

MINUTES of the MEETING of the REGENERATION & QUALITY SUB-COMMITTEE held at THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE on FRIDAY 29 JUNE 2017 at 7.00pm

PRESENT: Councillor R J Lees (Chairman)
Councillor S J Ryan (Vice-Chairman)
Councillor Mrs S P Butterfill
Councillor P M Harman (substituting for Councillor Ms L C Howes)
Councillor D J Mote
Councillor B R Parry
Councillor B E Read

ALSO PRESENT: Paul Boughen, Community Building Manager EDC
Mark Pullin, Chief Planner EDC
Caroline Barker, Eastern Quarry Lead EDC
Graham Blew – Town Clerk
Martin Harding – Assistant Town Clerk/RFO

ABSENT: Councillor K G Basson

83/16-17. **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillor Ms L C Howes.

84/16-17. **SUBSTITUTES.**

Councillor P M Harman substituted for Councillor Ms L C Howes.

85/16-17. **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

There were none.

The Chairman gave the opportunity for the meeting to be adjourned at this point to accept questions from the public.

86/16-17. **TO RECEIVE ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES.**

The Chairman welcomed the new Sub-Committee members and thanked former members of the Sub-Committee for the work they had undertaken.

The Chairman highlighted the service and guidance that the previous Chairman, Councillor B E Read had given.

87/16-17. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 7 APRIL 2017.**

Recommended: The Minutes of the meeting held on 7 April 2017 were confirmed and signed as a true record.

88/16-17. **SECTION 106 AGREEMENT – EASTERN QUARRY**

The Chairman welcomed the 3 representatives from the Ebbsfleet Development Corporation (EDC).

Mr Pullin briefly summarised some of the key developmental triggers due, these included affordable housing contribution payments, air quality monitoring payments and heritage asset payments.

It was confirmed that regular payments are made to the ongoing transport fund. Issues around transport are discussed at the Transport Review Group which comprised of representatives from developers, Arriva, the EDC and Dartford Borough Council. Issues dealt with were specific to Eastern Quarry and the local bus routes and transport problems within the “redline boundary”.

Members enquired about the proposed bus service connecting the new development and Swanscombe High Street which had not been delivered. Mr Pulling agreed that this service should have been implemented as it was clearly part of the Section 106 agreement and he would look into this and ensure this was raised with the Transport Review Group.

Members then raised questions relating to open space management and governance. Mr Boughen confirmed that various models had been studied and investigations were ongoing. Members were also informed that a new officer was due to begin working for the EDC in August and part of their remit would be to deal with governance arrangements and legacy issues.

Members advised that they were concerned because the challenge with community facilities was that maintaining and operating community facilities once developments had installed them often meant that they operated at a loss. Members re-iterated that the Town Council had experience of managing open spaces and were aware of the issues faced with operating community facilities and members asked that the Town Council be the first point of contact for developers to discuss these matters.

Members sought clarity regarding any support for existing schools in relation to students moving to the new Cherry Orchard School. Unfortunately Mr Pullin confirmed that, at present, there was none as the obligation on developers was only to provide the new school. However, the Chief Executive was considering an educational vision for the Garden City.

The Chairman thanked the representatives from EDC for attending the meeting and welcomed continued dialogue with the Town Council.

Recommended: That the item be noted.

89/16-17. **NEIGHBOURHOOD PLAN**

Members discussed the documents provided regarding creating a Neighbourhood Plan (NP). The ATC/RFO re-iterated the advice given to him by an independent planning consultant at the KALC NP training event he had attended

Concerns were expressed over the large amount of time and resources involved with creating a NP. Comparisons were drawn to the work undertaken by a neighbouring Parish Council who were currently 2 years into the process of attempting to produce a NP.

Members discussed the previous work undertaken to create both the Town Councils 2005 Masterplan and its Local Development Framework and what the available alternatives were to a NP. The Chairman clarified that whilst these were very useful pieces of work they were not Supplementary Planning Documents.

Members were conscious that whilst NP were a very good scheme a lot of the areas/land within Swanscombe and Greenhithe would not be appropriate for a NP and that this may mean that it did not warrant the resources required to implement a NP.

After a lengthy discussion it was agreed that the issue of producing a NP required further consideration and that this would be best achieved by the formation of a Working Group to assess whether a NP was required or whether alternative options would better serve the Town Council and residents. It was agreed that this work should be member led to ensure the impact on officer time was minimised. The Working Group membership is to be made up of the following members:-

Councillor R J Lees
Councillor Mrs S P Butterfill
Councillor P M Harman
Councillor B R Parry
Councillor B E Read

Recommended:

1. That a Working Group be formed to assess whether a Neighbourhood Plan is required.
2. That the Working Group membership be as detailed above
3. That the first meeting of the Working Group be held in September 2017.

90/16-17. **COMMUNITY INFRASTRUCTURE LEVY – UPDATE**

Members were provided with an update that the Chairman would meet officers of the Town Council during week commencing 10 July 2017 to review research on forming a strategy.

Recommended: That the item be noted.

91/16-17. **EXCLUSION OF THE PRESS AND PUBLIC.**

MOVED BY Councillor R J Lees and seconded by Councillor P M Harman;

RESOLVED:

That, pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, that because of the confidential nature of the business to be transacted, the public and press leave the meeting during consideration of the following item(s).

No members of the press or public were present during discussion of the following item of business.

92/16-17. **QUINN ESTATES – UPDATE.**

Members had been provided with confidential notes and supplementary information following the meeting held with Quinn Estates on 16 March 2017.

The Town Clerk detailed the information that had been supplied by Quinn Estates and, after discussion members agreed that, at this stage it would not be appropriate to discuss this matter or take any action.

Recommended: That the item be noted.

There being no further business, the Meeting closed at 8.20 pm.

Signed: _____ Date: _____
(Chairman)