

16 March 2023 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

Cabinet

Supplementary Agenda

	Pages	Contact
5. Environmental Protection Service Plan 	Replacement Page 9	Colin Alden Tel: 01732 227000
6. Licensing Pre-Application Advice Charges Review and Introduction of Other Admin Fees	Replacement page 57	Sharon Bamborough Tel: 01732 227000
10. UKSPF Update Report	Replacement page 117	Emily Haswell Tel: 01732227261
11. Whiteoak Residential 	Replacement Page 203	Detlev Munster Tel: 01732227099

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

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Item 05 – Environmental Protection Service Plan

The attached report was considered by the Cleaner & Greener Advisory Committee on 14 March 2023. The relevant Minute extract is below.

Cleaner & Greener Advisory Committee (14 March, Minute 41)

The Chairman presented the report, which outlined how the Environmental Health Team would discharge its statutory obligations with regards to Statutory Nuisance, Animal Welfare, and Licensing and Environmental Permitting Regulations for the upcoming year. The report also outlined the volume of work undertaken by the team, and how it had streamlined its processes with technology to cope with increase workloads with current resources.

In response to questions, the Environmental Protection Team Leader explained that the team were awaiting clarification from central government on their duties under the Clean Air Act with regards to combatting particulate emissions from electric vehicles. The Officer further explained that most of the drainage issues in the District were the remit of sewage undertakers or the land drainage board. The Council helped advocate on behalf of residents but generally lacked the statutory powers to act.

The Committee heard that the team had previously charged for land searches for contaminated sites, but that changes in the Council's software currently prevented the team from making the reports. This was being examined as a possible source of income in the future. The Officer clarified that most contaminated land sites did not meet the criteria in the Environmental Protection Act Part 2A, and were addressed through the planning process rather than the Environmental Protection Team.

Resolved: That it be recommended to Cabinet that it recommends to Council that the Environmental Protection Service Plan 2023/24 be approved.

Item 06 – Licensing Pre-Application Advice Charges Review and Introduction of Other Admin Fees

The attached report was considered by the Cleaner & Greener Advisory Committee on 14 March 2023. The relevant Minute extract is below.

Cleaner & Greener Advisory Committee (14 March, Minute 40)

The Chairman presented the report, which set out the proposed changes to pre-application advice charges. The Chairman explained that the fees were being restructured to clarify the process and help customers understand the different levels of advice available. Additional fees were being brought in for assisting with temporary event notices, updating records for lottery registrations, and for raising replacement invoices when requested by licence holders, to help cover costs.

The Committee discussed the report.

Resolved: That

- a) It be recommended to Cabinet that the restructured fees for Licensing pre-application advice be approved; and
- b) That it be recommended to Cabinet that the introduction of some new smaller admin fees to cover the resourcing cost of providing the service, be approved.

Item 10 – UK Shared Prosperity Fund Update Report

The attached report was considered by the Improvement & Innovation Advisory Committee on 28 February 2023. The relevant Minute extract is below.

Improvement & Innovation Advisory Committee (28 February 2023, Minute 36)

The Economic Development Officer presented the report, which updated the Committee on the key programme to be delivered via the UK Shared Prosperity Fund (UKSPF). The Council was allocated £1,000,000 for the period 2022 – 2025. The programme included a range of projects working with other Council teams and external partnerships, emphasising building upon existing activity and groups. Some projects would also be delivered across the West Kent partnership with Tonbridge & Malling Borough Council and Tunbridge Wells Borough Council, such as the West Kent business support scheme. For example, funding had been allocated to researching sector skills, to inform further People & Skills work. All funding for Sevenoaks District would only be used to support organisations within the District. The Officer then outlined the schemes within each priority.

The Officer outlined the Council's approach regarding the Rural England Prosperity Fund. Funding would be offered to rural businesses to provide a West Kent business support scheme, building on the successes from the former West Kent LEADER scheme. The Council were awaiting approval for spending for the REPF.

In response to questions, the Officer explained that the details of the actions were being refined, as permission to spend was only granted in December 2022. The Council was working with town and parish councils to ensure that work was supportive of their town plans. Members discussed the mentoring support for businesses included within the UKSPF plans, and were advised that the Council were commissioning a provider for the plan to support businesses with grants, advice, and events.

Resolved: that Cabinet be updated on the key programme to be delivered via the UK Shared Prosperity fund, including the Rural England Prosperity fund proposals.

Item 11 – White Oak Residential

The attached report was considered by the Improvement & Innovation Advisory Committee on 28 February 2023. The relevant Minute extract is below.

Improvement & Innovation Advisory Committee (28 February 2023, Minute 38)

The Regeneration Development Project Manager presented the report, which set out updates to the development proposal for the White Oak Leisure Centre Residential Scheme. The scheme had decreased in density, to create a better quality environment and more family houses, resulting in a reduction from 81 to 61 units. This was based on further design and viability testing as well as feedback from Councillors. The procurement approach had been updated to reflect the needs of modern methods of construction (MMC). The Council had successfully obtained £840,000 of Brownfield Land Release grant funding for the site. The Council had a guaranteed fixed works price from its contractor, which gave the cost plan a high degree of certainty. The Officer explained that this was the Council's first modern methods of construction (MMC) scheme of which will deliver high quality, environmentally efficient and sustainable homes with new open space, trees and enhanced landscaping. The scheme's indicative program indicated that a planning application would be submitted for spring 2023, with construction beginning in October 2023.

The Committee discussed the reduction in the number of units, noting that it allowed for a reduction in height of the scheme, an increase in green space, and more family homes. They further discussed modern methods of construction, and heard that there were no issues with obtaining mortgages or insurance for properties built in that way. They heard that houses would have the option of installing PV cells and air source heat pumps.

They discussed the lack of affordable housing provision within the scheme. They were advised that, as a single project within a larger White Oak scheme, revenue from the site were needed to help deliver the overall development and the newly completed White Oak Leisure Centre. They also heard that two developments consisting entirely of affordable housing were under way in Swanley, but that this scheme would not be viable if it included any. They further discussed transport, and heard that 68 parking spaces would be provided, and the train station was within walking distance.

Resolved: That, under section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting when considering Appendix B of Item 10 (Minute 38), on the grounds that likely disclosure of exempt information was involved as defined by Schedule 12A, Paragraph 3 (Relating to the business or financial affairs of a particular person (or the authority holding that information))

Members discussed the information within the confidential appendix and asked questions of clarification.

Resolved: That the recommendations to Cabinet and Council be endorsed.

