



Sevenoaks Quarry Steering Group

Minutes

Monday 11th December 2023

Group details

Date: Monday 11th December 2023 4pm
Venue: The Bat and Ball Community Centre

Attendees

- Cllr Nigel Wightman (NW)
- Cllr Dr Marilyn Canet (MC)
- Cllr Roderick Hogarth (RH)
- Cllr Claire Shae (CS)
- Cllr Alan Leaman (AL)
- Anthony Van Gool (AVG)
- Linda Larter (LL)
- Chris Halsam (CH)
- Nick Roberts (NR)
- Cllr Andrew Michaelides (AM)
- Georgie Elliston (GE)
- Michaela Kekeri (MK)
- George Kup (GK)
- Joseph Baum – Chair (JB)

Minutes

1. Welcome

- JB welcomed everyone to the meeting.

2. Introductions

- JB asked everyone to introduce themselves and what they would like to get out of the Steering Group. JB explained that Tarmac has been pro-active in establishing the Steering Group, based on the previous Liaison Group, to ensure that they continue to engage with the local community and to help to ensure that the new development responds to, and delivers for, Sevenoaks. Members commented on how they felt it was important to work together and use the Steering Group to create a positive and long-lasting outcome for Sevenoaks.

3. Approval of Terms of Reference

- JB asked if everyone was happy to approve the Terms of Reference – everyone agreed.
- Members raised concerns that if referencing the group as a Delivery Group this would be misleading. JB responded that the meeting should be under one title “Sevenoaks Quarry Steering Group” which would be consistent throughout all material
- CS asked what the decision part of the Terms of Reference will mean in relation to Councillors being on the Development Management Committee. Both JB and RH stated that Democratic Services from Sevenoaks District Council have advised that anyone who sits on the Steering Group will have to recuse when any applications regarding the Sevenoaks Development are brought to the Committee.
- LL and MC questioned how local residents were going to be selected to be part of the Steering Group. JB answered that a newsletter was sent out, but if members could let GK and JB know of anyone that would be interested then we would send them an invite to attend.
- NW asked what extent this group will be able to change the outcome of the development. JB answered that this group will form a consensus that will inform Tarmac to help them decide upon the direction the application heads towards.

Actions:

- JB to send a copy of the newsletter to Steering Group Members.
- Members to send GK and JB details of residents they think would be interested in sitting. On the Steering Group.
- GK to send GE the distribution area of the newsletter.

4. An update on the outline planning application

- MK updated members on where Tarmac is in relation to the Section 106 agreement and outlined that once this is solved the focus will then turn to the design code, ecology and landscaping which would cover the whole site.
- A discussion then took place in relation to MK’s update with CS asking what the designs of the Bat and Ball junction look like and whether or not they have been changed. MK answered that there is still some detailed work to be done on the design and that once the S106 is signed then the principle of the implementation of the Bat and Ball junction will be done.
- CH asked whether other areas will also be looked under the S106 for example Southeastern are looking at a footbridge and the impact that will have.

5. Community uses and open spaces

A) The Barn

- NR updated members stating that they will need to raise some money to achieve everything that they want to do with the barn. The Scouts are now looking to work out the feasibility and will then look at timescales to see if they can apply for works to start separately to the Tarmac reserved matters application.

B) The Oast House

- GK updated members on the Social Needs Assessment that Tarmac commissioned Meeting Place to undertake. GK stated that the majority of the data gathering had now been completed and from this there were areas of need that had been identified. The report, once completed, will then be presented to Tarmac’s project team and then to Sevenoaks Town Council.
- LL asked whether a session can be done with Sevenoaks Town Council. GK and JB said that the Social Needs Assessment is still in its early stages and nothing is set in stone.

Meeting Place will absolutely work with Sevenoaks Town Council to understand their needs and requirements before publishing and engaging with the local community.

C) The Water Sports Centre

- MK outlined that there is not much of an update on this item due to the fact that the application is still in its early stages. AM said that it would be ideal if the sport on the lake would be quiet. NR stated the Scouts would be keen to be involved with the discussion on this moving forward.

D) Greatness Lake Park

- MK again stated that there is not much of an update due to how early Tarmac is with the application.

Actions:

- GK to work with LL to find a suitable time and date for Sevenoaks Town Council and Meeting Place to have a working session on the Social Needs Assessment and to explore options prior to wider consultation.

6. Engagement with the local community – recent and proposed

- JB ran through the list of activities that have been undertaken:
 - Updated the website to include the most recent information.
 - Visit from Sevenoaks Town Council to site.
 - Meeting with Rockdale MD.
 - Newsletter has been sent out.
 - Sevenoaks Crier Advert drafted and for publication in January's edition.
 - An article about the Scout Group Barn in the Sevenoaks Chronicle
 - Reached out to Sevenoaks Town and Seal Parish Councils to present at their respective annual meetings.

Action:

- For the Sevenoaks Town Crier advert to also be advertised in the Seal Advertiser.

7. Future topics of discussion

- Bat and Ball junction and pedestrian safety
- Health services, look to invite the Integrated Care Board.
- The phasing of the development and the whole timeline for the delivery of the project
- Report on the outcome of the S106 agreement.

8. AOB

- AVG asked if it would be possible to have a timeline of the Scout Barn. NR stated that he would be more than happy to publish a timeline.

9. Date of next meeting

- The next meeting was agreed to take place at the Bat and Ball Centre at 3pm on Thursday 7th March 2024.

Summary of actions:

Action	Responsibility
Send newsletter to Steering Group Members.	GK/JB
Members to send GK and JB details of residents they think would be interested in sitting on the Steering Group.	ALL
Send the distribution area of the newsletter to GE.	GK/JB
For the Sevenoaks Town Crier advert to also be advertised in the Seal Advertiser.	GK/JB
Find a suitable time and date for Sevenoaks Town Council and Meeting Place to have a working session on the Social Needs Assessment.	GK/LL
To consider incorporating future topics of discussion onto future agendas.	GK/JB