

NOTES OF THE ECONOMIC REGENERATION & INVESTMENT BOARD

11th September 2019

Attending: Cllr. Clarkson (Chairman)
Cllr. Bartlett (Vice-Chairman)
Cllr. Clokie
Cllr. Ovenden
Cllr. Shorter

Also Present: Chief Executive
Director of Finance and Economy
Head of Legal and Democracy
Communications & Marketing Manager
Senior Accountant
Head of Corporate Property and Projects
Principal Solicitor for Property & Projects
Head of Planning & Development
Member Services and Ombudsman Liaison Officer

	ACTION
<p>1. <u>Notes of the Previous Meeting</u></p> <p>The Notes of the Meeting of the Economic Regeneration and Investment Board held on 28th March 2019 were agreed and confirmed as a correct record.</p>	
<p>2. <u>Draft Terms of Reference</u></p> <p>Members discussed concerns over the appointment of Substitutes at Board meetings and it was agreed that an additional Member should be appointed to the Board to increase the likelihood of reaching a quorum at each meeting. It was also agreed that any Substitute should be familiar with the events and issues under discussion at the meeting. Members were content that some matters could be dealt with via email, outside a formal meeting, if necessary.</p> <p>Resolved:</p> <p>That the draft Terms of Reference be agreed, subject to some minor re-wording and the addition of a sixth Member.</p> <p>It was considered that investment reports should be viewed by the Board</p>	

<p>prior to Cabinet, and the Head of Corporate Property and Projects undertook to provide half-yearly reports to the Board. The Head of Corporate Property and Projects said the Investment Strategy would be submitted to the Board in November.</p>	<p>PMcK</p>
<p>3. <u>Multi-Storey Car Park Update</u></p> <p>The Head of Corporate Property and Projects introduced this item. He said in view of the quarterly budget monitoring report and the current car parking capacity within the Town Centre, it was recommended that the delivery of the MSCP project be put on hold for the time being and reviewed regularly. However, the outline planning application would proceed to Planning Committee in November 2019.</p> <p>Members agreed with the proposals but considered that there should be clarification that the MSCP project would be finalised before any commencement of the Vicarage Lane development.</p>	
<p>4. <u>Proposed Disposal of Land</u></p> <p>The Head of Corporate Property and Projects introduced this item and explained the background on previous discussions regarding the disposal of this land. The Principal Solicitor for Property & Projects explained the options available. Members were agreed that this was a flagship street in the town centre and that there must be an emphasis on quality of design. The Head of Planning and Development advised that any proposals would be discussed by the Design Review Team, and presented at a full Members' briefing session before proceeding to Planning Committee.</p> <p>Members agreed to the proposed disposal, on the conditions that quality of development was assured, and that a longstop on delivery was agreed.</p>	
<p>5. <u>Vicarage Lane Project</u></p> <p>The Head of Corporate Property and Projects advised that this was a short report by the consultant. He pointed out that the report was co-authored by Helen Bonneville and he clarified the roles of the consultants and the current situation regarding the procurement process. He said the project was progressing at a quick pace, in budget, but was predicated on the MSCP being built out.</p> <p>Members agreed that the project should be put on hold for the time being pending the findings of Historic England, and it was also agreed that the Police and Fire Brigade could use the building for training purposes on a temporary basis, subject to a licence which would include various conditions.</p> <p>Members expressed concern at the condition of some properties at the</p>	

<p>back end of the lower High Street. They agreed that any design scheme should include options for making improvements in this area.</p> <p>In response to a question, the Head of Corporate Property and Projects clarified that the alleyway directly next to the old Odeon building and leading onto the High Street belonged to KCC.</p> <p>Members agreed that some Members should sit on the project delivery board in order to ensure adherence to budget and timelines.</p>	
<p>6. <u>Update on Conningbrook H2 and Country Pub/Hotel</u></p> <p>The Head of Corporate Property and Projects introduced this Update Report and explained the background. Negotiations were underway regarding the commercial agreement, and the pub/hotel proposals were progressing well. Preliminary designs were expected in the next few months.</p> <p>The Chief Executive reported that, regarding the KCC Depot site, the Council had provisionally agreed freehold purchase of the site, conditional on educational resources being provided and leased back to KCC for an agreed period. She said she would bring any further information back to the Board.</p>	
<p>7. <u>Date of Next Meeting</u></p> <p>9th October at 2pm in the Council Chamber.</p>	

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