

NOTES OF THE ECONOMIC REGENERATION & INVESTMENT BOARD

25th May 2017

Attending: Cllr Clarkson (Chairman)
Cllr Galpin
Cllr Ovenden
Cllr Shorter

Tracey Kerly (TK)
Andrew Osborne (AO)
Paul McKenney (PMcK)
Dean Spurrell (DS)
Stewart Smith (SS)
Steve Parish (SP)
Ben Lockwood (BL)
Charlotte Hammersley (CH)
Donna Michael (DM)
Catherine Foreman (CF)
Rosie Reid (RR) – minutes

Apologies: Richard Alderton (RA)

<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>Cllr Shorter made a Voluntary Announcement as he was a Director for A Better Choice for Building Consultancy Ltd and Kent Play Clubs.</p> <p>TK made a Voluntary Announcement as she was a Director of A Better Choice for Property Ltd and A Better Choice for Building Consultancy Ltd.</p> <p>PMcK made a Voluntary Announcement as he was a Director of A Better Choice for Property Ltd</p>	
<p>2. Minutes of the previous meeting</p> <p>The Minutes of the previous meeting of the Economic Regeneration and Investment Board on 22nd March 2017 were agreed as a correct record, subject to the proposed amendments.</p>	
<p>3. Conningbrook Update</p> <p>SP introduced this item and drew the Board's attention to the key points in the Update report. In response to a question, he confirmed that H1</p>	

was the area which had already received approval. H2, which had not yet been approved, was shown in red outline on the map at Appendix 2 of the report.

Pub/Restaurant/Hotel Offer

It was likely that the programme of the pub operator would need to align with the programme for delivery of H1, which would provide the access road for that part of the site. The target completion date was anticipated for the summer of 2019. SP confirmed that he had met with the pub operator and reiterated the need for the pub offer to complement the Park and provide facilities for Park users.

KCC Depot

KCC had indicated willingness to sell part of the site, which could be utilised to widen the Park and provide a boat yard and better connectivity to the water. It would also give additional vehicular access into the site. Canterbury City Council had been asked to give a valuation on the site for sale and this would be shared with the Board in due course. SP advised that the re-master planning exercise would cover the Park and the potential future uses of retained land.

Housing Development Site

SP advised that there might be delays in commencing development as the developer had now been asked to undertake a full archaeology survey of the whole site. The Board discussed the need to prioritise building the road into the Park. SP said the main access road was to be delivered by the developer as an adoptable highway. He considered there may be opportunities to discuss acceleration of provision of this road. The current access road into the Park would be restyled when the car park and the lake entrance works were complete. SP confirmed that the final design would permit a circular walk around the lake.

Conningbrook Master Planning

This exercise was necessary to unify the various parcels of land around the site, once the H1 site, the Julie Rose Stadium and the Park had been removed. A number of differing proposals were emerging and it was important to re-examine the parking needs of these proposals, to establish the land that would be left over for any other uses. SP asked for clarification on the direction of H2 development and the Chairman advised that this Board would provide the final authority on the matter.

The Board clarified for officers that this Board provided the final authority for officers regarding the development of the Conningbrook Lakes site.

Members considered that the master planning exercise should go ahead as a matter of urgency in July, to give a general overall view. This could be refined at a later date. TK said all services would work to deliver this together. Members acknowledged that there was an acute parking

<p>shortage at the Julie Rose Stadium at present, and that caution should be exercised in relinquishing land which might be needed for parking in the future. A Member questioned whether any land swaps were feasible and it was understood that this would be covered by the master planning exercise. Members emphasised that the idea of a country park should not be lost amidst the commercial development proposals, and to this end the northern part of the Park should be developed as an important addition to the Park itself.</p>	
<p><u>Conningbrook Country Park – Lake Access and Water Quality</u></p> <p>SP advised that the park access ramp was under construction and due for completion by mid June 2017, and works had been undertaken to improve the lake water quality. The main factor in controlling the water quality was the aeration system. SP said there were complications with the power supply and Members considered that funds should be made available to get this treatment underway or temporary arrangements should be put in place urgently. SP advised that a combination of applying the different measures would reduce the risk of reoccurrence of the problem. However, the range of treatments would take a while to take effect, and there was no guarantee that the problem could be completely cured. The last tests done had shown that the water quality was now good. Sporting activities were going ahead, and the water would be monitored on a monthly basis.</p> <p>Members agreed that funds should be made available to get the aeration system underway, or temporary arrangements should be put in place urgently.</p> <p><u>Conningbrook Barn, Manor and Cottage</u></p> <p>SP advised that the Manor was undergoing considerable restoration work. It was hoped that it would be ready for letting in the autumn.</p> <p>SP said that Bretts were enthusiastic over the Park offering, and had offered their assistance with any master planning redrawing required around the play area.</p> <p>SP confirmed that he was responsible for arranging the master planning event. It was suggested that this took place at the Julie Rose Stadium. The Board felt that the first stage of the exercise should involve officers and Members only.</p>	
<p>4. Dover Place Public Realm</p> <p>SP introduced this item and highlighted the key points in the report and the recommendations. The Board was asked to allocate a working fund towards the cost of consultants for the project delivery team and to prepare the Project Initiation Document for the Public Realm element. It was agreed that this request would be discussed further outside the meeting. AO said that some LGF funding may be left over from the recent grant, and he would speak to KCC about whether this could be used towards Public Realm work.</p>	<p>AO</p>

<p>8. Any Other Business</p> <p><u>New Temporary Accommodation Unit</u></p> <p>DM introduced this item and explained that the Council was looking to purchase another dwelling to create a similar resource to the Christchurch House facility for the purpose of temporary accommodation for homeless families. This would decrease the amount of money the Council spent on placing homeless families in Bed and Breakfast accommodation and would achieve savings per year, every year. A suitable property had been identified and the Board was asked to make an urgent decision on the Council's final best offer. The vendor was seeking bids from interested parties and would make a decision the coming weekend. Members agreed that Christchurch House provided civilised accommodation for those in need and considered that the proposed new property would provide a synergy with Christchurch House. Members agreed a final offer price as recorded in the Project Initiation Document, and instructed PMcK to make a bid on behalf of the Council.</p> <p><u>Victoria Road</u></p> <p>PMcK advised that there was a potential investment opportunity. It was agreed that this would be discussed electronically and considered at the next meeting.</p>	<p>PMcK</p> <p>PMcK</p>
<p>10. Dates of Next Meetings</p> <p>23rd June at 10am 4th August at 10am 25th August at 10am</p>	

Queries concerning these minutes? Please contact Rosie Reid:
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