

# AGENDA

## HERITAGE, CULTURE AND LEISURE COMMITTEE MEETING



Date: Monday 10 August 2015

Time: 6.30 pm

Venue: Town Hall, High Street,  
Maidstone

Membership:

Councillors Ash (Vice-Chairman), Ells, Fissenden,  
Fort, Hemsley, Mrs Hinder, Newton  
(Chairman), Paterson and Pickett

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Page No.

1. Apologies for Absence
2. Notification of Substitute Members
3. Urgent Items
4. Notification of Visiting Members
5. Disclosures by Members and Officers
6. Disclosures of Lobbying

**Continued Over/:**

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**Issued on 31 July 2015**

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**Alison Broom, Chief Executive, Maidstone Borough Council,  
Maidstone House, King Street, Maidstone Kent ME15 6JQ**

7. To consider whether any items should be taken in private because of the possible disclosure of exempt information
8. Minutes of the meeting held on 13 July 2015 1 - 4
9. Presentation of Petitions (if any)
10. Questions and answer session for members of the public
11. Disposal of land at Parkwood Parade 5 - 10

## **MAIDSTONE BOROUGH COUNCIL**

### **Heritage, Culture and Leisure Committee**

#### **MINUTES OF THE MEETING HELD ON MONDAY 13 JULY 2015**

**Present:** Councillor Newton (Chairman), and  
Councillors Ash, Ells, Fort, Hemsley, Newton, Paine,  
Paterson, Pickett and Mrs Wilson

**Also Present:** Councillors Naghi, Perry and Sargeant

7. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Hinder and Fissenden.

8. **NOTIFICATION OF SUBSTITUTE MEMBERS**

The following Substitute Members were noted:

Councillor Paine for Councillor Hinder;  
Councillor Mrs Wilson for Councillor Fissenden.

9. **URGENT ITEMS**

There were no Urgent items.

10. **NOTIFICATION OF VISITING MEMBERS**

Councillor Perry was in attendance to address the Committee on items 11, Destination Management Plan and item 12 Parking Charges in Mote Park.

Councillor Naghi was in attendance to address the Committee on item 11.

Councillor Sargeant was in attendance as an observer.

11. **DISCLOSURES BY MEMBERS AND OFFICERS**

There were no disclosures by Members or Officers.

12. **DISCLOSURES OF LOBBYING**

Councillors Mrs Wilson and Ells declared they had been lobbied on item 12 Parking Charges at Mote Park.

Councillor Paine declared he had been lobbied in the past on the introduction of parking charges at Mote Park.

13. TO CONSIDER WHETHER ANY ITEMS SHOULD BE TAKEN IN PRIVATE BECAUSE OF THE POSSIBLE DISCLOSURE OF EXEMPT INFORMATION

**RESOLVED:** That all items on the agenda be taken in public as proposed.

14. MINUTES OF THE MEETING HELD ON 26 MAY 2015

**RESOLVED:** That the Minutes of the meeting held on 26 May 2015 be approved as a correct record and signed.

15. PRESENTATION OF PETITIONS (IF ANY)

There were no petitions.

16. QUESTION AND ANSWER SESSION FOR MEMBERS OF THE PUBLIC

There were no questions from members of the public.

17. DESTINATION MANAGEMENT PLAN

The Head of Commercial and Economic Development and Ruth Wood from Visit Kent addressed the Committee providing a presentation on the contents of the report and the process taken for the development of the Destination Management Plan (DMP). It was explained that with a DMP in place it would unlock sources of funding for the Council and businesses within the borough.

The Committee noted that members of the DMP Steering Group would include two Officers, a nominated representative from this Committee and various stakeholders from across the borough. Linking the plan with other departments across the Council (i.e Street Cleaning) would be picked up through Task and Finish Groups which would include relevant Officers. The Task and Finish Group subjects would be identified early on and prioritised.

The Committee agreed it was important to ensure all Council service areas were fully included in the development of the plan and this could be achieved by including a representative from each Service Committee on Task and Finish Groups looking at areas relevant to their terms of reference.

The Committee also agreed there needed to be a balance between promoting events and protecting heritage when moving the plan forward.

**Voting**

That the Committee approve and adopt the Destination Management Plan for the Borough of Maidstone and endorse the Action Plan accompanying the Destination Management Plan provided a member representative from each Service Committee is included in the membership of relevant Task and Finish Groups:

For: 9

That Councillor David Pickett be nominated as a member of the Destination Management Plan Steering Group:

For: 9      Against: 0      Abstentions: 0

18. PARKING CHARGES IN MOTE PARK

Marcus Lawler, Commercial Projects Manager delivered a presentation explaining the background to charging for parking at Mote Park and other plans for the park.

The Committee noted any future increase in the charge for parking at Mote Park would be decided by this committee.

Concern was raised that residents living immediately outside of Mote Park, who may be affected by displaced parking, had not been consulted on the plans. The Committee were informed that 1500 park users from across the borough and beyond had been surveyed about the plans. The Traffic Management Order (TMO) which is a statutory process before parking charges can be enforced, will consult with residents living close to the park. Any concerns raised by through this process would have to be addressed before the TMO could be agreed.

The Committee noted the budget required for the delivery of the project was £87,000 and not £77,000 as stated in the report.

**Voting:**

That parking charges of £1.00 for stays of up to six hours (with no return within two hours) be introduced to Mote Park from 10am every morning;

For: 6      Against: 2      Abstentions: 1

Councillor F Wilson asked for her dissent to be noted.

That delegated authority be given to the Parking Services Manager to issue concessions and free parking permits to volunteers of Mote Park Fellowship, community and special interest groups that already pay to use the park (such as Maidstone Victory Angling Club; Big Bang Productions, Cygnet Model Boat club; etc.); park residents; and charitable or community groups (such as Mencap) based on an agreed criteria;

For: 6      Against: 1      Abstentions: 2

That a budget of £87,000 be earmarked for the delivery of the Mote Park parking charges project from the capital programme funding for commercial projects;

For: 6      Against:0      Abstentions: 3

That delegated authority be given to the Head of Commercial and Economic Development to spend the budget to implement the proposal to introduce parking charges at Mote Park:

For: 6      Against: 0      Abstentions: 3

## Heritage, Leisure and Culture      10<sup>th</sup> August 2015

Is the final decision on the recommendations in this report to be made at this meeting?	Yes
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### Disposal of Land at Parkwood Parade

<b>Final Decision-Maker</b>	Heritage, Leisure and Culture Committee
<b>Lead Director or Head of Service</b>	Zena Cooke
<b>Lead Officer and Report Author</b>	Jason Taylor
<b>Classification</b>	Non-exempt
<b>Wards affected</b>	Parkwood

**This report makes the following recommendations to the final decision-maker:**

1. To declare surplus the open space land outlined in red on the attached plan.
2. To authorise the placing of a Public Notice pursuant of Section 123 of the Local Government Act 1972
3. To refer the matter to the Policy and Resources Committee for a final decision concerning disposal of the land.

**This report relates to the following corporate priorities:**

- Great Opportunity
- Great Place

<b>Timetable</b>	
<b>Meeting</b>	<b>Date</b>
Heritage, Culture and Leisure	10 <sup>th</sup> August 2015
Council	n/a
Other Committee	n/a

# Disposal of Land at Parkwood Parade

## 1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 The Council has been approached by Golding Homes with a request to purchase areas of open space land at Parkwood Parade in order to facilitate Phase 3 of the redevelopment of social housing in Parkwood.
  - 1.2 In order for Golding Homes to achieve the number of social housing units they require on the site, it is necessary to include areas of land that are currently owned by the Council.
  - 1.3 To dispose of the land, it needs to be declared surplus to operational requirements and the intention to dispose publically advertised. A recommendation to dispose can then be made to the Policy and Resources Committee, who will make the final decision.
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## 2. INTRODUCTION AND BACKGROUND

- 2.1 Golding Homes are redeveloping the majority of the social housing in Parkwood, and part of this work includes the redevelopment of Parkwood Parade.
  - 2.2 In order to maximise the redevelopment opportunity at this location, Golding Homes would like to purchase some areas of open space currently owned by the Council. These areas are shown outlined in red on the site plan attached as Appendix I.
  - 2.3 The areas of open space are grass verges adjacent to an existing parade of shops, and are currently managed by the Council's grounds maintenance team. The total area of open space to be disposed of is 1,985 square metres.
  - 2.4 The land has been confirmed by the Parks and Leisure team as having no strategic value to the Council.
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## 3. AVAILABLE OPTIONS

- 3.1 The Heritage, Culture and Leisure Committee could decide to not declare the land surplus to operational requirements and retain it as part of the Council's open space provision. This would allow the Council to control some small areas of grass verge in an urban area, but would prevent the proposed development of social housing and realise fewer properties on the site.



- 3.2 This is not recommended because the redevelopment of Golding Homes property in Parkwood is essential to providing quality social housing in the Borough and retaining ownership of the grass verges would reduce the amount of homes being built.
  - 3.3 The Heritage, Culture and Leisure Committee could decide to dispose of only the land essential to the redevelopment of Parkwood Parade, which would still allow the desired amount of social housing to be built and retain open space areas around the development.
  - 3.4 Retaining some of the open space would make future maintenance of the land overly complicated as it would be shared between Golding Homes and the Council. It is not recommended that this option is taken because the retained land would not be landscaped to the specification of the new development, and would detract from the quality of the development.
  - 3.5 The Heritage, Culture and Leisure Committee could decide to declare the land surplus, relieving the Council of the maintenance responsibility and facilitating the full development potential of the Parkwood Parade site for social housing.
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#### **4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS**

- 4.1 It is recommended that the Heritage, Culture and Leisure Committee declare all the land outlined in red on the attached plan surplus to operational requirements and authorise the placing of the Section 123 Notice to advertise the disposal.
  - 4.2 The Notice will be placed in the Kent Messenger newspaper for two consecutive weeks and will give members of the public six weeks in which to submit any comments or objections to the Council.
  - 4.3 Any comments or objections received will need to be considered by the Heritage, Culture and Leisure Committee before making a recommendation to the Policy and Resources Committee.
  - 4.4 Should no comments or objections be received in response to the Notice, the matter will then be referred to the Policy and Resources Committee for a final decision concerning disposal of the land.
  - 4.5 Declaring surplus all the land identified on the attached plan is the best option because this allows the land to be disposed of to Golding Homes, securing the redevelopment of the Parkwood Parade site and provision of social housing.
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#### **5. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK**

- 5.1 Consultation will be through the publication of the Section 123 Notice.
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## 6. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

- 6.1 If the recommendations have been agreed by the Heritage, Culture and Leisure Committee, the Parks and Leisure team will request that the Council's Communications team publish the relevant Section 123 Notice in the Kent Messenger newspaper for two consecutive weeks.
- 6.2 After the six week period for comments and objections has expired, a recommendation will be made to the Policy and Resources Committee once any objections have been considered by the Heritage, Culture and Leisure Committee to make the final decision for disposal.

## 7. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
<b>Impact on Corporate Priorities</b>	This report supports the priority Keeping Maidstone Borough an attractive place for all.	Parks and Leisure Services Manager
<b>Risk Management</b>	There are no material risks arising from this report	Parks and Leisure Services Manager
<b>Financial</b>	The recommendations will result in a small saving in maintenance costs for MBC.	Chief Accountant
<b>Staffing</b>	There are no staffing implications arising from this report	Parks and Leisure Services Manager
<b>Legal</b>	There will be legal implications arising from the land being declared surplus and from the publication of the s123 Notice which will be considered in the recommendation to the Policy and Resources Committee for it to make the final decision for disposal.	Head of Legal Services
<b>Equality Impact Needs Assessment</b>	There are no implications arising from this report	Parks and Leisure Services Manager
<b>Environmental/Sustainable Development</b>	The recommendations enable the delivery of housing in the borough	Parks and Leisure Services Manager
<b>Community Safety</b>	There are no implications arising from this	Parks and

	report	Leisure Services Manager
<b>Human Rights Act</b>	There are no implications arising from this report	Parks and Leisure Services Manager
<b>Procurement</b>	There are no implications arising from this report	
<b>Asset Management</b>	Assets and the associated liabilities will be transferred away from MBC	Parks and Leisure Services Manager

**8. REPORT APPENDICES**

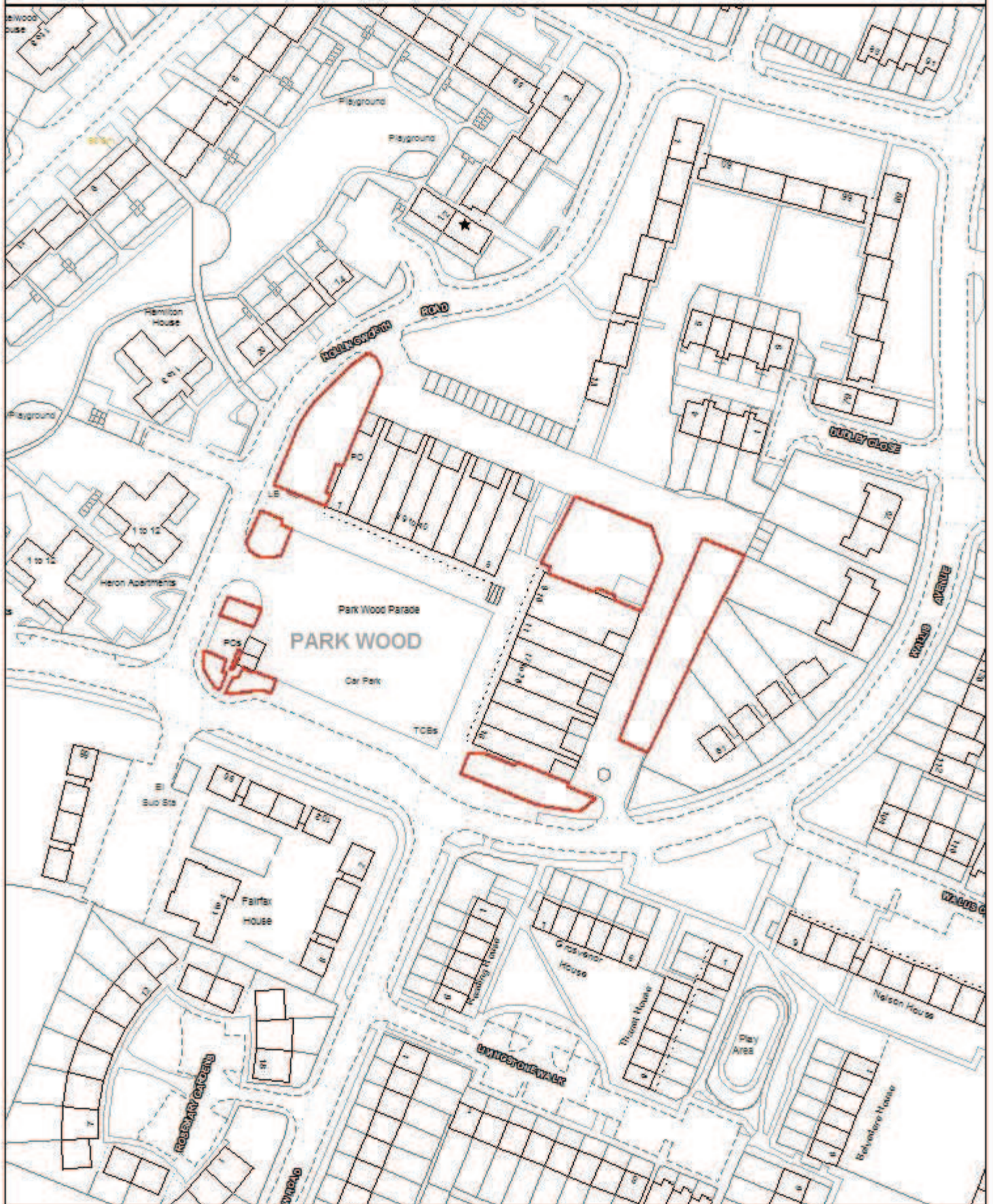
The following documents are to be published with this report and form part of the report:

- Appendix I: Site plan

**9. BACKGROUND PAPERS**

None

# THE MAIDSTONE BOROUGH COUNCIL



Land at Parkwood Parade



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