

Cross Party Working Group for Town Centre Regeneration – Consultation Sub Group

DRAFT MINUTES: AWAITING APPROVAL BY MEMBERS **OF GROUP**

Minutes: 8th meeting – 6pm, Monday, 21st July, 2008

Venue: Civic Centre, Dartford in B12

Attendees:

Cllr Jeremy Kite (Chairman of the Group)

Cllr Geoff Prout

Cllr Tony Martin

Cllr John Muckle

Cllr Patsy Thurlow

Dr Howard Stoate MP

Bob Heasman (Town Centre Partnership)

Graham Harris – Dartford Council

Rob Scott – Dartford Council

Christopher Borkowski (St James's Investments)

Patrick Stones (Tesco)

Kelly Edwards, Nick Bohane (Green Issues Communications – community consultation)

By invitation: Richard Rees (BDP), Paul Appleton (Allies and Morrison),
Justin Nicholls (Make), Adrian Judd (Whitelaw Turkington)



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1. **Standing item: Project Planning Update** – Christopher Borkowski, (MD, St James's Investments)

Mr Borkowski raised the issue of the proposed move of the Glentworth Club. Bob Heasman, who has been close to the negotiations, updated the Group. He was pleased to report that discussions had moved forward very positively and that he anticipated, following revisions to the Club's new 3 year plan, that the Glentworth and St James's Investments would be able to conclude their negotiations in the near future.

Mr Borkowski said that the Project team was working towards submitting the planning application on 12th August as indicated previously. He added that discussions with the Environment Agency and KCC are on track.

Councillors Prout and Muckle reported back on their meeting with Colin Buchanan, the transport consultants, and stated that they were broadly satisfied with the transport proposals for the town centre.

Rob Scott pointed out that any CPO process would need to be authorised by the full Council meeting on 28th July in order to be activated.

2. **Update on Design Proposals** (Richard Rees (BDP), Adrian Judd (Whitelaw Turkington), Paul Appleton (Allies and Morrison) and Justin Nicholls (Make))

Richard Rees from BDP introduced the architects and also presented the Northern Block on behalf of David Page as well as re-capping on the Masterplan. Adrian Judd updated the meeting on the park strategy. Paul Appleton from Allies and Morrison updated on the middle block which contains Tesco. Justin Nicholls from Make presented the southern block.



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Richard Rees informed the Group that the presentations contained the images and designs that would be used in the planning application and that would be presented to CABE later that week.

The presentations were well received by the Group. Some points, suggestions and requests for clarifications were made:

- Public realm: the Group was keen to emphasise that signage should be the minimum compatible with effective operation (although it was acknowledged that there is an 'A' road running through the scheme which requires a certain amount of signage);
- Park security: the current assumption is a dawn until dusk operation. Whitelaw Turkington to clarify with Dartford Council;
- Northern Block: it was noted that the access point from the war memorial/park side had been simplified;
- Central block: the Group sought reassurance that the louvres/screens would be 'future-proofed' so that they can be accessed and cleaned easily in future years. The Group noted the addition of the paddling pool feature for young children.
- Southern Block: clarification was sought on pathways at corner of park and Cranford Road. Make and Whitelaw Turkington to clarify. Make's efforts to step back the upper levels of the residential blocks facing Cranford Road were noted.



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3. Update on Public Consultation (Green Issues Communications)

Councillor Thurlow asked about the dates of a further public exhibition of the proposals. Green Issues said that an exhibition was planned to coincide with the Council's own statutory consultation period but that the exact dates rested on the outcome of a meeting between Dartford Council and the planning consultants, GVA Grimley, which is to take place on 23rd July. However, the likely dates are 22/23rd August.

AoB

In response to a question about phasing of the scheme, Patrick Stones responded that Tesco is committed to the scheme and is the principal pre-let. He added that, as with any large development, the developer would want to build out the scheme in manageable 'chunks' and that as the different elements are brought forward, it would need and expect further pre-letting to other retailers and organisations to take place.

There was a general acknowledgement among all members of the Group that the Cross Party Group had worked extremely well together in a genuine spirit of cooperation and that the proposals, as a result of the Group's input over eight meetings, had shaped the scheme to a point where it was a much 'better' scheme than the previous one. The Group expressed itself happy to see the proposals in their current condition to go forward to the Local Planning Authority.

Next meeting



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It was confirmed that this meeting was the final meeting of the Cross Party Working Group for Town Centre Regeneration

