

CONFIDENTIAL

Margate Seafront Development Steering Group

Monday 28 July 2014 at 2.00 pm – Turner Contemporary

Minutes of meeting

Attendees:

- | | | |
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| Kent County Council | - | Mike Hill (MH), Barbara Cooper (BC),
Donald Farquharson (DF), Paul Mawson (PM),
Tony Witton (TW), Jo Weatherley (JW) (notes) |
| Thanet District Council | - | Cllr Richard Nicholson (RN), Cllr David Green (DG),
Madeline Homer (MHo) |
| Turner Contemporary | - | Victoria Pomery (VP) |

1. Apologies for Absence

Apologies for absence were received from Cllr Iris Johnston, Rebecca Spore, Sarah Wren and Richard Morsley.

2. Minutes of meeting held on 26 March 2014

The minutes of the meeting held on 26 March 2014 were agreed.

3. Rendezvous Site

Paul Mawson (PM) updated the group on the Rendezvous Site. The draft outline planning application was submitted at the end of May. An alternative coach parking site is required and Property are working with Thanet District Council to try to resolve this issue. The latest design is lower than originally proposed but there are still 14 huts on the top level plus a seating area, suspended pool, spa, gym, restaurant and bar. There are no parking facilities on the site but valet parking will be used and this has been included in the planning permission. 300 people came to look at the plans at Turner Contemporary and 97% of the responses were positive. The exhibition is now in the library and there have been 35 more responses. Generally people have received the plans well. The next stage after determination will be to take forward to Members the next steps in an outline business case. Market testing has been undertaken.

There are parties interested in the development and interest is increasing. The hotel may need to be part of wider package. An investors' day launch will be organised once planning has been approved.

The scheme is not viable without some support and the amount of support required is not known. There may be possible grants that could be applied for. The hotel must be viable and Kent County Council would not subsidise the business.

Victoria Pomery (VP) asked that the benefits to Turner Contemporary from the levy on the Rendezvous Site were looked at.

4. Visioning

A copy of the Vision Document was shared with the group. The document has been produced by Sarah Wren, Paul Mawson and officers from Thanet District Council. The Vision encapsulates the main themes and is a starting point of what already existed.

The vision document will be emailed to all members of the group and any comments need to be passed to PM within 10 days. The amended document will be distributed to the group by the end of September.

5. Margate Lido

A meeting has taken place with the new owners who are a Russian based development group and Kent County Council. [REDACTED]

Thanet District Council owns the pool part of the site.

Madeline Homer (Mho) confirmed that Thanet District Council had not yet met the developers but intended meeting them in due course. There are issues around the view from the current developed areas.

This item will be discussed at the next meeting.

6. Winter Gardens

The draft paper on the Winter Gardens was shared with the group. The plan is to get the business plan/proposal on the FEI work. The paper takes this to the next stage although it is unlikely that FEI would be commissioned to do this.

A paper is being produced by Theresa Bruton, Head of Regeneration and Projects by the end of July on the Winter Gardens. The Leader of Kent County Council will visit the Dreamland site in the near future. The application for Dreamland to the Heritage Lottery Fund will be submitted first and the Winter Gardens will be at a later date. As the Theatre Royal has complimentary linkage with Winter Gardens there is a need to look at the past work on the Theatre Royal.

BC asked about the 5, 10 and 15 year roll forward and the economic impact. There is a link to heritage lottery streams and the Winter Gardens.

Comments on the paper are required by PM in 15 to 20 days. This must be linked to the paper by Theresa Bruton.

PM was thanked for his work on the project.

7. Dreamland Development

The closing date for the operator was 29 July 2014 and the tender opening was 25 July 2014. A statement will be issued in due course. In the next 4-5 weeks procurement will begin for the rest of the site. The scenic railway is a very complex construction and will not be completed until June but the other rides will be ready before this. The project is on target and the compensation side is still progressing. The cinema site procurement package will be in 4-5 weeks and there have been approaches for the cinema and auditorium space. The façade is part of the package. Turner Contemporary have been in touch with the Dreamland Trust. There is a question over what time the countdown to Dreamland should begin and once the operator is appointed this would be looked at. Hornby will no longer be based in Kent but they are looking to move to the Margate Dreamland site. MH congratulated Mho and Thanet District Council on the progress on the Dreamland site.

8. Margate Harbour

This has not moved forward. Mho has spoken to Mark Seed and the approach to the collection of seaweed has been changed. Thanet District Council has yet to take up the offer of the consultant but will do this in the near future.

Victoria Pomery (VP) stressed that it was really important to solve the problem and is happy to speak to the Environment Agency if this would help.

This item will be discussed at the next meeting.

9. Any Other Business

Theatre Royal - work on the Theatre Royal has stalled and clarity is needed. Your Leisure is still running the programme until May this year. It may be helpful to start the working group again with the Arts Council, Kent County Council and Thanet District Council. Discussions are needed with Cabinet Members at Thanet District Council. Turner Contemporary has a connection with the Theatre Royal and is happy to help. MHo will provide an update on the Theatre Royal at the next meeting.

9. Date of next meeting

The next meeting will be arranged for the end of October (JW).

Jo Weatherley
5 August 2014