

KENT COUNTY COUNCIL – RECORD OF DECISION

DECISION TAKEN BY:

Peter Oakford, Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services.

DECISION NO:

20/00055

For publication *[Do not include information which is exempt from publication under schedule 12a of the Local Government Act 1972]*

Key decision: YES

Subject Matter / Title of Decision:

Disposal of Land South of Four Elms Sevenoaks

Decision:

As Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services I **AGREE, in respect of Kent County Council owned land South of Four Elms in Sevenoaks**, to authorise:

1. the **Director of Infrastructure** in consultation with the **Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services**, to enter into a Collaboration Agreement with the neighbouring landowner to promote, market and dispose of the site.
2. the Director of Infrastructure to enter into the necessary contractual and land agreements required to implement 1 above.

Governance:

The Executive Scheme of Delegation for Officers set out in Appendix 2 Part 4 of the Constitution (and the directorate schemes of sub-delegation made thereunder) provides the governance pathway for the implementation of this decision by officers as it assumes at 1.9 of the scheme that once a Member-level decision has been taken, the implementation of that decision will normally be delegated to officers, so that multiple Member decisions are not required in respect of the same matter.

In this instance, the **Director of Infrastructure** will be the lead officer seeking to ensure that all such steps as are necessary to implement the decision are undertaken.

Reason(s) for decision:

The site has been declared surplus to Kent County Council's requirements.

Entering into a collaboration agreement optimises the planning position for this site in pursuance of achieving best consideration at disposal per s.123 of the 1972 Local Government Act.

Cabinet Committee recommendations and other consultation:

A Decision Report was shared with Members of the Policy and Resources Cabinet Committee with the Proposed Record of Decision and duly noted at the Policy and Resources Cabinet Committee Briefing held on 16 June 2020.

Any alternatives considered and rejected:

Kent County Council (KCC) initially sought to pursue residential allocation and planning consent for the entire site of 5.3ha. KCC was subsequently approached by the local NHS Trust with a need for a site to construct a medical hub in the area. A 1.5ha area of the site was sold to the NHS Trust in February 2020. Access rights through the site disposed of to the NHS were retained and detailed to a level which would provide a compliant access from Four Elms to KCC's retained land.

In securing the best value of the subject property, the planning position underpins the value, and in this case, given the adjacent land holdings the best option to optimise the Council's position is to work in collaboration with the neighbouring landowner to secure the planning position and then jointly market the site.

Any interest declared when the decision was taken and any dispensation granted by the Proper Officer:

Mr P Oakford

07 July 2020

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signed

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date