

From: [Information Officer](#)
To: [Communications;](#)
CC:
Subject: FW: Re: Hastings Borough Council Request for
Information Ref: 11/439
Date: Tuesday, October 25, 2011 11:13:16 AM
Attachments:

[Start of Request for Information](#)

Please could I have copies of lists of attendees and the minutes of the meetings that have taken place between Hastings Borough Council and Enplan, the agents of Orange Investments who have submitted applications HS/FA/10/00207, HS/LB/10/00206 and HS/CA/10/00301, including meetings referred to on P1-4 of Appendix A of the Community Involvement Report attached.

This information is held, please see attached documents

[End of Request for Information](#)

Reference 11/439 Freedom of Information request

Re: HS/FA/10/00207 the former Convent of the Holy Child of Jesus, Magdalen Road, St Leonards.

Meetings between Hastings Borough Council and Enplan, agents of Orange Investments –

Dates of the meetings together with a list of the attendees present.

21 November 2006

Andy Robinson & Tim Cookson (Hastings Borough Council)
Martin Carpenter & Philip Russell-Vick (Enplan)
Fred Courtney Bennett & Richard Kennard (AJK Architects)
Mark Flemington (Savills)
Richard Morrice (English Heritage)

No notes of meeting retained if taken.

30th June 2008

Andy Robinson, Karen Phillips, Raymond Crawford, Derek Ireland, Jennie Perkins, Michael Hambridge, Clive Read, Nicola Watters - Hastings Borough Council (HBC)
Martin Carpenter (Enplan)
Mark Flemington (Savills)
Fred Courtney-Bennett (AJK Architects)-

1st December 2008

Tim Cookson & Karen Phillips (HBC)
Fred Courtney Bennett & Caspar Cummings (AJK)
Martin Carpenter (Enplan)
Mark Flemington (Savills)

16th January 2009

Graham King (HBC)
Martin Carpenter & David Ryan (Enplan)
Fred Courney-Bennett (AJK)
Francis Golding (Historic Buildings and Architectural Consultant)
Lazlo (Landscape architect)
Graham Steaggles, Alan Byrne & Tom Foxall (English Heritage)

No notes of meeting retained if taken.

6th March 2009

Karen Phillips, Tim Cookson and Graham King (HBC)
Martin Carpenter (Enplan)
Mark Flemington (Savills)

Alan Byrne (English Heritage)

17th March 2009

Karen Phillips & Tim Cookson (HBC)
Martin Carpenter & Allison Keech (Enplan)
No notes of meeting retained if taken.

19th March 2009

Karen Phillips (HBC)
Emma Strong (Enplan)
No notes of meeting retained if taken – subject of meeting – Environmental Impact Assessment scoping report.

3rd September 2009

Tim Cookson & Karen Phillips (HBC)
Martin Carpenter (Enplan)
Fred Courtney-Bennett (AJK)

24th September 2009

Graham King, Tim Cookson & Karen Phillips (HBC)
Martin Carpenter (Enplan)
Fred Courney-Bennett & Casper Cummings (AJK)

20th October 2009

Karen Phillips, Tim Cookson & Graham King (HBC)
Martin Carpenter (Enplan)
Fred Courtney-Bennett (AJK)
Client's family representative

4th February 2010

Karen Phillips, Tim Cookson & Graham King (HBC)
Martin Carpenter & Allison Keech (Enplan)
Fred Courtney-Bennett (AJK)

4th August 2010

Chris Sampson & Tim Cookson (HBC)
Martin Carpenter & Allison Keech (Enplan)
Fred Courtney-Bennett (AJK)
No notes of meeting retained if taken.

25th November 2010

Chris Sampson, Graham King & Tim Cookson (HBC)
Bill Shipley (Cluttons acting for HBC)
Martin Carpenter & Allison Keech (Enplan)

Mark Flemington (Savills)

Representatives of the client family: Manuel and Roberto.

/ Magdalen Rd. 30/6/08.

MH, AR, JP, NW, CR, KP, DI, RC.

Mark Flemington, Martin Carpenter, Fred Courtney-Bennett.

£1 mil. to restore chapel.

£7.5m to totally renovate listed bldgs.
which are

Who pays for highway works, necessary?

~~to~~ TIA needed to assess what needs to be done - DI 'Developer to pay!'

Public consultation - 'Green Issues'.

Winter

Submission of app'n - ~~Autumn~~ 2008.

S106 - restoration of listed bldgs

Financial implications.

S106 costs -

Highways - 295

Edu - 200.

Play - 150

add. 13-15 units.

Aff - Hsing.

50 add units - Total 260 units.

¹203
59
+4
+8-10 new units

31 refurb. Proposed scheme

172 new 144 flats

59 hses density

19 units per hectare.

AJK Offices.

1/12/08.

owners x 3.

↓

Bought property in 1977.

FC-B, Caspar Cummins, Marbri Carpenter, KP, Tri
Cookson, Savills (Mark)

MC - Reviewed Enabling project & take Counsel's
advice due to economic climate.

Enabling scheme - doesn't work financially.

Graham Steaggles or someone else from English Heritage?
Check which officer!

Marketing - owners didn't want to market the site
given their personal interests → even if it was
marketed who might buy it? & what would they
do with it?

Land value is now written off → 0! as land
value cannot be established given reluctance to
market.

Proposed floorspace was 16k^{sqft} with enabling scheme,
now propose 100k^{sqft} → still no contributions?

Chapel → wind & weather tight, college bldgs
all converted to res & back in use.

Will do justification for removal of unlisted
extension.

FC-B - What type of scheme for the chapel?
How much refurb?

approx
28 flats in new bldg adj listed bldg.
predominantly houses on rest of site with maybe
some sheltered hsg or small blocks of flats.

open up access to public across the side to
White Rock gardens?

6/3/09

College of Holy Child, Magdalen Rd.
Enplan offices, Tunbridge Wells.

Viability

Land Value - 0 → no marketing required →
agreed in principle at previous meeting by Tim
Codrson.

TC - best use of land, respecting listed bldg & C.A.
don't want over-intensive development.

Need to be convinced about lack of/reduced
contributions, aff-hsig etc.

M.F

Saints - 20m bldg - doesn't divide well, floor ~~to~~ to
ceiling heights - not viable to remain, would
impact on any new bldg behind.

option 1

Landscaping

Vehi access opp. St. Johns Rd.

31 units in conversion

Railway Tunnel - only 2 storey above. (77 aparts)

2 & 3 st. Terraced hsig & 16 semi's at top of site. (3, 4 & 5 bed)

Centre of site - 7 storey apart. blocks with parking beneath.

option 2

same hsig - apart's dif. layout.

option 3

terr. hsig on St. Margarets Rd. - 2 apart blocks.

opt. 4

apart. 6 storeys & hsig on St. Margarets Rd.

MF - Flats not as attractive as houses at present
& this will prob. persist for a while.
Two sb. been living at top of site valuable.

1:1 flat { parking -
1:1.5 houses

£950,000 - restoration of chapel.
£250,000 - fund for ongoing maintenance.

GK - argument for demolition of (20 bldg will be
balanced by the ^{good quality} design of new apartment blocks &
living on other part of site.

SERDP

19th March - prelimin. meeting with 3 members

IDOX group

Magdalen Road.
Enplan, AJK, TC, KP.

3/9/09.

Ventilation pipe through site - 2 storeys only above.

No new bldgs at ~~front~~^{south} of site.

undercroft plus 5 floors + penthouse = max height of apartment blocks.

Tom Foxall has been on site visit with Enplan - advised re: listed bldgs - agreed cut off point between listed & unlisted bldgs.

1 per flat

1.5 per house. - Lawrence Stringer has agreed.

Use for Chapel - Acorn Consultants commissioned to look at potential uses:

1. Arts Venue - studios / exhibitions.
2. multi purpose community use - schools / weddings / art.
3. Private use for residents - weddings, functions etc.

School (Mary, Star of the Sea) may use open space for fetes / sports dates etc.

Phase II survey is ongoing at present - bats, badger sett.

Nurs may be moved to St-Leonards Mayfield Enplan to investigate if this is a requirement.

Solar panels on roof? Code 3 Sustainable home

IDOX group

rainwater retention,

Materials - white render, grey zinc bays

This scheme has no affordable housing

Highways - there will be certain amount of costs re. access factored in.

Leap/Lap on site - to be managed by management company - not to be adopted by the Council.

Agree Scheme October

Consultation November / December

Submission early 2010

Next meeting 24/9/09. ✓ -

24/9/09.

MC, TC, GK, KP, FC-B, CC.

GK - heights of western new block too high -
FCB - may be able to add more to SE block
& reduce W. block.

Meeting to be set up with Murray & Chris.

Density & amount of development to enable refurb of listed bldgs to be checked with District Valuer at some point.

KP - Advised to publicise public consultation in local paper. Invite as many people as pos. in area inc. Ward Members. Next meeting - mid Oct

IDOX group

Enplan, AJK, GK, KP, TC, Cherts 20/10/09.
198 - total units New units - 163.

Fly road -

From St Margarets Rd, the chapel dominates. Only the eastern block is partially visible.

Levels not worked up yet - some levels will drop but bldgs won't be any higher than sham.

Apartments - communal open space, green roofs.

GK's previous comments re: block adj listed bldg are now broken up.

Allison / Martin to advise me on extent of leaflet drop.

Heads of Terms - to include refurb of Chapel to be carried out in time with new bld. etc.

doodle, list, jot, collate, note down, create etc.

U.C.C

Magdalen Rd. 4/2/10

K.P., T.C., G.K., A.J.K., Enplan

VIEWS - G.K. Views from Bohemia Rd.
Submission - long sections thru site,
down Magdalen Rd. Materials samples
grey zinc + render, aluminium window frame.
individual house / apart blocks 1:100

Valuation report - Savills - 2007 report
with updated comment? Values will go up
but so will construction costs so not much
change overall?

etc -
Addendum page to condition survey

(I) Statement - agreed list of contents
Met M.D., C.W.

200 attended
public meeting at school - 40 res - Jeremy
Bich attended - over-development, impact
on listed bldg: parking

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doodle, list, jot, collate, note down, create etc.

adoption of roads vs materials.

Play Area - to speak to Murray.

Sub station - buried partly beneath car park.

Submission - Mid March

Feasibility sent & we will engage to get it checked.

Committee - June 2010.

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Magdalen Rd.

25/11/10.

10.45

Manuel + Peter - ~~arrives~~

Mark Fleming

M.C., A.K. - En Plan

GK

CS.

Bill Shipley

- General agreement on figures.
- Flats: Bill wanted re: demand for flats
↳ cashflowed for flats at end of debt.

M.F. - Site constraints: levels etc
flats easier to accommodate

TZ: Landscaping costs have increased
N.W.S. omitting levels, changes to southern end.

CS/GK raised landscape concerns, about central
blocks of flats. Other elements generally
comfortable. Budgets / drawbacks pretty balanced

- Discussion on costs: landscaping services etc for conservation
- Alternative scheme: need to be assured
that alt. scheme for housing will provide maximum
value to achieve restoration of LB's.

Tunnel: 30/40m below surface. 32m excl.
Radius same depth as 'shaft' at surface. 2ave

LB issues: GK level of detail -

Network rail — power to direct?

CS — garden depth of Block B12.
(DG11)