As was stated in the previous minutes this site has been designated for business use for over 20 years and it was felt that it would be more likely to be developed as a mixed-use development offering good employment opportunities. One of the main problems with the site is access which would need to be either via the redundant Kimber Allen site or existing business units' site which would have a ransom payment. RB stated that if a new road was put through to a mixed-use development this could be extended

to the redundant driving range at the Olympic to provide much needed sports facilities without any connection with Beechenlea Lane. It was agreed that SN would set up a meeting with Pro-Vision, Cooper Estates' Consultants to discuss a mixed-use development proposal and that this meeting would be attended by LH and JR plus Sevenoaks Suns. SN stated that a slip road could, with difficulty, be provide around the development but that this would probably be cost prohibitive.

SN stated that a Highways study had come out in favour of Sevenoaks Suns using the existing highways system to access the driving range site and that they are planning to submit a planning application by summer 2020.

### **5. Transport:**

CP stated that RB had produced a document which combined the Transport group's document with his own, which had been circulated to Steering Group members. LH has subsequently produced a revised document which indicated aspects that need changing and a rearrangement of the content. CP advised that he, RF and RB had met separately so that they could be clear in their own minds about the revised content and arrangement. CP stated that they needed further advice from LH in particular about what can and cannot be a policy. LH gave an example and agreed that she would write the policies for the document. (Post meeting note: CP to forward the list of queries to LH). SN informed the meeting that KCC will be briefing Parish Councils on 17<sup>th</sup> November 2019.

### **6. Health, Education and Leisure:**

It was agreed at the next meeting to look at maps of all areas of open space for recreation. SN advised that he was currently negotiating with SDC to acquire all sites bar two which SDC propose to use for housing development. AD advised that he, CH and JR had been to Exeter to look at their new leisure facility and social housing project incorporating Passivhaus standards. He had hoped to give a screen presentation which was not possible due to technical difficulties. AD stated that 50% cuts in running costs are predicated by operating the Passivhaus building standard. He stated that with climate change this is something we should consider in our developments. Kier were the construction contractors for the project and involved all along the way and delivered good quality and collaboration.

Regarding education AD has met with primary school heads on 10<sup>th</sup> September 2019. Parkwood school facilities are only being used 50% of the time. The new head now wants to provide community use but was concerned that, if she develops, would she need to share profit with the GLC. It was thought not. AD stated we need to improve community use of school buildings.

RB stated that he had sent steering group members a document on Health & Education. LH confirmed she had read this but at this stage had incorporated comments received from Dr. Lunt in the Portrait of Swanley.

### **7. Housing:**

JR stated that the group still background. He had tried contacting West Kent Housing for

information on social housing but they are not answering any of his emails. The groups next meeting will be on 19<sup>th</sup> November at Archer Way. JR has been trying to register for the Homes UK conference on the 27/28<sup>th</sup> November at Excel but was experiencing difficulties. SN said he would help JR register for the event. JR said that housing was the key issue with the SDC LP. SDC cannot meet their housing target which will impact upon the NP. JR considers that Passivhuas standards are key to future development.

### **8. Working & Employment:**

JR tabled an extract from the SDC In Shape periodical showing what was manufactured in the District without a single mention of Swanley. We need to list all manufacturing in Swanley in our NP. SN advised that U&I were having an event for local businesses on 29<sup>th</sup> November 2019 between 08:30 and 14:30 hours. AD said he would attend the meeting and report back to the Steering Group.

### **9. Conservation & Heritage:**

LH had met with BW and Swanley Village residents regarding a Village Design Statement both within and outside of the Conservation area. LH stated that although there is an SDC conservation area document, the design statement takes into account the roof line, paving materials etc.

### **10. Consultation Event:**

It was agreed that the Public Consultation Event should be arranged for early in the new year, LH will be producing a proposal which she will table at the next steering group meeting.

### **11. Portrait of Swanley:**

LH has submitted the draft Portrait of Swanley document to all steering group members. RB had replied to LH pointing out where the Swanley History Group had made corrections to the previous documents submitted. CH pointed out that there were several activities listed which were no longer available and will advise LH. Lorraine asked that everyone who had submitted documents should check that their submissions are recorded correctly and advise her of any changes required. RB suggested that everyone who had submitted information should advise LH of the source of the information for inclusion at the end of this document.

### **12. Any Other Business:**

There being no further business the meeting closed at 8pm.

The next meeting will be held on Wednesday 11<sup>th</sup> December 2019 at the earlier time of 18:00 venue TBC.