

ASSET AND REGENERATION TASK GROUP

SUB GROUP A – RIVERSIDE CAR PARK

28 July 2015

Present:

Cllr Patel (Chair) Cllr Dunn Cllr Gething Cllr Williams

Staines-Upon-Thames Regeneration Manager (Heather Morgan - HM)

Joint Head of Asset Management (Dave Phillips - DP)

TaSF Project Support Officer (Michael Pegado - MP)

Apologies

Cllr Burkmar

1 Minutes of previous meeting

None – as this was the first meeting.

2 Terms of reference (attached)

The ToR were circulated by the Chair (Cllr Patel), discussed and agreed (with changes to names of Cllrs on the Group as required). An information sheet was also passed round to members of the Task Group.

The Chair reinforced the need to maintain strict confidentiality where commercially sensitive information was shared with the Task Group.

The Chair agreed that Cllr Gething would receive copies of any minutes and that comments could be reported by him onto Cabinet.

3 Presentation

A presentation was made by HM. This covered:

- Progress so far, including flood risk assessment (issue - safe route of escape if we are to look at residential development – unless via bridge link to Tothill car park site as part of a wider Elmsleigh development)
- Soft market testing and valuation appraisals for a café/restaurant offer (3 units) plus retention of 1/3 of the car park
- Option to consider an architectural competition for the design
- It also included thoughts around a possible future requirement as part of the review of the Local Plan to turn this car park into public open space. This would be used to serve the additional residential units that were likely to come forward in future within the town centre.

The Cabinet Member (Cllr Gething) gave an update on current Cabinet thinking:

- Mix of a number of financial pressures and development opportunities
- Need to maximise the wider riverside asset
- Need to get income via sale of on-going income stream
- Residential development as well as cafes and restaurants

4 Feedback from Task Group

- Wanted re-assurance that any approach on this site tied in with the tourism agenda and improved use of the Thames side setting.
- Discussed the critical importance of views of the river from Thames Street from all directions. The Task Group felt that a development which was built up too high here (and/or which extended too far across the width of the site) would obscure views of the Thames. It would become even more hidden from view, which would be at odds with ensuring that people could see/enjoy/make use of the Thames.
- Agreed with Cabinet that Memorial Gardens should not be part of the site.
- Support was expressed for cafes and restaurants in this location
- Point was made that some of the public parking needed to be kept as this is a well-used car park by those who are less mobile.

5 Actions/request for information

The Chair requested that the following information be provided in advance of the next meeting:

- Summary of the soft market testing which has been done
- Appraisals for the café/restaurant uses
- Appraisal for café/restaurant uses plus residential -if done
- Project plan/milestones and key dates

6 Recommendations

None as the first meeting

7 Date of next meeting

Thursday 1 October at 6.30pm in the Goddard Room, Knowle Green