

NOTES OF THE TOWN CENTRE REGENERATION BOARD

16th December 2015

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

Ben Lockwood (BL)
Paul McKenney (PMcK)
Stewart Smith (SS)
Steve Parish (SP)
Dean Spurrell (DS)
Richard Alderton, (RA)
Rosie Reid (RR) – minutes

Apologies: Cllrs. Ovenden, Shorter
John Bunnett, Sarah Hartles

<p>1. Declarations of Interest</p> <p>Cllr Clarkson made a Voluntary Announcement as he was a Director of A Better Choice for Property Ltd.</p>	
<p>2. Notes of the Meeting held on 18th November 2015</p> <p>The Notes of the Meeting held on 18th November 2015 were agreed as a correct record. PMcK explained that there was due to be a presentation at today's meeting but the company were unable to attend the meeting.</p>	
<p>3. Commercial Quarter Update</p> <p>SS advised that a new application for planning permission would be submitted, following some changes to the design. The building would total 60,000 square feet, with 10,000 square feet per floor. The new application would be submitted to Planning Committee in January 2016 and it was hoped that work on site would begin in April/May 2016. Members considered that it was important that all building work in the town should be synchronised as far as possible to keep disruption to a minimum.</p> <p>SS advised that the Heads of Terms for the commercial deal were close to being agreed, and it was agreed that the Chair and SS would discuss this matter further outside the meeting.</p> <p>SS advised that Ashford Furniture Gateway had been notified of termination of lease. Market testing had been commissioned to assess potential for the rest of the commercial quarter. This was important in view of the increasing commercial interest in the area.</p>	

The Chair and SS to discuss Heads of Terms further.	Chair/SS
<p>4. Elwick Road Update</p> <p>PMcK advised that a detailed planning application was to be considered at Planning Committee that evening, together with an outline application for an extended area. He said there were still issues with KCC over acquiring land, and it was agreed that PMcK would draft a letter from the Leader to the officer concerned, copied to Paul Carter. 282 car parking spaces had been drawn into the plans, 14 of which were for disabled parking. ABC would pay rent to Stanhope for use of the land and retain income from the parking spaces.</p> <p>An application was being prepared for outline planning permission for residential apartments as part of Phase II, and Phase III was still to be worked up in the future.</p> <p>The Leader said that he was very happy with the developers, who had consulted with the public and received positive feedback on proposals.</p> <p>PMcK to draft a letter from the Leader, copied to Paul Carter.</p>	<p>PMcK</p>
<p>5. Conningbrook Update</p> <p>SS advised that with regard to the first housing phase (H1), the aim had been to complete agreement by the end of December, but it was now more likely to be finalised in the New Year.</p> <p>PMcK advised that the Chief Executive had withdrawn as lead of the second housing phase (H2) due to his impending move to Bretts, and PMcK would now be taking over as lead. There was some discussion about suitable parking space as part of the H2 phase and PMcK would return to the Board with more information in 2 months' time.</p> <p>Regarding the pub/hotel, SS advised that the exclusivity agreement with the pub operator expired at the end of December. The operator was still expressing interest, although ABC had not been asked to extend the exclusivity agreement. PMcK and SS would meet with a representative from the company in the New Year.</p>	
<p>6. Depot Purchase</p> <p>PMcK advised that he had explored potential opportunities for a grounds maintenance depot and that he would report back to the Board in the New Year.</p>	
<p>7. Downsview Purchase</p> <p>PMcK advised that a condition survey had been undertaken and some work was required on the property. The Council's latest offer had been rejected due to a counteroffer from another interested party and it was</p>	

<p>agreed that PMcK would continue to look elsewhere.</p>	
<p>8. Any Other Business</p> <p>RA advised that the Prince Albert pub had been visited by English Heritage, who had confirmed that the owner could now apply for expedited de-listing.</p> <p>Cll Galpin advised that he was investigating the potential for public realm works in the High Street. Indicative drawings had been obtained and Cllr Galpin would look at obtaining a costing for the works.</p> <p>SP had received requests that a programme of Christmas performances should be advertised on the bandstand over the festive period.</p> <p>Cllr Galpin agreed to arrange that a programme of Christmas performances be advertised on the town centre bandstand.</p>	<p>Cllr Galpin</p>

Queries concerning these minutes? Please contact Rosie Reid:
 Telephone: 01233 330565 Email: rosie.reid@ashford.gov.uk
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