

NOTES OF THE TOWN CENTRE REGENERATION BOARD

18th November 2015

Attending: Cllr. Gerry Clarkson (Chair)
Cllr. Graham Galpin
Cllr. Noel Ovenden

John Bunnett (JB) (part of the meeting)
Ben Lockwood (BL)
Paul McKenner (PMcK)
Stewart Smith (SS)
Andrew Osborne (AO)
Steve Parish (SP)
Dean Spurrell (DS)
Keith Fearon (KF) – minutes

Apologies: Richard Alderton, Sarah Hartles

<p>1. Declarations of Interest</p> <p>John Bunnett declared an interest in respect of the Conningbrook Site and left the meeting during consideration of that item.</p>	
<p>2. Notes of the Meeting held on 20th October 2015</p> <p>The Notes of the Meeting held on 20th October 2015 were agreed as a correct record.</p>	
<p>3. Confirmation of Programme of Works for Proceeding Three Months</p> <p>PMcK had produced a report for consideration by the Board which recommended that over the next 3 months the Commercial Quarter, Elwick Place and Conningbrook projects be given priority to allow the appropriate amount of Officer time and resource to be allocated to them. PMcK emphasised the significant workload associated with progressing each of these projects.</p> <p>JB considered that this recommendation was extremely timely but was indicative of the very ambitious plans the Council had for the town. He advised the Board of the current projects included within the Capital Programme together with their respective allocations and said that the Board needed to be mindful of this in terms of future calls for capital support.</p> <p>The Chairman said that he was supportive of the approach outlined in</p>	

<p>the report and considered that the Chief Executive's time should be used wisely prior to him leaving the authority.</p> <p>In terms of the Capital Programme he accepted that this may restrict potential acquisitions but expressed the view that investors or development partners may be in a position to take such acquisitions forward. Having said that he believed that the Council should be in a position to respond to any potential 'windfall' opportunities which may arise. He asked for a definitive list of sites to be produced to enable a decision to be made in terms of which ones to pursue and which ones to place on the back burner.</p> <p>In terms of Park Mall, PMcK said that in due course he would bring a report to the Board to consider how to take forward this site.</p> <p>The Board agreed the Programme of Works for the next 3 months, which prioritises, at the exclusion of other matters, the following three projects: The Commercial Quarter; Elwick Place and Conningbrook.</p>	<p>PMcK</p> <p>All Project Officers</p>
<p>4. The Commercial Quarter - Update</p> <p>SS reported that the Heads of Terms was close to agreement and that a new planning application would be submitted later this month or early December to deal with a number of changes. The planning application would be determined in Spring 2016. SS also gave an update on the situation regarding the tenants of the 2 buildings in the Commercial Quarter.</p> <p>PMcK advised that the land transfer from KCC was also to be finalised.</p> <p>In terms of this site and the Island Site the Board accepted that there were synergies between them and as part of the work on the project JB suggested that a further marketing exercise be undertaken.</p> <p>With reference to future car parking spaces SP referred to a plan produced by the Council's Consultant for additional parking provision on the South Park.</p>	<p>SS</p> <p>PMcK</p> <p>PMcK/SS</p>
<p>5. Elwick Place – Update</p> <p>JB advised that negotiations were still ongoing with the HCA regarding the land purchase but was expected to be completed by the end of November.</p> <p>In terms of the outline application for 200 private sector residential units the update report set out the various options the Council needed to consider for the delivery of those units on the site. The report suggested that the developers' agent be invited to the next meeting to discuss</p>	

<p>these options in more detail.</p> <p>The Board agreed that the developers agent be invited to the next meeting of the Board in December to discuss the options in more detail.</p>	<p>PMcK</p>
<p>6. Conningbrook Lakes Country Park and Residential Development - Update</p> <p>JB left the meeting during consideration of this item.</p> <p>SP gave an update in terms of the residential site adjacent to the country park and also advised of the interest expressed by a Kent based pub operator regarding the acquisition of land for a public house, restaurant and hotel. The land needed for this would require the council's masterplanning for the site to be reviewed by the Cultural Services team and planning issues also needed to be considered . SP also updated on discussions with the Environment Agency regarding their future proposals for measures in the area to help alleviate potential flooding in Canterbury.</p>	<p>SP</p>

Queries concerning these minutes? Please contact Keith Fearon:
 Telephone: 01233 330564 Email: keith.fearon@ashford.gov.uk Agendas, Reports and Minutes are available on: www.ashford.gov.uk/committees