

14 October 2021 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks



# Cabinet

## Supplementary Agenda

	Pages	Contact
5. <b>Sevenoaks District - Voluntary Sector Barometer Survey</b>	Replacement Page 5	Jenny Godfrey Tel: 01732 227112
6. Tree Management Strategy	Replacement Page 27	Trevor Kennett Tel: 01732 227407
7. Farmstead Drive, Spitals Cross, Edenbridge - Development Proposal	Replacement Page 57	Detlev Munster Tel: 01732227099
8. Stangrove Estate Regeneration Project.	Replacement Page 73	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.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or [democratic.services@sevenoaks.gov.uk](mailto:democratic.services@sevenoaks.gov.uk).



## **Item 5 - Sevenoaks District - Voluntary Sector Barometer Survey**

The attached report was considered by the People & Places Advisory Committee on 6 October 2021. The relevant Minute extract is below.

### **People & Places Advisory Committee (6 October, Minute 18)**

The Health and Communities Manager presented the report which detailed the results and the steps being taken to action the issues raised from the Voluntary Sector Forum's barometer survey in May 2021. Covid-19 had a major impact on the voluntary and community sector both nationally and locally and the survey would track the impact on the voluntary and community sector in the District.

Members were advised that the results of the survey were attached as Appendix A with the results groups by theme. A second barometer survey would shortly be undertaken to assess the action taken on issues identified so far.

Members discussed the report, focussing on the number of volunteers, and how to reach out to those who could volunteer their time.

#### Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty

Resolved: That the report be noted and recommended to Cabinet.



## **Item 6 - Tree Management Strategy**

The attached report was considered by the Cleaner & Greener Advisory Committee on 12 October 2021. The relevant Minute extract is below.

### **Cleaner & Greener Advisory Committee (12 October 2021, Minute 19)**

The Head of Direct Services presented the report which set out the draft 10-year Tree Management Strategy for the Council. The aim of the strategy was to assist and inform residents, Council officers and Councillors of the Council's responsibilities and strategy regarding its own tree stock. There was over 7,000 hectares of woodland that covered across Sevenoaks District. This equated to over 19% of the district being covered by woodland. The Strategy linked strongly to the Council's Plan, and Net Zero 2030 commitment.

Members discussed the report and in response to questions Members were advised that a future open spaces strategy would be brought for consideration by Members, and there was external funding available to help assist with dealing with Ash Dieback. Under the traffic light code the Team had responsibility to make the tree safe within 24hours and then two weeks for remedial work.

*Action 1: For Head of Direct Services to provide details of the trees planted to replace those removed during construction of the new White Oak Leisure Centre.*

*Action 2: For Head of Direct Services to share details on external funding available to assist with dealing with Ash Dieback.*

### Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that the draft 10-year Tree Strategy 2021-2021, be agreed.



## **Item 7 - Farmstead Drive, Spitals Cross, Edenbridge - Development Proposal**

The attached report was considered by the People & Places Advisory Committee on 6 October 2021 and Improvement & Innovation Advisory Committee on 7 October 2021. The relevant Minutes extract are below.

### **People & Places Advisory Committee (6 October 2021, Minute 20)**

The Strategic Head of Property and Commercial presented the report which sought approval for funding to undertake further feasibility and design work to facilitate the submission of a planning application and to deliver the scheme subject to receiving the necessary statutory consents. The development proposal was for a site located on Farmstead Road, within the Spitals Cross housing estate in Edenbridge. As this was a new capital project that was not accounted for in the Capital Programme 2020/21, and the estimated project budget, Council approval was required.

The estate was built in the 1960s, and as such the community buildings that currently occupied the proposed development site were at the end of their economic life and required substantial refurbishment. There was the opportunity to redevelop and re-provide the community hall and its facilities and to replace the shop with modern premises, to provide new housing, and public open space and parking. The sale of the residential accommodation would provide capital receipts to pay for these improvements.

Members asked questions of clarification. The District's Strategic Housing Market Assessment (2017) suggested that this part of the District required 79 new homes a year.

#### **Public Sector Equality Duty**

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that

- a) It be recommended to Council that, the provision of £7,609, 620 in the 2021/22 Capital Programme to deliver the scheme within the financial implications, detailed as (i) to (vi) below, be agreed;
  - i. The scheme be intended to be funded (ultimately) from capital receipts from the sale of residential units in the scheme;
  - ii. A summary of the estimated scheme funding, based on feasibility to date;

- iii. 23 residential units would be disposed of in the open market and according to the Council's property consultant, which were expected to generate a sales receipt of £8.143m. The affordable housing units were expected to generate £1.172m and would be discounted to reflect development costs and were in line with current market practice for affordable housing;
  - iv. Until receipts from the sales of the residential units were received, short-term external borrowing be used to fund the scheme. Potential financing costs were detailed within paragraph 18 of the report;
  - v. The new retail unit would be retained by the Council, and let on market terms. The Community Hall be leased to reflect community benefit, but also to ensure future on-going liabilities be recuperated; and
  - vi. Consideration be given to the VAT implications of the project, dependant on the use of some of the elements of the project may require specific VAT treatment and further VAT advice be sought.
- b) subject to approval, of recommendation (a) by Council, authority be delegated to the Strategic Head of Property and Commercial and the Chief Officer Finance & Trading, following consultation with the Cabinet Member for Finance & Investments to proceed with the Scheme subject to final scheme viability; and
  - c) subject to approval of recommendation (a) by Council, authority be delegated to the Strategic Head of Property and Commercial following consultation with the Chief Officer Finance and Trading and the Head of Legal and Democratic Services to submit a planning application and to enter into any necessary contracts to facilitate the development and construction of the proposed scheme in accordance with the Council's Contracts Procedure Rules and for the disposal of the residential and commercial units.

#### **Improvement & Innovation Advisory Committee - 7 October 2021**

The Strategic Head of Property and Commercial presented the report which sought approval for funding to undertake further feasibility and design work to facilitate the submission of a planning application and to deliver the scheme subject to receiving the necessary statutory consents. The development proposal was for a site located on Farmstead Road, within the Spitals Cross housing estate in Edenbridge. As this was a new capital project that was not accounted for in the Capital Programme 2020/21, and the estimated project budget, Council approval was required.

The estate was built in the 1960s, and as such the community buildings that currently occupied the proposed development site were at the end of their economic life or required substantial refurbishment. There was the opportunity to redevelop and re-provide the community hall and its facilities and to replace the shop with modern premises, to provide new housing and public open space and parking. The sale of the residential accommodation would provide capital receipts to pay for these improvements.

Members asked questions of clarification, and were advised that local residents would be consulted following approval of the scheme from Full Council.

#### Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that

- a) it be recommended to Council that, the provision of £7,609,620 in the 2021/22 Capital Programme to deliver the scheme within the financial implications, detailed as (i) to (vi) below, be agreed;
- b)
  - i. The scheme be intended to be funded (ultimately) from capital receipts from the sale of residential units in the scheme;
  - ii. A summary of the estimated scheme funding, based on feasibility to date;
  - iii. 23 residential units would be disposed of in the open market and according to the Council's property consultant, which were expected to generate a sales receipt of £8.143m. The affordable housing units were expected to generate £1.172m and would be discounted to reflect development costs and were in line with current market practice for affordable housing;
  - iv. Until receipts from the sales of the residential units were received, short-term external borrowing be used to fund the scheme. Potential financing costs were detailed within paragraph 18 of the report;
  - v. The new retail unit would be retained by the Council, and let on market terms. The Community Hall be leased to reflect community benefit, but also to ensure future on-going liabilities be recuperated; and
  - vi. Consideration be given to the VAT implications of the project, dependant on the use of some of the elements of the project

may require specific VAT treatment and further VAT advice be sought.

- c) subject to approval, of recommendation (a) by Council, authority be delegated to the Strategic Head of Property and Commercial and the Chief Officer Finance & Trading, following consultation with the Cabinet Member for Finance & Investments to proceed with the Scheme subject to final scheme viability; and
- d) subject to approval of recommendation (a) by Council, authority be delegated to the Strategic Head of Property and Commercial following consultation with the Chief Officer Finance and Trading and the Head of Legal and Democratic Services to submit a planning application and to enter into any necessary contracts to facilitate the development and construction of the proposed scheme in accordance with the Council's Contracts Procedure Rules and for the disposal of the residential and commercial units.

## **Item 8 - Stangrove Estate Regeneration Project**

The attached report was considered by the People & Places Advisory Committee on 6 October 2021, and the Improvement & Innovation Advisory Committee on 7 October 2021. The relevant Minute extracts are below.

### **People & Places Advisory Committee (6 October, Minute 21)**

The Strategic Head of Property and Commercial set out the report which sought Council's approval for a new capital project to proceed and for provision to be made within the Capital Programme for 13 new homes, a retail unit together with parking and landscape improvements within the Stangrove Estate in Edenbridge.

The Stangrove estate had several parcels of land which were poorly used, and by development of the sites, the Council would contribute to its housing targets, and also significantly improve the Estate's public realm by providing additional car parking spaces and landscaping improvements to the open spaces. A new community shop would also be provided in response to the local communities wishes. Design and feasibility work, alongside other due diligence studies had been undertaken and a planning application for the development was submitted in August 2021. Subject to planning consent being obtained and funding being finalised it was envisaged that the new scheme would be delivered by Summer 2023.

Members considered the report.

#### Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that

- a) It be recommended to Council that the capital funding of the scheme of £4,312,743 be agreed;
- b) It be recommended to Council that the scheme would only progress subject to the funding gap being eliminated and planning permission being obtained, be noted;
- c) It be recommended to Council that, subject to approval of the recommendation (a) the development scheme for 7 sites within Stangrove Park, Edenbridge to provide 7 off-street, communal car parks, a new community shop, improvements to landscaping and 13 residential units at an estimated total project cost of £4,312,743, as set out within the table above, be agreed; and
- d) Subject to approval of recommendation (a) by Council, the

Strategic Head of Property and Commercial, following consultation with the Head of Legal and Democratic Services and the Chief Officer Finance & Trading, be delegated authority to enter into necessary contracts for the funding of the scheme and the disposal of the residential and commercial units.

**Improvement & Innovation Advisory Committee (7 October 2021, Minute 19)**

The Strategic Head of Property and Commercial set out the report which sought Council's approval for a new capital project to proceed and for provision to be made within the Capital Programme for 13 new homes, a retail unit together with parking and landscaping improvements within the Stangrove Estate in Edenbridge.

The Stangrove estate had several parcels of land which were poorly used, and by developing these sites, the Council would contribute to its housing targets, but also significantly improve the Estate's public realm by providing additional car parking spaces and landscaping improvements to the open spaces. A new community shop would also be provided in response to the local communities wishes. Design and feasibility work, alongside other due diligence studies had been undertaken and a planning application for the development was submitted in August 2021. Subject to planning consent being obtained and funding being finalised it was envisaged that the new scheme would be delivered by Summer 2023.

Members considered the report. Following questions, it was clarified that funding for the scheme would come from external borrowing.

The local Member expressed concerns that the overall number of parking spaces was not a large enough increase and that properties on Greshams Way could potentially be overlooked. However, it was noted that the proposal was considered a significant improvement from the previous one.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that

- a) it be recommended to Council that the capital funding of £4,312,743 be agreed;
- b) it be recommended to Council that the scheme would only progress subject to the funding gap being eliminated and planning permission being obtained, be noted;
- c) it be recommended to Council that, subject to approval of the recommendation (a) the development scheme for 7 sites within

Stangrove Park, Edenbridge to provide 7 off-street, communal car parks, a new community shop, improvements to landscaping and 13 residential units at an estimated total project cost of £4,312,743, as set out within the table above, be agreed; and

- d) subject to approval of recommendation (a) by Council, the Strategic Head of Property and Commercial, following consultation with the Head of Legal and Democratic Services and the Chief Officer Finance & Trading, be delegated authority to enter into necessary contracts for the funding of the scheme and the disposal of the residential and commercial units.

