

NOTES OF THE ECONOMIC REGENERATION & INVESTMENT BOARD

2nd March 2018

Attending: Cllr Clarkson (Chairman)
Cllr Galpin
Cllr Shorter

Also Present: Cllr Clokie, Portfolio Holder for Planning

Tracey Kerly (TK)
Ben Lockwood (BL)
John Fairhall (JF)
Archie Cowan (AC)
Dean Spurrell (DS)
Paul McKenner (PMcK)
Steve Parish (SP)
Len Mayatt (LM)
Jeremy Baker (JB)
Richard Alderton (RA)
Tim Naylor (TN)
Maria Seddon (MS)
Rosie Reid (RR) – minutes

John Bunnett (JB) – Peter Brett Associates

Apologies: Cllr Ovenden
Stewart Smith

1. **Declarations of Interest**

Cllr Clarkson made a Voluntary Announcement as he was a Director of A Better Choice for Property Ltd.

Cllr Shorter made a Voluntary Announcement as he was a Director for A Better Choice for Building Consultancy Ltd and Kent Play Clubs.

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.

PMcK and MS made Voluntary Announcements as they were Directors of A Better Choice for Property Ltd.

<p>2. The Notes of the Meeting of 25th January 2018</p> <p>The Notes of the Meeting of the Economic Regeneration and Investment Board on 25th January 2018 were agreed as a correct record.</p>	
<p>3. Update on Conningbrook H2 – Proposed Residential Housing Development in Partnership with Brett Group and Update on Conningbrook Country Park, Lakeside Restaurant, Pub and Hotel</p> <p>JB gave a presentation on the above items, covering background and proposals for the H2 site, as well as proposals for the restaurant, pub and hotel.</p> <p>The Chairman opened up the item for discussion, and the following comments/points were made:</p> <ul style="list-style-type: none"> • In response to a question, it was confirmed that the lakes were fed by springs and surface water run off. The Stour River runs along the eastern boundary of the site but not through the lakes. Watersports would be non-motorised, so would not pollute the lakes. The new aeration system in the lake would now improve the quality of the water. • Further discussion was required on the future users of the proposed boat house. At present, it was anticipated that it would be available for users of the lake to have changing and showering facilities, as an educational resource and to provide views over the lake. It was considered that there should be no bar in the boat house, as refreshments would be available from the new restaurant, and visitors should be encouraged to use that facility. • A costed proposition on H2 was now required as part of decision-making on that site. It was important to be transparent at all stages of the process. • There was some discussion about provision of emergency and overflow parking, and it was considered that there was an implication on part of the green land for parking provision. The pub operator’s proposal incorporated all the parking required for that facility, but it may be necessary to have a reciprocal arrangement with the park for overflow parking. The whole question of parking would be included as part of the masterplanning exercise. • The issue of the KCC depot land was raised and BL said that he had written to KCC to clarify their position regarding their intentions for the site. It was agreed that Rebecca Spore from KCC should be invited to the next meeting of the Ashford Strategic Delivery Board. 	<p style="text-align: right;">TK</p>

