

CONFIDENTIAL

Margate Seafront Development Steering Group

Wednesday 31 July – 3.00 pm

Minutes of meeting

Attendees:

- | | | |
|-------------------------|---|---|
| Kent County Council | - | Mike Hill (MH), Amanda Honey (AH), Stephanie Holt (SH),
Barbara Cooper (BC), Donald Farquharson (DF),
Edward Knowles (EK), Jo Weatherley (JW) (notes) |
| Thanet District Council | - | Clive Hart (CH), Sue McGonigal (SMcG), Madeline Homer (MHo) |
| Turner Contemporary | - | Richard Morsley (RM) |
| Guy Holloway Architects | - | Guy Holloway (GH), Ashley Gendek (AG) |

1. Apologies for Absence

Apologies were received from Rebecca Spore.

2. Minutes of meeting held on 20 March 2013

Item 3 – Rendezvous Site - Clive Hart (CH) asked whether local Councillors had been consulted. This has not happened because the plans were awaiting endorsement by the Margate Seafront Development Steering Group. Guy Holloway (GH) and Edward Knowles (EK) will arrange for the Councillors to be briefed following this meeting.

The minutes of the meeting held on 20 March 2013 were agreed.

3. Rendezvous Site

Guy Holloway (GH) presented the group with the plans for the Rendezvous Site. This will be the basis for the planning application.

The RNLI would like to move away from the site but are unable to do this at present due to the financial implications.

Key Members have been invited to the launch event on 11 September at Turner Contemporary. The event will trigger the consultation period. The outline planning application will be submitted in Autumn 2013.

Views on the plans were sought from the group. Clive Hart (CH) felt that the apartments were exactly what are needed for the area. He thought that the terrace requires glazing for protection from the wind and was concerned that sunlight will be blinding through the glass windows (GH confirmed that fritting in the glass would help with this). Concern was also expressed about glass cleaning and the height of the building which may be an issue. GH

mentioned that there is a restricted covenant on Winter Gardens but this does not include this site. A suggestion was made for a seating area and this will be looked into. Trinity Square is in very close proximity to the development which is an area of serious deprivation (GH confirmed that plans are being developed for Trinity Square). CH stated that Thanet District Council is generally in favour of the plans.

Barbara Cooper (BC) shared with the group the positive remarks she had heard from staff at Margate sands.

Richard Morsley (RM) confirmed that Turner Contemporary had been involved in the process and were keen to build in some architectural parts. Turner Contemporary is happy to endorse the plans.

Mike Hill (MH) stated that there would be an ongoing design review at every stage.

Stephanie Holt (SH) asked that discreet 1-1 meetings with a select number of community leaders takes place, to brief them on the designs, prior to the launch event on 11 September (EK to arrange)

The Group endorsed the master plan and this can now be shared with other parties.

4. Winter Gardens

EK outlined the background to the Winter Gardens. Last year there were 108,000 visitors to the Winter Gardens which needs investment. FEI Consulting has been commissioned for the stage 1 options appraisal which is now complete. Following lengthy research five options have been shortlisted. The preferred option is for the Winter Gardens to be refurbished (the estimated cost of this is £9m), and for more minor refurbishment works to be performed to the Dreamland Cinema. The Winter Gardens will be referenced in the event on 11 September. Consultants are currently being commissioned for a full feasibility study and the scope of works has a seven week turnaround. Endorsement was achieved to take the preferred option forward in the stage 2 feasibility study.

MHo expressed the concerns of Thanet District Council. The initial report was extremely disappointing and it was hoped that both the Winter Gardens and the cinema would be looked at. It was felt that the report was unimaginative and there was concern over the approach by FEI and their ability to deliver. SMcG felt there was a pedestrian approach which had improved after discussions with FEI. Assurance would be needed on the company's track record if FEI was to take forward the project. EK confirmed that there would be a quote for the preferred supplier. AH stated that the group must be satisfied that FEI can deliver and a meeting was needed with the FEI consultants, KCC and Thanet District Council (EK will arrange this). CH asked if anyone else should be consulted and this will happen through Thanet District Council.

AH emphasised that the consultant for stage 2 must take the lead in compiling the Heritage Lottery Fund (HLF) bid, and any other bids necessary to achieve the funding strategy. This will be raised in the stage 2 briefing meeting with FEI. SH has spoken to the HLF who have indicated it is supportive of having two bids.

5. Dreamland Development

MHo updated the group on the Dreamland development. The appeal is being heard on 23 September when it is hoped to bring a conclusion to the process. The vesting process will hopefully be agreed on Thursday 2 August (this is a 28 day process; the site will then belong to Thanet District Council). There is a partnership approach to the development but ultimately it is Thanet District Council's responsibility. The new timeline is 2015. The Arlington appeal was overturned and subject to the judicial review this is the end of the appeal process. Tesco is awaiting the outcome of this (residents are split over the decision for the new Tesco superstore to open on the seafront). Development is very much needed in this part of the town. The cinema would be owned by Thanet District Council and a strategy is needed on what to do with the site. SMcG expressed concern over competition.

MH requested that the Dreamland item be kept on the agenda for future meetings.

6. Key Decision points/meetings

There were no key decision points/meetings to be discussed.

7. Any Other Business

There was no other business to be discussed.

8. Date of next meeting

The next meeting will be arranged for the end of November (Jo Weatherley to arrange).

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

7 August 2013