

KENT COUNTY COUNCIL

PROPERTY SUB-COMMITTEE

MINUTES of a meeting of the Property Sub-Committee held online on Friday, 26 February 2021.

PRESENT: Mr B J Sweetland (Chairman), Mr N J D Chard (Vice-Chairman), Mr R H Bird, Mrs M E Crabtree, Mr D Farrell, Mr D Murphy and Mr H Rayner

IN ATTENDANCE: Mrs R Spore (Director of Infrastructure), Mr S Dodd (Investment and Development Consultant), Mr R Lemerle (Disposals Surveyor), Mr T Porter-Williams (Head of Disposal and Investment Strategy), Mr J Sanderson (Head of Property Operations), Miss T A Grayell (Democratic Services Officer) and Mr G Romagnuolo (Research Officer - Overview and Scrutiny)

UNRESTRICTED ITEMS

142. Apologies and Substitutes

(Item 1)

There were no apologies for absence from the Sub-Committee but the Cabinet Member for Finance, Corporate and Traded Services, Mr P J Oakford, was unable to join the meeting.

143. Declarations of Interest by Members in Items on the Agenda

(Item 2)

There were no declarations of interest.

144. Minutes of the meeting held on 17 December 2019

(Item 3)

It was RESOLVED that these are a correct record and a paper copy be signed by the Chairman when this can be done safely. There were no matters arising.

The Chairman introduced the agenda and explained how he would be approaching the information set out in the agenda pack. He asked officers to introduce each item in the open part of the meeting so Members would have an opportunity to discuss and ask questions about the information in the unrestricted paperwork for each item.

145. 21/00021 - Disposal of former remote playing field, Whitehill Road, Gravesend, DA12 5PS

(Item 4)

1. Mr Dodd introduced the report and advised that the site had been declared surplus to requirements and closed to the public. It had been identified in Gravesham Borough Council's Local Plan draft housing allocation in Autumn 2020,

rather than 2019, as stated in the report. He advised that the County Council had taken formal pre-application advice about the feasibility of the proposed use.

2. In response to a question, Mr Dodd advised that the maximum number of housing units which would be permitted on the site, the layout and design of the development, and the access arrangements, would be the subject of a planning decision.

3. After asking questions of detail in a closed session on the information set out in the exempt appendix, the committee agreed the recommendation set out in the unrestricted report.

4. It was RESOLVED that the decision proposed to be taken by the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to approve the disposal of the former remote playing field at Whitehill Road, Gravesend, Kent, DA12 5PJ, and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and the Cabinet Member for Finance, Corporate and Traded Services, to finalise the terms of the proposed sale and to enter into the necessary documentation to conclude the transaction,

be endorsed, with the addition that detail of risks associated with the transaction be held on file.

146. 21/00022 - Disposal of the former Ladesfield Care Home site, Vulcan Close, Whitstable CT5 3LZ
(Item 5)

1. Mr Lemerle introduced the report and, in response to a question, advised that the disposal process had taken longer than usual due to a change in the process and to delays arising from the slowing effects of the covid-19 pandemic on the market.

2. After asking questions of detail in a closed session on the information set out in the exempt appendix, the committee agreed the recommendation set out in the unrestricted report.

3. It was RESOLVED that the decision proposed to be taken by the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to dispose of the land and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to finalise the terms of the proposed sale,

be endorsed, with the preferred bidder being noted as advised in the closed session.

147. 21/00032 - Disposal of land at Danley Road Sheppey - Part of Former Danley Middle School to Minister for Communities Housing and Local Government (MCHLG) for provision of new Special Education Needs and Disability (SEND) School.
(Item 6)

1. Mr Sanderson introduced the information which was set out in the proposed record of decision and the site map in the unrestricted part of the agenda.
2. The committee then AGREED the recommendation set out in the exempt report.

148. Motion to exclude the press and public for exempt business

It was RESOLVED that, under Section 100A of the Local Government Act 1972, the press and public be excluded from the meeting for the following business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of part 1 of Schedule 12A of the Act.

EXEMPT BUSINESS (Open access to minutes)

149. 21/00021 - Disposal of former remote playing field, Whitehill Road, Gravesend, DA12 5PS (Item 4)

1. Mr Dodd responded to comments and questions of detail from the committee, including about the financial details of the transaction and any risks to the County Council. It was requested that detail of risk to the County Council associated with the transaction be held on file.
2. It was RESOLVED that the decision proposed to be taken by The Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to approve the disposal of the former remote playing field at Whitehill Road, Gravesend, Kent, DA12 5PJ, and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and the Cabinet Member for Finance, Corporate and Traded Services, to finalise the terms of the proposed sale and to enter into the necessary documentation to conclude the transaction,

be endorsed, with the addition that detail of risks associated with the transaction be held on file.

150. 21/00022 - Disposal of the former Ladesfield Care Home site, Vulcan Close, Whitstable, CT5 3LZ (Item 5)

1. Mr Lemerle introduced the exempt appendix and advised the committee of the name of the preferred bidder from those listed. He responded to comments and questions of detail from the committee, including about the representation of the site on the supporting plans.
2. To respond to concerns raised, the Chairman asked that all future property proposals include the site shown clearly on standard Ordnance Survey maps as part of their supporting paperwork.

3. It was RESOLVED that the decision proposed to be taken by the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to dispose of the land and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to finalise the terms of the proposed sale,

be endorsed, with the preferred bidder being noted as advised in the closed session.

151. 21/00032 - Disposal of land at Danley Road Sheppey - Part of Former Danley Middle School to Minister for Communities Housing and Local Government (MCHLG) for provision of new Special Education Needs and Disability (SEND) School.

(Item 6)

1. Mr Sanderson introduced the exempt report, about which there were no questions or comments.
2. The committee then AGREED the recommendation set out in the report.