

Minutes of the meeting of the **PROJECT ADVISORY GROUP (ST JAMES'S AREA DEVELOPMENT)** held at the Council Offices, Whitfield on Monday, 20 June 2011 at 12.30 pm.

Present:

Chairman: Councillor N J Collor

Councillors: G Cowan
J H Goodwin
S R Nicholas
R S Walkden

Also Present: Mr Stephen Pritchard (BPP)

Officers: Head of Inward Investment
Solicitor (Regeneration and Procurement)
Democratic Support Officer

An apology for absence was received from Councillor P A Watkins.

4 ELECTION OF CHAIRMAN

In the absence of Councillor P A Watkins, the Project Advisory Group (PAG) was required to elect a Chairman for the meeting.

It was agreed:

That Councillor N J Collor be elected as Chairman of the meeting.

5 NOTES

The Notes of the meeting of the PAG held on 10 June 2011 were approved as a correct record and signed by the Chairman.

6 DOVER TOWN CENTRE - REVISED PROPOSALS

The PAG received a verbal update from the Head of Inward Investment, who advised that the outline proposals would be progressed to the next design stage following the earlier agreement to the emerging layout, and an early meeting with Bond City Limited convened.

7 LAND OWNERSHIP

The PAG was referred to the plan of land ownership contained in the report which was presented by the Head of Inward Investment. It was noted that the Council had recently completed the acquisition of the Lidl site, and had also acquired an additional parcel of land in Castle Street. Negotiations with other landowners were continuing. [Text Redacted]

(Councillor N J Collor declared a personal interest for the reason that he was acquainted with a landowner in Castle Street and another in Russell Street.

Councillor R S Walkden declared a personal interest for the reason that he was acquainted with a landowner in Castle Street.)

8 LETTINGS

The PAG received an update from the Head of Inward Investment on the lettings position which was set out in the report. [Text Redacted]

[Text Redacted]

It was confirmed that phase 1 of the scheme would be the construction of the hotel and development of the area behind the existing filling station. Parking arrangements were yet to be determined with Planning. Following an archaeological survey, it looked likely that the footprint of the hotel would be redesigned in order to avoid areas of archaeological interest, although a small-scale dig would probably take place.

9 VIABILITY

[Text Redacted]

10 DATE OF NEXT MEETING

The date of the next meeting would be determined following a report to Cabinet on 4 July 2011.

It was agreed to recommend to Cabinet:

- (a) That the draft Heads of Terms, as set out in the report, be approved, subject to resolution of the car parking management arrangement.
- (b) That the scheme be progressed expeditiously;
- (c) That the Council's monitoring costs be incorporated; and
- (d) That all parties strive to meet the 2013 completion date for the hotel, as set out in the report.

The meeting ended at 1.47 pm.