




15 October 2020 at 7.00 pm

Despatched: 15.10.20

# Cabinet

## Supplementary Agenda (3)

	Replacement Pages	Contact
11. 27-37 High Street, Swanley redevelopment 	(Pages 151 - 152)	Detlev Munster Tel: 01732227099
12. Annual Review of Parking Management 2021/22 	(Pages 169 - 170)	John Strachan Tel: 01732227310
13. Christmas Parking 2020 	(Pages 175 - 176)	John Strachan Tel: 01732227310
14. Sevenoaks Parking Review	(Pages 181 - 182)	John Strachan Tel: 01732227310

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 11 - 27 - 37 High Street, Swanley Redevelopment

The attached report was considered by the Improvement and Advisory Committee on 8 October 2020. The draft Minutes have not yet been published but the minute extract below has been agreed with the Chairman of the Advisory Committee.

### Improvement and Innovation Advisory Committee (8 October 2020, Minute 52)

The Chairman and Deputy Chief Executive and Chief Officer Finance and Trading introduced the report. The Chairman explained that this was an exciting project for the Council to be taking forward with setting a standard for the quality of development. Following the granting of planning permission, the building would be high quality in its environmental credentials and building materials. The space would provide be a flexible business hub, as well as 17 residential units.

The Deputy Chief Executive and Chief Officer Finance & Trading explained the scheme, which was to be funded by capital receipts and Government funding which should make the scheme financially viable. It was hoped that the development would help set the tone for future developments in Swanley, such as Bevan Place. The report provided details of the wider scheme, including time scales, detailed funding and the delivery of the project, following Cabinet's initial approval in August 2020.

Members expressed their support for the business hub space and for the regeneration in Swanley. In response to questions, Members were advised that there was a functional space outside the building and that heat and air flow in the building had been fully investigated. Further details on access to the rear of the building would be circulated.

Resolved: That it be recommended to Cabinet that Council

- a) agrees the redevelopment of 27-37 High Street, Swanley, as outlined in the report to provide a new business hub and 17 residential units at an estimated total project cost of £5,624,039 as set out in Table 1;
- b) approves that the project is funded by:
  - i. capital receipts from the sale of units in the scheme, estimated to be c. £4,134,039; and
  - ii. £1,490,000 from the *Getting Building Fund* (GBF) administered by the *South East Local Enterprise Partnership* (SELEP), and notes that the SELEP Accountability Board will only make a decision on this match funding on the 20 November 2020,

and thus approval to proceed with the project is conditional on SELEP finally awarding the GBF grant.

- iii. agrees to the £375,000 vired in August 2020 to be transferred back to the Property Investment Strategy from this project.
- c) delegates authority to the Strategic Head of Property and Commercial in consultation with the Head of Legal Services and the Chief Officer Finance and Trading to enter into necessary contracts to facilitate the development and construction of the proposed scheme in accordance with the Council's Contracts Procedure Rules.

## **Item 12 - Annual Review of Parking Management 2021/22**

The attached report was considered by the Cleaner and Greener Advisory Committee on 13 October 2020. The draft Minutes have not yet been published but the minute extract below has been agreed with the Chairman of the Advisory Committee.

### Cleaner and Greener Advisory Committee (13 October 2020, Minute 32)

The Parking Manager presented the report which sought approval for the freeze on all parking charges across the district. In light of the impact that the Covid-19 pandemic has had on parking supply and demand for parking across the district, the proposed freeze would help support local businesses and economies, stabilising services over the next 12 months.

It was suggested that due to the extra capacity in the Bradbourne Car Park, a charge reduction could be considered to encourage commuters to use that particular car park.

### 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) the parking management proposals for a freeze on all parking charges for 2021/22 be agreed; and
- b) a charge reduction be considered to encourage commuters to use Bradbourne Car Park.



### **Item 13 - Christmas Parking 2020**

The attached report was considered by the Cleaner and Greener Advisory Committee on 13 October 2020. The draft Minutes have not yet been published but the minute extract below has been agreed with the Chairman of the Advisory Committee.

#### Cleaner and Greener Advisory Committee (13 October 2020, Minute 33)

The Parking Manager reported that free parking was proposed in Sevenoaks town and Westerham on the two weekends leading up to Christmas in December 2020. Vehicles would still be required to observe a maximum parking time and regular monitoring would take place to ensure this is complied with. The maximum stay in Blighs Car Park on the two weekends would also be reduced from 4 hours to 3 hours.

#### 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) the proposal for free parking in Sevenoaks town and Westerham on Saturday 12 December 2020, Sunday 13 December 2020, Saturday 19 December 2020 and Sunday 20 December 2020 be provided; and
- b) it be recommended to Council that the cost of in terms of loss of income for free parking be met from Supplementary Estimates.





## **Item 14 - Sevenoaks Parking Review**

The attached report was considered by the Cleaner and Greener Advisory Committee on 13 October 2020. The draft Minutes have not yet been published but the minute extract below has been agreed with the Chairman of the Advisory Committee.

### Cleaner and Greener Advisory Committee (13 October 2020, Minute 34)

The Parking Manager presented the report which informed Members of the findings of the Sevenoaks parking review carried out between October 2019 and January 2020. The review recommended that where parking issues had been identified, that reasonable and proportionate measures be taken to improve parking management arrangements. The review also recommended that no further action at this stage be taken in locations where feedback indicated that no significant parking issues exist. It was acknowledged that some areas had more complex parking issues which could need further investigation. It was also proposed that new measures to help support low paid local workers and improve the benefits that existing zones provided to residents.

The Parking Manager further advised that there needed to be a balance for resident and non-resident permits and “exclusive” resident only schemes did not fall under Kent County Council’s guidelines. By looking at some of the boundaries for the parking zones this would provide greater flexibility for resident parking. During the construction of Sevenoaks Town Car Park, permit holders were parking in other areas including in underused resident permit zones, due to many of the houses having off-street parking. It was hoped by offering low paid workers a reduced cost permit to park in these areas, (generally at the top of St Botolphs Road) this would support the local economy.

In response to questions, Members were advised that the resident parking schemes were designed to meet an original parking need and that residents in new builds and conversions were not therefore eligible to park in the existing schemes

### 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) the ratio of resident and non-resident permits be adjusted to help ensure that parking availability is maximised throughout the day;

- b) the period of no return in all parking bays in zone A be increased from 1 hour to 4 hours;
- c) “no return” to all roads in Zone A, until the 4-hour no return period has passed;
- d) rationalising boundaries and eligibility to maximise convenience and accessibility for residents be reviewed; and
- e) Non-resident on-street parking permits to low paid workers at a reduced rate, where spare capacity exists, be offered.