



Sevenoaks Quarry Steering Group

Minutes

17th December 2024

Group details

Date: 17th December 2024 3pm
Venue: Bat and Ball Community Centre

Attendees

- Cllr Alan Leaman (AL)
- Byron Brown (BB)
- John Ingram (JI)
- Cllr Marilyn Canet (MC)
- Cllr Chris Haslam (CH)
- Nick Roberts (NR)
- Jo Brookbank (JBr)
- Georgie Elliston (GE)
- Linda Larter (LL)
- Cllr Nigel Whiteman (NW)
- Jill Paterson (JP)
- Cllr Claire Shea (CS)
- Michaela Kekerri (MK)
- George Kup (GK)
- Joseph Baum (JB)

Minutes

1. Welcome

- JB welcomed everyone to the meeting and asked members to introduce themselves.
- As new members to the Steering Group BB introduced himself and talked about the Bradbourne Residents Association and how pleased they are to join the Steering Group.

2. Approval of the minutes from the Steering Group Meeting held on 11.04.24

- Members agreed the draft minutes of the Steering Group meeting held on 18th June 2024, with the amendment suggested by CH to include further detail around the discussion on the A25 and Bat & Ball junction.

3. Actions from the last meeting

Action	Responsibility	Done?
Send around the traffic modelling presentation of the Bat and Ball junction to Steering Group Members	GK/JB	Done
Pass on issues on-site to site manager	GK/MK	Done
Send the distribution area of the newsletter to GE.	GK/JB	Done
Ensure Byron Brown had been responded to.	GK/JB	Done
Ask for representative from KCC be present at the next meeting.	GK	Done

- GK confirmed that all actions had been completed.

4. Project update

A. Section 106 Executive Summary

- MK ran through the S106 Executive Summary document that talks about the key headlines from the full document.
- Affordable Housing – Questions were asked around the suitability of the homes for disabled people and when the affordable housing would be delivered. MK responded that these details are yet to be confirmed. More detail will be presented in the Reserved Matters applications and phasing document.
- Education – Members raised that Kent County Council are not very good at forecasting pupil numbers and whether there is an opportunity for the funding that is currently allocated for education to be put towards another service such as health care. MK stated that the S106 document was a legal document that has been agreed and therefore cannot be changed.
- Highways and Transport – Members asked about whether the proposed development, due to the access points, could be used at a “rat-run” and how this can be stopped. MK responded that deterrents and restrictions can be put in place to ensure the access points are followed correctly.
- Community uses – Questions were asked around the details of the Oast House and the clause within the S106 which states that if nothing is done with the Oast House then that allocated money will have to be paid to the District Council. MK clarified that this would be the worst-case scenario if all efforts for the building to be provided for community uses have failed and said she hopes this won’t happen as she wants to see the Oast House work for the community.
- Other financial contributions – Comments were made by members about how pleased they were to see the amount of money allocated for buses but stated it would be good to understand the funding allocation around open green spaces.

B. Next steps:

- MK outlined that ongoing conversations are still underway with KCC about the current mineral extraction planning permission that Tarmac has on the site. Once this has been agreed then Tarmac can start to work on the next stages of the proposed development.

C. Oast House:

- > MK informed members that Tarmac are currently working to submit plans to Sevenoaks District Council to do repair works to the Oast House. The hope is that this work can start in April/May.

D. Scout Barn

- > NR and JBr ran through the update on the Scout Barn stating that good progress has been made and they are due to have a meeting with Tarmac soon and hope this will be a positive outcome to enable them to move forward with their plans.

5. Upcoming engagement

- JB outlined that if we have an update to give we will come along to Seal Parish Council and Sevenoaks Town Council’s Annual Meetings and Tarmac will come along to Bradbourne Residents Association next meeting to talk with them.

6. AOB

- Nothing was raised.

7. Date of next meeting

- This will be decided at a later stage when we have further details to update members on.

8. Actions from meeting

Action	Responsibility
Invite Cllr Neil Baker, KCC Cabinet Member for Highway along to our next Steering Group Meeting, if the agenda is relevant to his portfolio.	GK
Recirculate the traffic modelling presentation to Steering Group Members	GK
Send the S106 Executive Summary to Steering Group Members	GK
Include a summary amount of CIL money on the S106 Executive Summary	GK
Send over the access points to the site to BB	JB
Put S106 Executive Summary, link to full S106 and Decision Notice onto Tarmac’s website	GK

Send the Oast House repair planning application to Sevenoaks Town Council	MK
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