

**Notes of a meeting of the
Ashford Strategic Delivery Board
Friday 27 July 2018 at 10.00am**

Present:

Board Members

Cllr Gerry Clarkson (Chairman) – Leader, ABC
Rt Hon Damian Green MP
Cllr Paul Clokie – Portfolio Holder for Planning, ABC
Cllr Graham Galpin – Portfolio Holder for Corporate Property, ABC
Cllr Mike Whiting - KCC, Cabinet Member for Transport and Environment
Cllr Mark Dance - KCC, Cabinet Member for Economic Development
Barbara Cooper – KCC, Director – Growth, Environment and Transport
Chris Moore – Homes England
Paul Harwood - Highways England
Mark Lumsdon-Taylor – Hadlow Group
Tracey Kerly, ABC

Non Board Members

Cllr Neil Shorter, ABC
Mark Ellerby, Network Rail
Paul Kent, Southern Water
Simon Sharp, Southern Water
Vicky Thistlewaite, KCC
David Smith, KCC
Richard Alderton, ABC
Andrew Osborne, ABC
Stewart Smith, ABC
Dean Spurrell, ABC
Simon Cole, ABC
Tim Naylor, ABC
Christina Fuller, ABC
Len Mayatt, ABC
Lois Jarrett, ABC
Paul McKenner, ABC
SallyAnne Logan, ABC
Lorna Ford, ABC
Jessica Brown, ABC
Keith Fearon, ABC

Apologies

None

| Item | Notes | Action |
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| 1. | <p>Welcome</p> <p>The Chairman welcomed all those present.</p> | |
| 2. | <p>Provision of Waste Water Infrastructure – Planning for Ashford Borough’s Housing Growth - Update</p> <p>Paul Kent (PK), of Southern Water, gave an update on progress since the last meeting on 27 April 2018. He advised that work had commenced on the ecological survey and a desk top archaeological survey had been undertaken. The basic route for the connection between Chilmington Green and Finberry and the treatment works at Bybrook had also been identified. The likely programme date for completion had been put back by between 6 and 9 months but following more detailed scrutiny this could return to the original schedule. He also advised that he would be meeting Tim Naylor and Cllr Shorter in August to review the programme. In terms of the initial Chilmington Green housing, PK explained that he had agreed a connection point to existing sewers to enable 300 properties to be built.</p> | |
| 3. | <p>Town Centre Place Making</p> <p>Richard Alderton (RA) gave a presentation on Town Centre Place Making which captured a range of work underway in terms of Ashford Town Centre. He also explained that the newly constituted Ashford Town Centre Place Making Board had endorsed the aims of the workstream.</p> <p>Lorna Ford (LF) outlined the work being progressed on the Public and Professional Engagement exercise to be undertaken and the four key questions the public were being asked.</p> <p>Tim Naylor (TN) explained the emerging proposals in terms of the Kent Woolgrowers site and the possible options available for the site of the former Mecca bingo hall.</p> <p>Paul McKenner (PMcK) and Stewart Smith (SS) reported on the proposals for a new Multi Storey Car Park on the Station Road car park site (behind Ashford Bowl) and also for a scheme on the Coachworks site in the Commercial Quarter.</p> | |

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| | <p>The Chairman reported on the proposals for the placement of a sculpture representing Queen Marie of Romania in the public space of the Elwick Road development. He also explained that Cllr Graham Galpin had been invited to join a national panel of experts working on ways in which town centres could be regenerated.</p> <p>Mark Lumsdon-Taylor (MLT) emphasised the importance millennials could have in terms of helping regenerate town centres, such as by supporting café culture, and he also highlighted their awareness and support of the health and wellbeing agenda.</p> | |
| 4. | <p>Review of Local Growth Fund Underspend</p> <p>Andrew Osborne (AO) gave a presentation and advised that it was likely that up to £8.3m of unallocated funds across the region could be the subject of bids to support capital projects which would be considered by the SELEP Investment Panel on 7 December 2018. He gave details of the criteria for schemes and advised that Ashford wished to submit only one bid for the Coachworks project and in particular for work to the Corn Mill in the Commercial Quarter. The Chairman advised that Ashford would be supporting the bid from East Sussex in terms of improving the Marshlink train service to enable high speed trains to use that route.</p> <p>David Smith (DS) explained that the Coachworks scheme had been examined and he confirmed that it met the bidding criteria.</p> <p>The Board confirmed that they supported the bid from ABC for funding for the Coachworks project.</p> | ABC |
| 5. | <p>Elwick Place</p> <p>PMcK explained that the cladding was being erected on the Cinema building and advised that the building had been handed over to the cinema operator for fitting out. It was likely that it would be completed before 21 December 2018. He also advised of the various options being considered for the A3 units beneath the hotel building.</p> | |
| 6. | <p>Commercial Quarter</p> <p>SS advised that the lettings of the office space in the new Office building were going well.</p> | |

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| 7. | <p>Newtown Works</p> <p>SS advised that it was estimated that it would cost between £12m and £15m to repair the listed buildings on the site. He understood that the owner of the site had recently looked at marketing the buildings.</p> | |
| 8. | <p>Designer Outlet Expansion</p> <p>Lois Jarrett (LJ) advised that work to remove the two roundabouts was well underway together with the alterations to the existing outlet buildings. Minor amendments to the planning permission would seek the removal of the storage space and also remodel the food court and office space. These would be dealt with as non- material amendments.</p> <p>The Chairman also reported that at the last Planning Committee the planning permission for Waterbrook had been approved which also included proposals to increase the capacity of the existing truck stop facility.</p> | ABC |
| 9. | <p>Ashford College</p> <p>MLT explained that the college had now left the Jemmett Road Site and had taken up a long lease of a unit in Wotton Road for a construction and engineering centre and were also using the REME base for motor vehicle training. He also advised of funding proposals for Phase 1A, and he hoped to be in a position to appoint a contractor for this phase by the next Board meeting in October. He also updated in terms of progress on Phase 2.</p> | Hadlow Group |
| 10. | <p>Station Spurs</p> <p>Mark Ellerby (ME), of Network Rail gave details of the problems being experienced by the new Eurostar trains in terms of using Ashford International Station. He explained that this problem was not related to the new signalling project but related to the way in which the new trains interacted with other track side equipment. ME explained that he was working with Eurostar and Southeastern to identify the most appropriate solution to remedy the problem.</p> <p>Funding for the remedial work was considered to be within the scope of the existing project budget.</p> | Network Rail |
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| 11. | <p>Junction 10A</p> <p>Simon Cole (SC) advised that significant progress was being made on the scheme and that it was anticipated that the remaining Central Government financing of £12m would be received by ABC shortly for onward transfer to Highways England.</p> | ABC |
| 12. | <p>Chilmington Green</p> <p>LJ advised that the Planning Committee in April 2018 had given approval to the first tranche of 346 units for the site. Of those 69 were now under construction. LJ gave details of several issues in terms of the overall implementation of the planning permission which needed to be taken up with the developer. Barbara Cooper (BC) also advised of issues KCC had with the developer of this site.</p> <p>SallyAnne Logan (SAL) reported that the CMO Business Plan had been submitted in June for approval. She also advised of the work the developer had commissioned in terms of the production of a welcome pack and branding.</p> | ABC/KCC/ Homes England |
| 13. | <p>Jasmin Vardimon – Javelin Way Development</p> <p>DS advised that a planning application would shortly be submitted to ABC for the scheme and that an application to the Arts Council for funding would also be made shortly. It was hoped that work on site would commence in early 2019. He also advised that he understood that the Kent Music School were looking at an adjacent site for possible relocation.</p> | KCC |
| 14. | <p>Ambitions for Ashford Town Centre</p> <p>This was covered under the Town Centre Place Making item.</p> | |
| 15 | <p>Conningbrook Masterplan</p> <p>Len Mayatt (LM) advised that the lake had been fully operational throughout the year and the full range of water sport activities had been possible. He also explained that he was working with Chartway on a public art project for the Country Park. A report on the Masterplanning for the site would be presented to the Task Group in September and thereafter submitted to the Cabinet for approval.</p> <p>In terms of the wish of ABC to acquire the KCC Depot site, Mark Dance and Barbara Cooper undertook to take up this</p> | ABC/KCC |

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| | issue direct. | |
| 16. | <p>Victoria Park</p> <p>LM advised that the outcome of the ABC bid for funding of £3.7m from the Heritage Lottery was expected in February 2019. The proposal within the bid also included the creation of a café space and the development of an associated Business Plan.</p> <p>The Chairman thanked the Officers from Cultural Services for their work on this project,</p> | ABC |
| 17. | <p>Dates of Next Meeting</p> <p>Friday 26 October 2018</p> | |

Queries concerning these minutes? Please contact 01233 330564 Email: memberservices@ashford.gov.uk Minutes are available on: <http://ashford.moderngov.co.uk>