

MAIDSTONE BOROUGH COUNCIL

Heritage, Culture and Leisure Committee

MINUTES OF THE MEETING HELD ON TUESDAY 4 APRIL 2017

Present: Councillors Pickett (Chairman), Ells, Fort, Mrs Hinder, Lewins, Naghi and Mrs Wilson

Also Present: Councillors Clark, D Mortimer and Wilby

132. APOLOGIES FOR ABSENCE

There were no apologies.

133. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no substitute members.

134. URGENT ITEMS

There were no urgent items.

135. NOTIFICATION OF VISITING MEMBERS

Councillors Clark, D Mortimer and Wilby indicated that they wished to speak on item 13 – Report of the Head of Regeneration and Economic Development – Disposal of Land at Richmond Way, South Ward.

136. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Naghi disclosed that he had an interest in item 14 – Report of the Head of Regeneration and Economic Development – Disposal of Land Adjacent to the Gallagher Stadium, North Ward, due to his role as a part time steward at Maidstone United.

Councillors Pickett and Mrs Wilson disclosed that they had an interest in item 12 – Report of the Head of Regeneration and Economic Development – Maidstone Museum Development – Progress Update, due to their roles as members of the Museum Strategic Board.

137. DISCLOSURES OF LOBBYING

Councillors Naghi, Pickett and Wilson disclosed that they had been lobbied on item 13 – Report of the Head of Regeneration and Economic Development – Disposal of Land at Richmond Way, South Ward and item 14 – Report of the Head of Regeneration and Economic Development – Disposal of Land Adjacent to the Gallagher Stadium, North Ward.

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

RESOLVED: That the information contained in the exempt Appendix III to the Report of the Head of Regeneration and Economic Development Relating to the Sustainable Future to Mote Park Update be taken in private.

139. MINUTES OF THE MEETING HELD ON 7 MARCH 2017

RESOLVED: That the minutes of the meeting held on 7 March 2016 be approved as a correct record and signed.

140. PRESENTATION OF PETITIONS (IF ANY)

There were no petitions.

141. QUESTIONS AND ANSWER SESSION FOR MEMBERS OF THE PUBLIC

There were no questions or statements from members of the public.

142. REPORT OF THE HEAD OF POLICY AND COMMUNICATIONS - HERITAGE, CULTURE AND LEISURE COMMITTEE - KEY PERFORMANCE INDICATORS 2017-18

The Head of Policy and Communications and the Policy and Information Manager presented a report on the Heritage, Culture and Leisure Committee – Key Performance Indicators for 2017-18.

The suggested indicators were made following workshops with members and suggestions from officers. The Head of Policy and Communications proposed that the methodology and suggested targets would be brought back to the Committee once the indicators had been agreed.

In response to a question, the Head of Policy and Communications also agreed to circulate the Parish Survey results to all Members of the Committee following the meeting.

During the discussion of this item it was suggested that a report be submitted to this Committee providing contextual information about Heritage issues, including Tree Preservation Order applications, at the time that the Annual Monitoring Report is submitted to Strategic Planning, Sustainability and Transportation Committee.

RESOLVED:

- 1) That the following Strategic Plan Key Performance Indicators be agreed for the Heritage, Culture and Leisure Committee for 2017-18.

Respecting the Character and Heritage of our Borough

Percentage of Parishes that are satisfied with the level of communication and engagement they have with MBC

Performance against our Parish Charter commitment

Ensuring there are Good Leisure and Cultural Attractions

Number of children taking part in formal education activities on and off site at the Museum

Footfall at the Museum

Usage at the Leisure Centre

Usage at the Hazlitt Theatre

Festival, event and parks income target

Use of parks and open spaces – annual assessment

Contacts (footfall, calls and emails) to the VIC

2) That an annual report is brought to this Committee, at the same time as the Annual Monitoring Report is brought to the Strategic Planning, Sustainability and Transportation Committee, regarding the:

- Number of neighbourhood plans
- Conservation area appraisals
- Conservation management plans adopted
- Together with the register of our listed buildings and how many of them are currently at risk.

Voting: For - 7 Against - 0 Abstentions - 0

143. REPORT OF THE HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT - MAIDSTONE MUSEUMS DEVELOPMENT - PROGRESS UPDATE

The Museum Director presented a report on Maidstone Museums Development – Progress Update. The report outlined the progress made towards the 20 Year Strategic Plan that had previously been agreed by the Committee.

In response to a question the Museum Director confirmed that she would produce a summary of the 20 Year Strategic Plan for the public.

RESOLVED: That the report be noted.

144. REPORT OF THE HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT - DISPOSAL OF LAND AT RICHMOND WAY, SOUTH WARD

Sean Carter, representing the North Loose Residents' Association, spoke in support of the disposal of the land.

Councillors Clark, D Mortimer and Wilby spoke in support of the disposal of the land.

The Parks and Leisure Manager presented a report on the Disposal of Land at Richmond Way. The site was 2043m² and land immediately south west to the site had been granted planning permission, with access running alongside the site. The reason for the six metre buffer strip was to enable the borough council to retain flexibility to act in case there were any future access issues to the new development that had not been foreseen when planning permission was granted.

The Committee debated the proposal and suggested that a 3 metre buffer strip would be sufficient, rather than a six metre buffer strip.

RESOLVED:

- 1) That the Committee considers that the open space on Richmond Way, outlined in blue and red on the attached plan in Appendix I, as surplus to requirements subject to a 3 metre buffer strip being retained.
- 2) That the Committee authorises the placing of a Public Notice pursuant of Section 123 of the Local Government Act 1972.

Voting: For – 7 Against – 0 Abstentions – 0

145. REPORT OF THE HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT - DISPOSAL OF LAND ADJACENT TO THE GALLAGHER STADIUM, NORTH WARD

The Parks and Leisure Manager presented a report on the Disposal of Land adjacent to the Gallagher Stadium which covered the following:

- Maidstone Borough Council had been approached by Maidstone United Football Club to take over ownership of a strip of land to allow access to the North Stand.
- The club would then take responsibility for the maintenance of the land, which included installing low level lighting to help guide fans from the land when there were evening games.
- An alternative to permanent disposal was to provide a license for the use of the land, which would allow the club to use the land at certain times.
- If MBC granted the club a formal license then it would retain flexibility of disposing the land and gave the council control over access and usage of the land.

- If MBC were to dispose of the land as freehold or leasehold then the council would no longer control access or conditions of use.
- For these reasons Officers recommended that the Committee did not declare the land surplus but instead further explore granting a license to the club for use of the land.

RESOLVED:

That the committee does not declare the open space adjacent to the Gallagher Stadium, as outlined in red on the attached plan as Appendix 1, as surplus to operational requirements but asks officers to further investigate the possibility of a licence with the club.

Voting: For – 6 Against – 1 Abstentions – 0

Cllr Hinder left the meeting at 20:28, after the voting of this item.

146. **REPORT OF THE HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT - PHASE 3 PUBLIC REALM**

The Local Economy Project Officer presented a report on Phase 3 Public Realm. The report detailed the option to include the southern end of Week Street as well as the already proposed north end of Week Street and Gabriel’s Hill. This proposal ensured coherence and generated a cost saving due to economies of scale.

The Committee noted that the design created a sense of arrival at Maidstone East Station and ensured that visitors would appreciate the history of Maidstone through the timeline placed on the ground.

In response to a question, the Local Economy Project Officer explained that designs had previously been shown to the Chairs and Vice-Chairs of the Communities, Housing and Environment Committee, the Heritage, Culture and Leisure Committee and the Policy and Resources Committee and that a full consultation would be carried out on the final designs.

RESOLVED:

That Policy and Resources Committee be recommended to:

- 1) Approve the change in scope from the original proposed project, to now include the southern end of Week Street.
- 2) Approve the outline designs for all of Week Street and Gabriel’s Hill/Lower Stone Street with the exception of the suggested palette of tree species which do not comply with document HAP12; Urban Green Space. In addition the 4 Ginkgo Biloba at the bottom of Gabriel’s Hill which should be removed and replaced with trees native to South East England as per HAP 12: Urban Green Space.
- 3) Approve the proposed materials for hard landscaping only for Week Street and Gabriel’s Hill/Lower Stone Street.
- 4) Approve the additional capital budget of £900k to cover the increased costs for the southern section of Week Street.

5) Approve the proposed consultation materials and methodology.

Voting: For - 6 Against - 0 Abstention - 0

147. REPORT OF THE HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT - A SUSTAINABLE FUTURE FOR MOTE PARK UPDATE

The Programme and Projects Manager presented a report on A Sustainable Future for Mote Park Update.

The Programme and Projects Manager relayed to the committee that SERCO had offered to run the Adventure Zone as an extension of the contract for running the Leisure Centre. He also stated that the new Mote Park Centre would be built at a reduced cost of £1,750,000 and, from 1st October 2017, a new private operator would be running the Mote Park Café, along with the Museum Café, and then would be involved in the design of the new Mote Park Centre.

The Committee discussed the proposed increase in car parking charge from £1 to £2. The purpose of this charge was to ensure the income target was achieved and to balance supply with demand on busy days. The Committee suggested that a sign be placed in the car park to show the overall vision for Mote Park and the reasons for the increase in car parking charges, and the officer stated that this will be covered in the communications plan. The Committee also requested that the usage of the car park was monitored from the very beginning of the new plans, in order that no problems occurred.

RESOLVED:

1) Car Park Charging:

- a) That the Committee approve that the Parking Services Manager amend the Off-Street Parking Places Order to vary the car park tariff for parking for up to 6 hours from £1 to £2, to meet the budget and in response to peak demand, and to invest £250,000 in additional parking provision.

2) Adventure Zone:

- a) That the Committee approve a revised total cost of £1,150,000 for the Adventure Zone.
- b) That the Committee invest of a further £300k in non-income producing improvements to the park (from the existing Capital Programme) within an existing contract as detailed in the report.
- c) That the Committee delegate authority to the Head of Regeneration and Economic Development to undertake a procurement process for a contractor for the Adventure Zone and other improvements in line with the Contract Procedure Rules.
- d) That the Committee delegate authority to the Director of Finance and Business Improvement to award the contract to the successful bidders for the construction of Adventure Zone in line with the Contract procedure Rules, following a briefing with the chair of the

Heritage Culture and Leisure Committee on the procurement process and outcome.

- e) That the Committee delegate authority to the Head of Mid Kent Legal Services to enter into contracts and any other necessary agreements for the construction of the Adventure Zone.

3) Mote Park Centre:

- a) That the Committee approve a revised total scheme cost of £1.75m for the Visitor Centre.
- b) That the Committee invest of a further £625k in non-income producing improvements to the park (from the existing Capital Programme) as detailed in the report under the same contract.
- c) That the Committee delegate authority to the Head of Regeneration and Economic Development to undertake a procurement process for an architect and other professional services and appoint to these contracts in line with the Contract Procedure Rules.
- d) That the Committee delegate authority to the Director of Finance and Business to award the contract to the successful bidders for the construction of the Mote Park Centre in line with the Contract Procedure Rules, following a briefing with the chair of the Heritage Culture and Leisure Committee on the procurement process and outcome.
- e) That the Committee delegate authority to the Head of Mid Kent Legal Services to enter into contracts and any other necessary agreements for the construction of the Mote Park Centre.

Voting: For - 6 Against - 0 Abstention - 0

148. COMMITTEE WORK PROGRAMME

The Committee requested that a future report be brought to them to agree a framework for land disposals, in order to aid the Committee in their deliberations as to whether land was considered surplus to requirements or not. The framework was requested before another report on land disposals was considered by the Committee.

The Committee also requested that reports relating to land disposal give all of the information needed in order to make a rational decision.

RESOLVED:

That the Committee Work Programme be noted.

149. DURATION OF MEETING

6.34 p.m. to 9.34 p.m.