

From: Donald Farquharson, Interim Director of Property & Infrastructure Support

To: Gary Cooke, Cabinet Member for Corporate and Democratic Services

Decision No. 14/00156

Subject: Disposal of Land at Churchill CEP School, London Road, Westerham.

Classification: For Publication

Past Pathway of Paper: Published on Forward Plan – 19 May 2014

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: Sevenoaks West

Summary: The report considers the proposed disposal of Land at Churchill CEP School, London Road, Westerham

Recommendation: The Cabinet Member for Corporate and Democratic Services is asked to agree to sell the property and to delegate authority to the Interim Director of Property and Infrastructure Support to finalise the selected purchaser and terms of the proposed sale.

1. Introduction

1.1 The property comprises a site of approximately 1.44 ha (3.5 acres) situated within the northern edge of Westerham which was previously the former site for Churchill primary school.

1.2 The school relocated to nearby land in approximately 1999 following which the buildings were demolished leaving small areas of concrete hardstanding and some footings. The site has remained unutilised and has been surplus for some years. There is no requirement for school re-use of this land.

1.3 The site is approached along an avenue of mature horse chestnut trees from London Road providing an elegant entrance to the property which is then largely rectangular in shape. To the west of the site are some allotments owned by the Parish Council.

2. Planning

2.1 Although the site was considered suitable by KCC Social Services for development of a Care Home in 2005 this was not pursued due to an objection

to the planning application at that time and subsequently such service provision at this location was abandoned.

2.2 The Sevenoaks adopted Core Strategy identifies the site as being suitable for development and the Allocations and Development Management Plan (ADMP) proposes the site for residential development. The ADMP has completed all stages in the allocation process other than the Inspector's post examination concerns which do not affect this site. The formal process is expected to be concluded early in 2015.

2.3 However KCC's Planning Consultants have advised that as the Inspector has no concerns about this site the property may be considered to be allocated for residential use at this stage.

2.4 An area within the adjoining allotments is also included within the ADMP for residential development and it is the intention of the Parish Council for this land to be developed at some stage in the future. As their land has insufficient access to support their development KCC will provide for future access to be connected through the Churchill site on terms to be agreed at that time.

3. Marketing and Disposal

3.1 The property was previously placed on the market in 2007/2008 for development as a Care Home or other uses but was ultimately withdrawn in view of the difficult economic conditions which then ensued.

3.2 In view of the ADMP allocation a full marketing campaign with detailed information packs was undertaken by appointed agents, Knight Frank, during October and November seeking either unconditional or conditional offers to be submitted by 21st November.

3.3 Considerable interest has been shown during the marketing and 14 offers were received. Further discussions are being held with some of the parties to enable detailed consideration of these offers. An update will be provided at the Property Sub-Committee meeting

4. Bold Steps for Kent and Policy Framework

4.1 This decision relates to the Bold Steps for Kent in securing a capital receipt to fund the Capital programme and to streamline the Council's property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.

5. Consultations

5.1 Local Member consultations were undertaken prior to the marketing and no comments were received.

6. Recommendation

6.1 The Cabinet Member for Corporate and Democratic Services is asked to agree to sell the property and to delegate authority to the Director of Property and Infrastructure Support to finalise the selected purchaser and terms of the proposed sale.

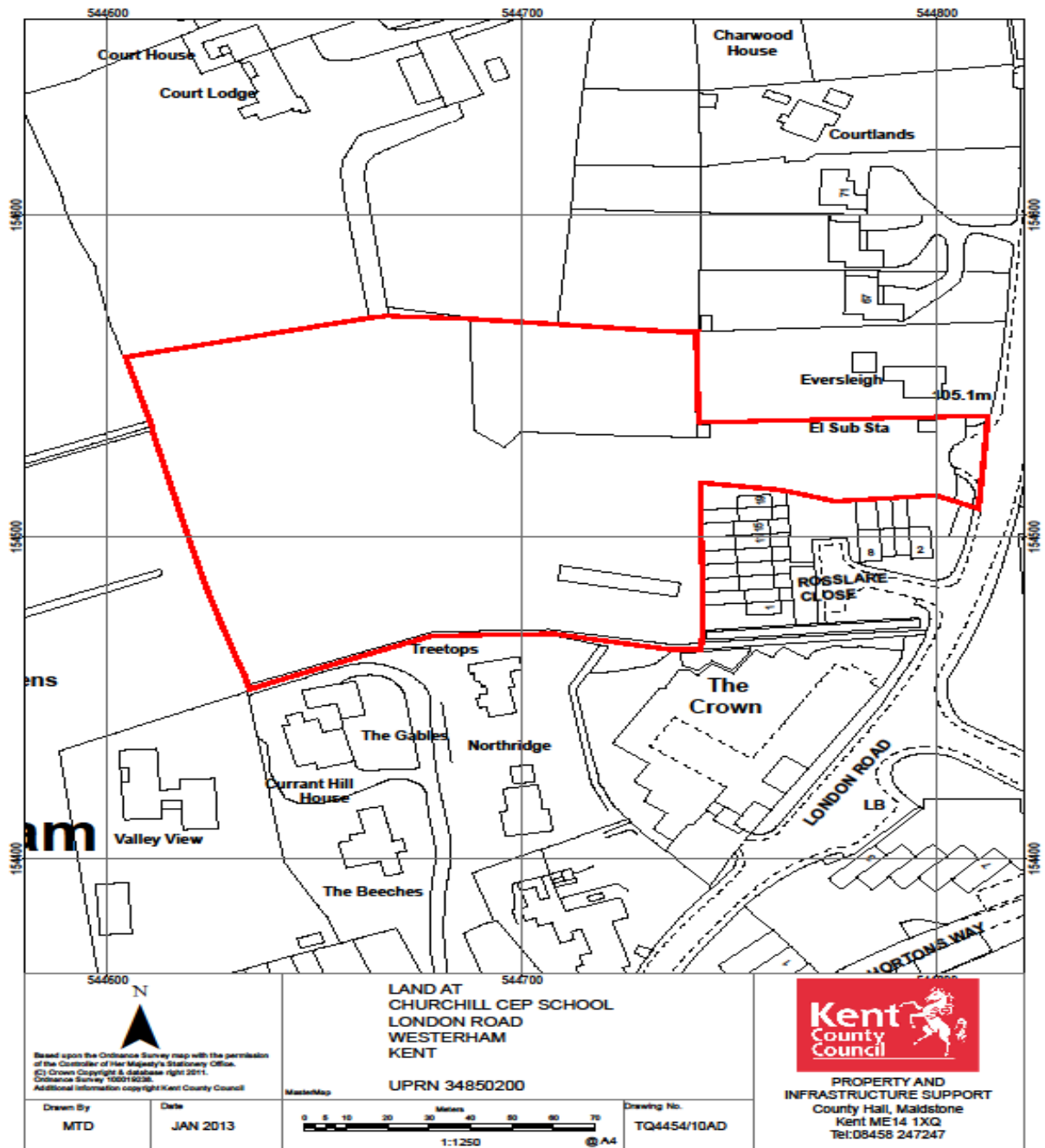
8. Background Documents

Site plan attached.

9. Contact details –

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Site Plan for Land at Churchill CEP School, Westerham



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Drawn By: **MTD**
 Date: **JAN 2013**

**LAND AT
 CHURCHILL CEP SCHOOL
 LONDON ROAD
 WESTERHAM
 KENT**

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