

## Margate Seafront Development Steering Group

Wednesday 9 January – 3.00 pm

### Minutes of meeting

#### Attendees:

- Kent County Council - Mike Hill (MH), Amanda Honey (AH), Chris Hespe (CHe), Barbara Cooper (BC), Rebecca Spore (RS), Jo Weatherley (JW) (notes)
- Thanet District Council - Clive Hart (CH), Sue McGonigal (SMcG), Madeline Homer (MHo)
- Turner Contemporary - Richard Morsley (RM)

#### 1. Introductions

Mike Hill (MH) thanked everyone for attending the meeting. The purpose of the Margate Seafront Development Steering Group will be to provide a forum for all interested parties to meet, monitor the progress of the various work streams and provide over all direction and coordination of the projects. It was felt that it would be a good idea to meet quarterly.

#### 2. Draft Terms of Reference for Steering Group

The draft terms of reference were agreed for the group with some minor amendments (the amended version is attached).

#### 3. Rendezvous Site

Rebecca Spore (RS) shared with the group the first progress report for the Rendezvous site. Guy Holloway Architects were appointed on 9 December following a tendering exercise and the Architect has been introduced to the Turner Contemporary Board. An outline proposal is planned for March which will be shared with stakeholders. Turner Contemporary was concerned about the use of the site but the quality of the design has improved and the Trust is now very supportive of the project.

RS stated that if the plans were for a hotel or restaurant it is important to be realistic about the timeframe and what happens to the site in the meantime. The masterplan development may need to be brought forward in a phased way.

If temporary structures are planned Turner Contemporary is keen to be involved in the plans.

The architect is only commissioned for the outline permission. If the next phase is a hotel and is delivered by ourselves there may be different options to be taken (for example a detailed plan will be submitted, a partner may be brought on board or the site may be disposed of). Clive Hart (CH) expressed concerns if the site is sold to a developer (there is a similar situation in Ramsgate which has caused problems). RS stressed that a whole range of options were being looked at. The long term viability of Turner Contemporary is essential to the plan.

Barbara Cooper (BC) emphasised that getting a developer for the site would be difficult. There may be environmental issues that may cause problems (the cliff) but this will be looked into.

CH was concerned that the May date for the plans to be submitted could be perceived badly by the public. Guy Holloway has only been commissioned until this date and the plans for the Winter Gardens have been worked on for months. MH stated that this was just an unfortunate coincidence and it was suggested that the plans show that this goes well beyond the May date.

As progress would be known by the middle of February it was suggested arranging a meeting around this time and for Guy Holloway to be invited to attend (unfortunately it was not possible to arrange a meeting of the Steering Group within this timeframe).

CH was concerned that as Turner Contemporary has a lot of concrete on the exterior this area could age very quickly. RS said that it was important to have connectivity and ensure that the areas compliment each other.

CH also expressed concern that the Lifeboat Organisation is unable to stay at the site due to the size of the new lifeboat and wish to move further down the coast. MH will obtain an update on this but all stakeholders have been consulted and this will be factored into the master plan.

CH felt that a public viewing platform would be a good idea as this area would provide excellent views which would draw people in.

#### 4. Winter Gardens

Chris Hespe (CHe) updated the group on the progress so far with the Winter Gardens. This is a jointly commissioned study between Kent County Council and Thanet District Council but has been procured by KCC. The tendering exercise happened in September/October but was unsuccessful so this has been retendered with a closing date 9 January 2013. About five companies have expressed an interest. Interviews will be held on 16 January and the panel includes Chris Hespe, Chris Gabriel and Barbara Cooper (the panel would include only officers and not Members). The panel will only determine the appointment of the consultant and look at innovation. It will not be a decision making group. The first stage is the visioning and options appraisal for both sites with the second stage focusing on feasibility. A review meeting will be held on 28 February 2013. Completion of the first/second stage is April 2013. If the budget set for these stages are not adequate there may be additional funds provided by Thanet District Council. The views of the Dreamland Trust would be included. The successful company will work with Guy Holloway and some ideas will be ready by mid-February.

#### 5. Dreamland Development

Madeline Homer (MHo) updated the group on the Dreamland Development. The legal process is still progressing and the dates for the appeal are 21-23 March 2013. The design work is still progressing but until vested into Thanet District Council there is nothing more that can be done. Thanet District Council remain confident that they will be successful and the plan is to open at Easter 2014. Everything is in place to move forward with the project. The Dreamland Trust will be taking the site over and Thanet District Council is working very closely with the Trust. There is a tight deadline and budget. Funding is time dependent (January 2014) but it is hopeful that the Heritage Lottery Fund would be sympathetic if there is slippage on the timescale. There is a great deal of interest from the people of Margate.

The Theatre Royal will be discussed at the next meeting when the Consultants report will be ready. Thanet District Council is continuing to give grant funding. The consultants have been asked to provide business plans. Leisure Force has been successful.

6. Any Other Business

Rendezvous Event – this event will be held in early March (ideally at Turner Contemporary) to launch the consultation period and an exhibition style consultation has been included in Guy Holloway's plan. This would not be a huge event but an opportunity for the public and press to see the plans. Agreement was given in principle by all parties. CH expressed concern that the timelines are before Purdah. MH stated that this was an unfortunate coincidence and that it is very important that this event happens. CH asked if there is a need to have any further public consultation before March. There is an event of Open Spaces (Creative Margate) planned for early February and the Consultants could be invited to this. As the timescales are very tight this may be difficult and Amanda Honey (AH) referred to the Turner Contemporary consultation that was most successful when there was something to see. Expectations by the public could also be raised if the architect attends this event. It was suggested asking for someone to be invited to attend the event.

Richard Morsley (RM) will be the representative for this group but Helen Hayes may also attend future meetings.

Jo Weatherley  
Executive Assistant to Mike Hill  
Cabinet Members for Customer and Communities

4 February 2013