

**MINUTES OF THE EXTRAORDINARY MEETING OF CABINET  
HELD ON 20 FEBRUARY 2009**

Present: Councillor Ezekiel (Chairman);  
Councillors Latchford, Mrs Tomlinson, Mrs Wiltshire and Wise.

The following Members attended under Council Procedure 24.1;

Councillor Campbell	-	Land at Effingham Street, Ramsgate
Councillor Poole	-	Montefiore Games Centre, Ramsgate
Councillor E Green	-	Land at Effingham Street, Ramsgate and Maritime Museum, Pier Yard, Ramsgate
Councillor D Green	-	Maritime Museum, Pier Yard, Ramsgate and Port Ramsgate East, West of Historic Harbour, Ramsgate
Councillor Harrison	-	Manston Road Extension Site.

**EXC4 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**EXC5 ASSET DISPOSAL SITES 2008/09**

Cabinet Members received the report of the Director of Regeneration.

On 21 February 2008, the Council agreed its Asset Management Strategy 2007 – 2011.

The Strategy set out how Thanet would make the most effective use of its land and property, on behalf of the local community. The Council had a considerable property portfolio, some of which was not needed to deliver local services, or produce income. The Strategy explained that such property could be described as surplus, and therefore may be sold to generate funds to provide, via the Capital Programme and Corporate Plan, improvements that local people want the Council to provide.

On behalf of the Council, it's Overview and Scrutiny Panel (Asset Management) Working Party contributed greatly to the process for identification of potentially surplus property, and then how public consultation was to be conducted so that local residents were part of the process before disposals were agreed.

The following criteria must always be considered, and met, before assets are considered potentially surplus:

In disrepair, and not capable of renovation at reasonable cost	<b>Y/N</b>
No alternate occupancy or usage viable including community occupancy (reference Quirk Report)	<b>Y/N</b>
Condition of land/property is a cause of complaint and/or breaches Statute or Health and Safety requirements	<b>Y/N</b>
The property does <u>NOT</u> support the Corporate Plan	<b>Y/N</b>
Value, through disposal or development agreement, will produce significant receipt to fund the Corporate Plan.	<b>Y/N</b>

It followed, therefore, that all of the properties in Annex I of the report, the 2009/2010 Asset Disposal Sites, were held to satisfy the five criteria.

However, public consultation was an important part of the evaluation process before any decisions were taken. Therefore, Section 7 of the Asset Management Strategy set out a sequence of notifying local people about proposals, inviting their comments and listening to what they say. Ultimately letting them address Cabinet if they wished to do so.

In tandem, all District Councillors had been notified about the 2009/2010 Asset Disposals in order that they could make their own opinion known, and support local residents in making their consultation response.

Letters had been sent to all persons who participated in the consultation process, inviting them to speak at Cabinet if they so wished. On a similar basis to public speaking at Planning Committee, residents had been advised that up to three speakers could speak on each recommendation. Again, as with Planning Committee, and to help manage the length of the meeting, a three minute time slot would be available for each speaker.

Democratic Services and Communications staff allocated the public speakers slots on a 'first come, first served' basis – with follow-up contact to advise speakers who else would address Cabinet on the same property so that residents could co-ordinate what they said to maximize effect and avoid duplication.

It was noted that Cabinet would not be making any decisions at this meeting.

#### **EXC6 SPEAKERS AND SITES**

A total of 17 sites were authorized for consultation and formed the basis of Cabinet's consideration at this meeting and, subsequently at the decision making meeting of Cabinet on 9 April 2009:-

Land at Effingham Street, Ramsgate  
Maritime Museum, Pier Yard, Ramsgate  
Montefiore Games Centre, Ramsgate  
Land at Irchester Street, Ramsgate  
Land adjacent to 19 Liverpool Lawn, Ramsgate  
Port Ramsgate East, West of Historic Harbour, Ramsgate  
Manston Road Extension Site (former allotments)  
Land at 1 – 6 Covells Row, Margate  
Land at Marine Terrace, Leisure Site, Margate  
Margate Caves, Northdown Road, Margate  
Land Adjacent to 129 – 131 High Street, Margate  
Land at Tivoli Park Avenue / Tivoli Road, Margate  
Land adjacent to 62 Brooke Avenue, Garlinge, Margate  
Land at Park lane, Birchington  
Land at Viking Bay, Broadstairs  
Retort House, Albion road, Broadstairs  
Former rose Garden, Pysons road, Broadstairs

There were a total of 13 Members of the Public who addressed Cabinet. The recommendations to Cabinet on 9 April 2009 are detailed below followed by the views of the Members of the Public and Councillors speaking under Council Procedure rule 24.1 at this Extraordinary meeting.

#### **SITE 1 – LAND AT EFFINGHAM STREET, RAMSGATE**

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“That Cabinet support the principle of disposal in order that the site may be progressed to the next stage of the disposal framework”.

Mr Batt, representing the residents' association, addressed Cabinet with the following comments;

- Residents' Association preferred option would be for a car park for residents
- Friends of Ramsgate Library preferred option would also be for a car park for residents to include a disabled parking bay
- Residents would be willing to pay for the right to park on the land

Councillor Campbell addressed Cabinet with the following comments;

- Emergency Services access – difficult bend in road and blind corner
- Suggests use should be for car parking

Councillor E Green addressed Cabinet with the following comments;

- Emergency Services access
- Traffic problems as narrow road with blind bends
- Building on site would exacerbate traffic problems
- Suggests retain for residents as car parking, possibly with landscaping.

#### SITE 2 – MARITIME MUSEUM, PIER YARD, RAMSGATE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“That Cabinet support the asset as surplus and allow it to be progressed through the adopted disposal framework”.

Mr Kirkaldie addressed Cabinet with the following comments;

- Suggests that Ramsgate Town Council, when established, should work with Thanet District Council to restore the building, or at least be consulted on its future
- Ramsgate's heritage should be preserved as is Broadstairs. There is a current proposal for a Steam Museum.

Mrs Shallow addressed Cabinet with the following comments;

- Loss of the museum would result in the loss of a unique heritage visitor centre
- Enough cafés in the harbour area already
- A need to maintain visitor attractions for families

Councillor E Green addressed Cabinet with the following comments;

- Concerned that the property would become derelict if agreed as surplus
- Tendency for the property's basement to flood

Councillor D Green addressed Cabinet with the following comments;

- Many residents of Ramsgate wanted the site to remain as a museum

#### SITE 3 – MONTEFIORE GAMES CENTRE, RAMSGATE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“That the site be progressed through the adopted disposal framework”.

Mr Robinson addressed Cabinet with the following comments;

- The Council must show that the site is surplus
- Derelict courts counted in survey for Open Space Audit which supports the Council's assertion that the Tennis Courts are surplus is questionable in content, analysis and conclusion
- The site actually meets the requirements of PPG17
- The Council do not know how many people actually use the courts, so cannot say they are underused.

Councillor Poole addressed Cabinet with the following comments;

- Courts were not in disrepair – had been resurfaced, and one has been provided with a new net
- 1500 visitors last season amounting to £2,000.00 in takings
- Only 23 municipal courts in Thanet, indicating that the conclusions in the Open Space Audit are flawed.

#### SITE 4 – LAND AT IRCHESTER STREET, RAMSGATE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“It is recommended that Cabinet support the site as surplus and the site is progressed through the adopted disposal framework”.

There were no speakers in relation to this site.

#### SITE 5 – LAND ADJACENT TO 19 LIVERPOOL LAWN, RAMSGATE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“That the site be agreed as surplus and progressed through the adopted disposal framework”.

Mr Escofet addressed Cabinet with the following comments;

- The Square is of the Regency Period, unique in character and beauty. His house is Listed.
- Concerns re damp in own property if a building is built on land, and joined to his gable wall
- Concerns re devaluation of property
- Would be prepared to purchase land to extend own garden and parking – other residents agree to this

Mrs Burke addressed Cabinet with the following comments;

- Properties in Square are over 200 years old
- Objects to building unless in keeping with the other properties in the Square

#### SITE 6 – PORT RAMSGATE EAST, WEST OF HISTORIC HARBOUR, RAMSGATE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“That Cabinet agree the site as surplus and progress to the next stage of the adopted disposal framework”.

Mr Kirkaldie addressed Cabinet with the following comments;

- Does not fit with the Local plan 2006. The site is allocated for Port usage
- Is in a Conservation Area
- Piecemeal development around the Port is unacceptable

Councillor D Green addressed Cabinet with the following comments;

- Not completely against alternate uses but site is protected for Port use
- In-depth plan needed

#### SITE 7 – MANSTON ROAD (FORMER ALLOTMENTS) EXTENSION SITE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“That Cabinet support the case for disposal and the site is progressed through the adopted disposal framework”.

Councillor Harrison addressed Cabinet with the following comments;

- possibility of a greater demand for allotments in current economic climate
- Public have asked for allotments and have been told there are not any
- Overview and Scrutiny Working Party was looking at allotments – would be prudent to wait for its findings before taking a decision on the future of this site.

#### SITE 8 – LAND AT 1 – 6 COVELLS ROW, MARGATE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“To agree to the principle of disposal, subject to the formal disposal framework”.

There were no speakers in relation to this site.

#### SITE 9 – LAND AT MARINE TERRACE LEISURE SITE, MARGATE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“That Members support disposal of the site by way of long leasehold which would be subject to the adopted disposal framework”.

There were no speakers in relation to this site.

#### SITE 10 – MARGATE CAVES, NORTHDOWN ROAD, MARGATE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“Thanet Members agree the site to be surplus to requirements and the asset be progressed through the adopted disposal framework”.

Mrs Sotos addressed Cabinet with the following comments;

- The caves dated as 300BC, and an important part of local heritage
- Asks that they are developed to fit in with the 21<sup>st</sup> Century – open to visitors. Margate needs Heritage attractions to support regeneration
- There is nothing that could be built on the site because of ground conditions

Mr Villette addressed Cabinet representing the Margate Civic Society with the following comments;

- Ideally would like a commercial development
- Would like to incorporate the caves in the Margate Walks
- Money should be spent to make the caves accessible for people to enjoy

SITE 11 – LAND ADJACENT TO 129 – 131 HIGH STREET, MARGATE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“That the sites be agreed as surplus and progressed through the adopted disposal framework”.

There were no speakers in relation to this site.

SITE 12 – LAND AT TIVOLI PARK AVENUE / TIVOLI ROAD, MARGATE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“That the sites be agreed as surplus and progressed through the adopted disposal framework”.

There were no speakers in relation to this site.

SITE 13 – LAND ADJACENT TO 62 BROOKE AVENUE, GARLINGE, MARGATE

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“To agree to the principle of sale, subject to the formal disposal framework”.

There were no speakers in relation to this site.

SITE 14 – LAND AT PARK LANE, BIRCHINGTON

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“To agree to the principle of sale, subject to consultation and further assessment of the site and then progressed under the disposal framework”.

There were no speakers in relation to this site.

SITE 15 – LAND AT VIKING BAY, BROADSTAIRS

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“Pending the outcome of consultation under the disposal framework, Officers be permitted to tender interest in covenanted development of the site”.

Mr Roger addressed Cabinet with the following comments;

- Broadstairs has a treasure in it's main bay
- Café and toilets not viable
- A mixed development would be wrong
- Use the frontage for more chalets
- Edwardian shelter requires no more than a new roof and painting
- Money should be spent on the toilet refurbishment
- Believes that Broadstairs residents would be prepared to fund the work - Rates should be spent in Broadstairs

Mr Reeve addressed Cabinet with the following comments;

- Viking Bay is a special place and 'hub' of Broadstairs
- Suggests site should be developed as café/restaurant
- Site could be the main club area for beach volley ball, surfing and for children
- Opportunity to enhance the bay

Mr Dickinson addressed Cabinet with the following comments;

- There is lot that could be done with the site
- Needs to be financially viable and enhance the man made and natural assets of the area
- Needs more than a café

#### SITE 16 – RETORT HOUSE, ALBION STREET, BROADSTAIRS

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“That the site be agreed as surplus and progressed through the adopted disposal framework”.

Miss Hagley addressed Cabinet with the following comments;

- Property is over 100 years old and a record of a past era
- Is in use and not derelict
- Used by dance school, brass band and sports facilities. Even when the new Community Centre is in place at Pierremont Park, it will not be able to accommodate all these community users.
- Site could be included in the Broadstairs Town Trail and should be preserved for the town
- Car park could be resurfaced

#### SITE 17 – FORMER ROSE GARDEN, PYSONS ROAD, BROADSTAIRS

The Officer recommendation to Cabinet at its meeting to be held on 9 April 2009 would be;

“To agree a principle of sale, subject to the formal disposal framework”.

There were no speakers in relation to this site.

#### NORTHDOWN HOUSE

Councillor Mrs Johnston addressed Cabinet in relation to Annex 3 of the report concerning the Consultation report on Northdown House.

Members of the public were advised that there was no public speaking in relation to this site as this had taken place in July 2008.

Councillor Mrs Johnston's comments included;

- There was little opportunity for commercial development of the site, and this is now understood
- Therefore the Council should work with Thanet Leisure Force and continue its occupancy of the building

The Leader advised that comments in connection with Northdown House would be reserved for the Cabinet meeting in April.

The Leader assured those present that Cabinet had listened and would consider all that had been said in their deliberations over the future of all the assets.

Meeting concluded at 3.40pm.