

KENT COUNTY COUNCIL

PROPERTY SUB-COMMITTEE

MINUTES of a meeting of the Property Sub-Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Friday, 8 September 2017.

PRESENT: Mrs A D Allen, MBE (Substitute for Mr B J Sweetland), Mr R H Bird, Mr N J D Chard, Mrs M E Crabtree, Mr D Farrell (Substitute for Ms K Constantine), Mr K Gregory, Mr J P McInroy and Mr M D Payne

ALSO PRESENT: Mr E E C Hotson

IN ATTENDANCE: Mrs R Spore (Director of Infrastructure), Mr J Reidy (Estates Surveyor), Mr A White (Estates Surveyor) and Miss T A Grayell (Democratic Services Officer)

UNRESTRICTED ITEMS

105. Apologies and Substitutes

(Item 1)

Apologies for absence had been received from Mr B J Sweetland and Ms K Constantine.

Mrs A D Allen was present as a substitute for Mr Sweetland and Mr D Farrell for Ms Constantine.

106. Election of Chairman

(Item 2)

Mr N J D Chard proposed and Mrs M E Crabtree seconded that Mr B J Sweetland be elected Chairman of the Sub-Committee. There being no other nominations, this was agreed without a vote.

107. Election of Vice-Chairman

(Item 3)

Mrs M E Crabtree proposed and Mr M D Payne seconded that Mr N J D Chard be elected Vice-Chairman of the Sub-Committee. There being no other nominations, this was agreed without a vote.

In the absence of the Chairman, Mr Chard took the chair.

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

(Item 4)

Mr D Farrell declared an interest in item 9 on the agenda as a Governor of the John Wallis Academy and said he would be speaking to the item to represent the views of the local community. The Chairman accepted this as the interest was not pecuniary.

109. Minutes of the meeting held on 21 March 2017

(Item 5)

It was RESOLVED that the minutes of the meeting held on 21 March 2017 are correctly recorded and they be signed by the Vice-Chairman.

Motion to Exclude the Press and Public for Exempt Business

It was RESOLVED that the press and public be excluded for the following business on the grounds that it was likely that exempt information, as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, would be disclosed.

EXEMPT ITEMS

(OPEN ACCESS TO MINUTES)

110. 17/00070 - Land at Drovers Roundabout - Variation of option agreements

(Item 6)

1. Mrs Spore and Mr Reidy introduced the report and responded to questions of detail from the Sub-Committee about the proposed transaction and the planned use of the land.
2. It was RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to
 - a) vary the terms set out in the 'option to purchase' agreements between the County Council and the companies named in the exempt recommendation report; and
 - b) delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise and agree the terms of the variation to the 'option to purchase' agreements,be endorsed.

111. 17/00088 - Acquisition of the Royal School for Deaf Children, Victoria Road, Margate

(Item 7)

1. Mrs Spore introduced the report and responded to questions of detail from the Sub-Committee about the layout of the site and the access arrangements.
2. It was RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to acquire the premises of the Royal School for Deaf Children, Victoria Road, Margate, on the terms set out in the exempt recommendation report, and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the terms of the proposed acquisition and the sale of any surplus property, be endorsed.

112. 17/00090- Proposed new lease at the Detached Playing Field at Wilmington Boys Grammar School, Common Lane, Wilmington, for the benefit of Wilmington Academy

(Item 8)

1. Mrs Spore and Mr White introduced the report and responded to questions of detail from the Sub-Committee, including the need for the land concerned to be fenced from the school premises for safety reasons.
2. The local Member for Wilmington, Mrs A D Allen, explained that the current proposal was the latest in a series of measures requested by parents to ensure the safety of pupils travelling to and around the site, following the expansion of the school. She expressed her support for the proposal and urged the Sub-Committee also to support it.
3. It was RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to take a lease of a term in excess of 20 years for the benefit of Wilmington Academy, on terms to be finalised by the Director of Infrastructure, be endorsed.

113. 17/00076 (2) - Funding of the new John Wallis Academy development, Sale of land and relocation of children's centre to Stanhope Sports Hall, Ashford, TN23 3HG - PART 2

(Item 9)

1. Mrs Spore and Mr Reidy introduced the report and explained how it related to the earlier Cabinet Member decision to enter into a first funding agreement with the John Wallis Academy for the construction of a new primary school building, this being the second funding agreement. They responded to questions of detail from the Sub-Committee, including the need to be creative to enable best use of the land available while ensuring that the County Council achieved best value for public money, the phased payment of funding in response to agreed milestones in the development, and the fact that the proposals had yet to be tested by the planning process.
2. The local Member, Mr D Farrell, placed on record his concerns about the loss of open space in the area, which would be further exacerbated by this proposal, and the effect of this loss upon the local community. While he welcomed the investment in local education facilities, open sites in the area had been either fenced off or built on and were no longer available for local people to use for recreational purposes without paying a hire fee, which could be prohibitive to local families.
3. It was RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to authorise the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services:
 - a) to finalise terms and enter into a second funding agreement and other associated documentation with the John Wallis Church of England Academy, subject to the conditions set out in paragraph 3.3 of the exempt recommendation report;

- b) to enter into the necessary lease arrangements to facilitate the relocation of the Ray Allen Centre and the proposed transactions; and
- c) to progress the disposal of surplus land arising from the proposal, bringing the heads of terms back at the appropriate time for a further decision,

be endorsed by the majority of the Sub-Committee, with Mr D Farrell and Mr R H Bird taking no part.