

MAIDSTONE BOROUGH COUNCIL
COBTREE MANOR ESTATE COMMITTEE

10TH JULY 2013

REPORT OF THE COBTREE OFFICER

Report prepared by Joanna Joyce

1. LAND TO THE SOUTH OF FORSTAL ROAD, MAIDSTONE

1.1 Issue for Decision

1.1.1 To consider the content of this report and decide whether, in principle, to permit the Land to the South of Forstal Road (referred to in this report as the "site") to be initially considered as part of the promotion of various land parcels under the local plan process.

1.2 Recommendation of the Cobtree Officer

1.2.1 That the Committee permit the site, as a matter of principle, to be initially considered as part of the promoting of various land parcels under the Local Plan process but on the basis that the Committee will make a final decision only when it has received a further report outlining in detail all the options available to it.

and

1.2.2 That guidance is sought from the Charity Commission regarding the possible allocation of the land for development.

1.3 Reasons for Recommendation

1.3.1 As part of its land holdings, the Cobtree Manor Estate Trust has a 999 year lease on a parcel of land (approximately 8.8ha) to the south of Forstal Road. The site is currently leased to Kent County Council on a 125 year lease as part of the wider parcel of land occupied by the Kent Museum of Rural Life. A plan of the site is included in **Appendix A**.

1.3.2 Maidstone Borough Council is currently undertaking a process of identifying potential new employment sites as part of its forthcoming new Local Plan. The site was previously put forward for employment development when the current adopted Local Plan was being prepared

although the land was not ultimately allocated. The opportunity has now arisen again for this site to be promoted for employment development, if the Committee, acting for the Charity wishes to do so.

1.3.3 The timing of this report to the Committee is driven by the timescale of the new Local Plan. A draft version of new Local Plan, which will include site allocations, will be considered by the Council's Cabinet in September. Sites allocated in the Plan must be demonstrably available for the use in question. The decision for the Committee is whether it wishes to confirm the availability of this site for employment development so it can be further progressed through the Local Plan process.

1.3.4 It is understood that the opportunity to include the site for development purposes will not occur again until the Local Plan is reviewed. Allocating the land now does not commit the Charity to developing the site, but doing so would keep its options open.

1.3.5 The Charity Commission should be consulted as it impacts on the charity land and it is suggested this is done as soon as possible to meet the Local Plan timescale.

1.4 Alternative Action and why not Recommended

1.4.1 To not agree to receive a further report could result in the Trust missing an opportunity to consider whether the site should be promoted through the Local Plan.

1.5 Impact on Corporate Objectives

1.5.1 This proposal could, potentially, contribute funding to the Trust if it were required.

1.6 Risk Management

1.6.1 This report invites the Committee to consider a promotion exercise so carries minimal risk.

1.7 Other Implications

1.7.1

1. Financial
2. Staffing
3. Legal
4. Equality Impact Needs Assessment

- 5. Environmental/Sustainable Development
- 6. Community Safety
- 7. Human Rights Act
- 8. Procurement
- 9. Asset Management

1.7.2 There are no additional implications arising from this report.

1.8 Relevant Documents

1.8.1 Appendices

Appendix A Site plan

1.8.2 Background Documents

None

IS THIS A KEY DECISION REPORT?

Yes

No

x

If yes, when did it first appear in the Forward Plan?

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This is a Key Decision because:

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Wards/Parishes affected:

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