

## **CONFIDENTIAL**

### Margate Seafront Development Steering Group

Wednesday 20 March – 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)
- Turner Contemporary       -        Richard Morsley (RM)

#### 1.    Apologies for Absence

Apologies were received from Madeline Homer.

#### 2.    Minutes of meeting held on 9 January 2013

The minutes of the meeting held on 9 January 2013 were agreed.

#### 3.    Rendezvous Site

Rebecca Spore (RS) updated the group on the Rendezvous Site. Guy Holloway has been appointed and is engaging with stakeholders. Discussions/presentations have been made to Turner Contemporary, RNLI and Margate Yacht Club and a presentation held internally.

The RNLI are submitting a planning application to relocate onto the beach front (to the same position they had when Turner Contemporary was being built). No funding is available for this at the moment. It is hoped to have the facility open for when the new lifeboat arrives (2016) as the new boat is too large for the current site. Margate Yacht Club could possibly occupy the RNLI building which could be a cost effective solution. Property are discussing with RNLI to find out if planning approval has been received (Thanet District Council confirmed that the planning application had not yet been submitted). Other possibilities are being looked at by Guy Holloway. The proposals from Guy Holloway will need to be signed off by the Margate Steering Group before taking forward. Guy Holloway is due to make a presentation on 2 April when the plans will be updated from the comments made. Clive Hart (CH) expressed concern that local Councillors have not been consulted and it was suggested that once the master plan has been produced this should be shared with local Councillors. There may be opposition if the RNLI moved sites if views were obscured. There may also be issues with the volleyball facilities.

The timescale is mid April for the master plan with the Exhibition now planned for May/June.

Amanda Honey (AH) stressed the need to resolve the lifeboat site issue. It would be useful if Thanet District Council could check what position the RNLI are in. Guy Holloway needs to be informed to work on the status quo.

Turner Contemporary is happy to be involved and RS stated the need to go out with a project that is viable.

Sue McGonigal (SMcG) commented that the proposal does not include residential housing. As the master plan is developed residential housing may be added. Richard Morsley (RM) noticed that there is no planning for Fort Hill and a large proportion of the site is not utilised. CH mentioned that there is a restaurant development on this road which may have a possible covenant.

Guy Holloway is looking at the connection between the site and Turner Contemporary. Part of the next phase will be looking at the survey flooding line which is at a slightly higher level. CH suggested that there may be possible issues with the level. Guy Holloway will provide visualisations to show what the views will look like. There may be concerns from residents regarding the height of the building.

#### 4. Winter Gardens

Chris Hespe (CHe) explained that FEI Consultants have met with the Steering Group and presented a number of options. FEI have pledged to look at other markets (wedding/spa/conference facility, etc). It has been agreed that work should continue until the end of March for the first stage report. No date has yet been set to commence the second phase.

The second phase is a detailed feasibility study and finding out what funding is available. The Consultants are meeting with the Leader on 16 April 2013.

#### 5. Dreamland Development

The court hearing was today (20 March). DreamlandLive still have the ability to appeal but this was thought to be unlikely (there is a period of seven days to appeal to the Court of Justice). Once this has been completed the vestment process could be started.

Wayne Hemmingway is the designer for the Dreamland development. It is hoped that the entrance to Dreamland will have a pedestrian crossing similar to Abbey Road and the designer will need to discuss this with Highways. Existing budgets are currently being looked at. The target for a limited opening is Easter 2014.

It has not been agreed that the Trust will be running the park and another party may be brought in (there is very little time to find a company). Barbara Cooper (BC) will provide SMcG with the contact details of Juliana Delaney of Visit Kent.

The communications side was discussed and BC suggested stating that the opening would be in Spring/Summer 2014 rather than specifying a specific date. It is hoped that Dreamland will complement Turner Contemporary in providing entertainment for families.

6. Key Decision points/meetings

AH explained that the consultation event would now be in May or June. Guy Holloway will clear with the consultants what to take from their review. Once everyone is happy dates can be plotted. The event will be relatively small and principally to entice developers for the hotel. There will be a number of other events later. RS stressed the need to attract developers and to see the context of the main master plan which will be ready by the end of May. It is important to present a strategic view.

7. Any Other Business

RM asked if there have been any discussions regarding temporary uses. RS responded that this had not been lost sight of. Janet Streek is now the Project Manager who has taken over from Chris Gabriel.

8. Date of next meeting

Guy Holloway will be invited to attend the next meeting. Jo Weatherley to arrange.

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

20 March 2013