

## Overview and Scrutiny Committee

Held at:	Council Chamber - Civic Centre, Folkestone
Date	Tuesday, 6 September 2022
Present	Councillors Miss Susan Carey, Peter Gane, Rebecca Shoob (Vice-Chair, in the Chair) and John Wing.
Apologies for Absence	Councillor Michelle Keutenius, Councillor Connor McConville, Councillor Terence Mullard and Councillor Patricia Rolfe.
Officers Present:	Simon Baxter (Chief Officer - Development), Andy Blaszkowicz (Director of Housing and Operations), Rebecca Chittock (Planning Policy Specialist), James Clapson (Case Officer (Committee)), Ewan Green (Director of Place), Llywelyn Lloyd (Chief Planning Officer), Susan Priest (Chief Executive), Jemma West (Committee Service Specialist) and David Whittington (Strategy & Policy Senior Specialist).
Others Present:	Councillor Mrs Jennifer Hollingsbee.

### 1. **Declarations of Interest**

Councillor Shoob declared a disclosable pecuniary interest as she is a Director of Otterpool Park LLP. During consideration of the Otterpool Park Stewardship item, Councillor Shoob moved to the public gallery and did not take part in discussions or voting on the item.

Proposed by Councillor Shoob,  
Seconded by Councillor Wing; and

#### **RESOLVED:**

That Councillor Gane take the Chair during the consideration of the Otterpool Park Stewardship item in Councillor Shoob's absence.

### 2. **Minutes**

The minutes of the meetings held on 31 May 2022 and 13 July 2022 were agreed, submitted and signed by the Chairman.

3. **Minutes of the Finance and Performance Scrutiny Sub Committee**

The minutes of the meeting held on 14 June 2022 were agreed, submitted and signed by the Chairman.

4. **Change of Membership - Finance and Performance Scrutiny Sub Committee**

Proposed by Councillor Shoob,  
Seconded by Councillor Gane; and

**RESOLVED:**

1. **That the following appointments be made to the Finance and Performance Scrutiny Sub Committee:**

Conservative 2 Seats	Cllr Rolfe + 1 Vacancy
Green 1 Seat	Cllr Shoob
Labour 1 Seat	Cllr McConville
Liberal Democrat 1 Seat	Cllr Gane

(Voting: For 4; Against 0; Abstentions 0)

5. **Cost of living summit**

On 27 July 2022, Full Council considered a motion with various actions relating to the cost of living, this included holding a Cost of Living Summit. Council resolved to examine these matters as part of a future Scrutiny programme. The report set out the proposed arrangements for a Cost of Living Summit.

Councillor Hollingsbee, Deputy Leader and Cabinet Member for Communities, provided a brief introduction to the report noting that 60 organisations had been invited. She also highlighted that the Household Support Fund was currently available, but only until 30 September 2022.

Proposed by Councillor Gane,  
Seconded by Councillor Wing; and

**RESOLVED:**

1. **That report OS/22/03 be received and noted.**
2. **That the proposed arrangements for the summit be approved.**

(Voting: For 4; Against 0; Abstentions 0)

6. **Ship Street - Development of the Design Brief**

Mr Blaszkowicz, provided the Committee with a presentation on the emerging strategy to provide housing led regeneration at the former Gas Works site in Ship Street, Folkestone. The presentation included a timetable, an indication of proposed procurement routes and access to government funding to support the design development and remediation of the site. The presentation slides have been attached to the minutes.

During consideration of the item, the following points were noted in response to the presentation, and to questions answered by Mr Blaszkowicz and Mr Baxter:

- LHA stood for Local Housing Allowance. Rent rates at all of the Council's new build homes were set at the LHA level. If someone received full benefits, their benefit payments would fully cover the cost of their rent.
- Consideration would be given to the provision of a community hub on site.
- The Council would assess its options next year, following completion of the design phase. The Council could bring in a partner, continue to manage the project on its own, or pass the project to another organisation.
- The site was envisaged to have an urban form of typology. A designer would be appointed in the next few months, they would need to balance housing density and financial viability in order to make the best use of the site.
- The aspirations would be included in the design brief, the buildings needed to be future proofed in terms of energy efficiency and quality.

Proposed by Councillor Shoob  
Seconded by Councillor Gane

**RESOLVED:**

**1. To note the update**

(Voting: For 4; Against 0; Abstentions 0)

**7. Otterpool Park Stewardship**

Councillor Shoob handed Chairmanship to Councillor Gane and moved to the public gallery during the consideration of this item.

Mr Green gave a presentation to the Committee detailing the work undertaken on the emerging strategy for stewardship at Otterpool Park. The presentation built upon the key themes and issues previously considered in relation to the overall strategic approach, and the development of a bespoke stewardship vehicle. The presentation slides have been attached to the minutes.

During consideration of the item, the following comments were noted:

- That the approach being recommended had developed from reviews of other stewardship models along with consideration of specialist advice.

- It was recommended that a stewardship LLP would be the best approach.
- There would be community involvement from the outset.
- A key principle was that the Council would have strategic control at the start, then move to a more community led approach as Otterpool Park develops.
- A long term, sustainable business plan would be developed for the new stewardship vehicle.

Proposed by Councillor Gane  
Seconded by Councillor Carey

**RESOLVED:**

**1. To note the update**

(Voting: For 3; Against 0; Abstentions 0)

**8. Draft Statement of Community Involvement (SCI) Update**

Councillor Shoob returned to the meeting and resumed chairmanship.

Ms Chittock introduced the Cabinet report (C/22/23). It provided an update of the work carried out to update the Statement of Community Involvement. She asked the Committee for their comments and thoughts.

During consideration of the item, the following points were noted in response to the report and questions answered by Ms Chittock and Mr Lloyd.

- The document set out the minimum standards that could be expected from the council. In reality the council exceeded these standards whenever the requirement arose.
- It was difficult for the public to engage in the planning process, so it was good to involve the Town and Parish Councils, who could help to support residents. District Councillors also had a role in supporting residents.
- It was suggested that the applicant could be made responsible for removing old notices once they were no longer required. Mr Llyod offered to see if that would be possible.
- The updates were good.
- There should be a list of stakeholders who were consulted by default.
- How could newly formed groups and residents be brought on board prior to the start of the next Local Plan review. This would achieve public engagement at an early stage. The Folkestone Place Plan was a good example of how consultation and engagement could work.

Proposed by Councillor Gane,  
Seconded by Councillor Carey; and

**RESOLVED:**

**1. To note the update**

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(Voting: For 4; Against 0; Abstentions 0)