

MAIDSTONE BOROUGH COUNCIL

Cobtree Manor Estate Committee

10th July 2013

REPORT OF THE COBTREE OFFICER

Report prepared by Joanna Joyce

1. Cobtree Estate Progress Report

1.1 Issue for Decision

1.1.1 To consider the work being undertaken across the Cobtree Estate as set out in the attached progress report, and in particular to:

1.1.1.1 endorse the appointment of the winning artist in respect of the installation of the sculptures (phase 2 of the Master Plan);

and

1.1.1.2 approve the design concept and the appointment of the architect for the visitor centre/café being phase 3 of the previously approved Master Plan;

and

1.1.1.3 authorize officers to now seek planning permission for the visitor centre/café, by submitting a planning application and undertaking all actions in relation to that application.

1.2 Recommendation of the Cobtree Officer

It is recommended that the Committee:

1.2.1 Note the contents of the progress report attached at **Appendix A**.

1.2.2 Endorse the appointment of Mr. Jason Mulligan, the winning artist, by competition, in respect of the installation of the sculptures and as part of the phase 2 works under the previously approved Master Plan.

- 1.2.3 Approves the design concept for Cobtree Manor Park visitor centre and café ("the café") as submitted by Guy Holloway architects thereby endorsing the choice of Guy Holloway Architects made through earlier competition.
- 1.2.4 Authorize officers to now seek planning permission for the visitor centre/café, by submitting a planning application and undertaking all actions in relation to that application.
- 1.3 Reasons for Recommendation
- 1.3.1 The Committee previously resolved to receive a progress report on the work across the Estate at each meeting. Attached at **Appendix A** is the report for the most recent period.
- 1.3.2 The Committee previously resolved that the master plan works would include a sculpture trail. Following discussions with Sarah Robson Community Partnerships Manager (who has previously procured artwork for the council) it was advised the winning artist should be decided by competition, which the committee is requested to endorse. Results from the competition were returned in February 2013. Attached at **Appendix B** is the concept design from the winning artist. The full submission will be available to view at the meeting.
- 1.3.3 The Committee also previously resolved that the Master Plan works would include a café/visitor centre, with the winning architect to be decided by competition as advised by Project Manager Lewis Small (who has experience of procuring this type of building). Attached at **Appendix C** is the design concept from the winning architect submitted in October 2012. The full submission will be available to view at the meeting.
- 1.3.4 At this stage the Committee is asked to approve the design concept, and to give approval to seek planning permission, but not to authorize final designs and implementation until further negotiations relating to the future operation of the Kent Museum of Rural Life and the negotiations regarding the contract with MyTime at the golf course have taken place. A final report on the visitor center/café will then be brought to the Committee.
- 1.4 Alternative Action and why not Recommended
- 1.4.1 The alternative course of action is to reject the request for endorsement of ongoing work across the Estate and the Master Plan works including a sculpture trail and new visitor center/café. This is not recommended as the recommendations are in the best interests of the future of Cobtree Manor Estate and have been endorsed at a previous meeting as part of the Master Plan.

1.5 Impact on Corporate Objectives

1.5.1 The work of the Estate and the master plan directly supports the achievement of the Charity's objects.

1.6 Risk Management

1.6.1 There is a small risk that it may be decided not to progress with the visitor center/café in this design following further information regarding the future of the Museum of Kent Life and the golf course. It is however unlikely as the additional numbers of visitors to the park has created the need for improvement of the present facilities.

1.7 Other Implications

1.7.1

1. Financial	X
2. Staffing	
3. Legal	
4. Equality Impact Needs Assessment	
5. Environmental/Sustainable Development	
6. Community Safety	
7. Human Rights Act	
8. Procurement	
9. Asset Management	

1.7.2 There is a small financial implication in seeking planning permission for the visitor centre/café as additional designs and information will be needed from the architect. This has been priced at £3500 and is part of the budget already approved by the Committee for the Master Plan.

1.8 Relevant Documents

1.8.1 Appendices

- Appendix A** Cobtree Estate Progress report January to June 2013.
- Appendix B** Winning Artist's concept design.

Appendix C Concept Design from winning architect's submission.

1.8.2 Background Documents

Cobtree Master Plan

IS THIS A KEY DECISION REPORT?

Yes

No

If yes, when did it first appear in the Forward Plan?

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This is a Key Decision because:

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Wards/Parishes affected:

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