

# Public Document Pack



Democratic Services  
White Cliffs Business Park  
Dover  
Kent CT16 3PJ

Telephone: (01304) 821199  
Fax: (01304) 872453  
DX: 6312  
Minicom: (01304) 820115  
Website: [www.dover.gov.uk](http://www.dover.gov.uk)  
e-mail: [democraticservices@dover.gov.uk](mailto:democraticservices@dover.gov.uk)

10 June 2011

Dear Councillor

NOTICE IS HEREBY GIVEN THAT a meeting of the **PROJECT ADVISORY GROUP (ST JAMES'S AREA DEVELOPMENT)** will be held in the Council Chamber at these Offices on Monday 20 June 2011 at 12.30 pm when the following business will be transacted.

Yours sincerely

A handwritten signature in black ink, appearing to be "N. Watkins", written over a horizontal line.

Chief Executive

Project Advisory Group (St James's Area Development) Membership:

Councillor P A Watkins (Chairman)  
Councillor B W Bano  
Councillor N J Collor  
Councillor G Cowan  
Councillor J H Goodwin  
Councillor S R Nicholas  
Councillor R S Walkden

AGENDA

1 **APOLOGIES**

2 **DECLARATIONS OF INTEREST**

Members are required to disclose the existence and nature of a personal interest under this item of business or when the interest becomes apparent. An explanation in general terms of the interest should also be given to the meeting. If the interest is also a prejudicial interest, the Member should then withdraw from the room or chamber.

3 **APPOINTMENT OF SUBSTITUTE MEMBERS**

To note appointment of Substitute Members.

4      **NOTES**

To confirm the attached Notes of the meeting of the Project Advisory Group held on 10 June 2011 (to follow).

5      **DOVER TOWN CENTRE - REVISED PROPOSALS**

To consider any further matters arising from the preparation of the revised layout.

6      **LAND OWNERSHIP**

To receive an update on land acquisition.

7      **LETTINGS**

To receive an update on discussions with prospective interested parties.

8      **VIABILITY**

To consider amended Heads of Terms and a draft viability report, development appraisal and programme (to be circulated at the meeting).

9      **DATE OF NEXT MEETING**

To be confirmed.

**PROJECT ADVISORY GROUP (ST JAMES'S AREA DEVELOPMENT)**

**TERMS OF REFERENCE**

To advise the Cabinet in respect of the proposals for the town centre site at St James's (currently known as the Dover Town Investment Zone) together with adjacent land in respect of the Council's role as a landowner up to submission of the planning application or planning applications within or adjacent to the site.

Such advice is to:

- Establish whether the proposals are of a standard of quality that could be reasonably expected for development of this nature in this location.
- Pay particular attention to the proposed fabric, form and location of retail, restaurant, residential and any other units with a view to obtaining a coherent, phased development.
- Have regard to the site's physical and planning constraints and the scheme's financial viability.
- Consider the scale, massing, naming, form and function of the proposals and, to a lesser extent, the style and the impact of this on the surrounding area.