

The Fording Point Minutes
2nd December 2011
Venue: Blandford Parish Centre

1. Welcome and Apologies: (No apologies)

Attending:

Scott Norman (SN) - DT11 Chair
 Jon Ivay (JI)
 Keith Yarwood (KY) - Lecturer of Technical Theatre
 David Eidlestein (DE) - Newspaper editor
 Rosie Eidlestein (RE) - Freelance writer
 Richard Wood (RW) - Teacher of literature
 Jenna Bundy (JB) - Freelance translator and magician
 Paul Hyland (PH) - Author and performer
 Peter Newall (PN) - British airways marketing
 Hazel Marsh (HM) - Architect and project manager
 Lee Harris, (LH) - Chairman of BAD productions
 Lyn Bett (LB) - Background in construction
 Richard Gregory (RG) - Graphic designer

In Attendance: Julie Wigg (JW), Sarah Wilkinson (SW) - Community Resource Workers DT11

Agenda item	Discussion points	Action
<p>2. Form Project Development Team</p>	<p>Introductions were made and everyone discussed what skills they could bring to the project.</p> <p>SN - The project needs drive and determination with a structured group of people who have reached a tight agreement on how best to proceed.</p> <p>It was agreed that groups would be formed depending upon peoples skills. There will be a Project Design Team, Business Plan Team and a Marketing/PR team. An email will be sent with suggestions for group division.</p>	<p>JW to send email detailing group splits.</p>
<p>3. Project Plan and key stages Project development</p>	<p>JI - is very passionate about the Fording Point and would like to help reinvent Blandford. He would like to submit a planning application for outline planning permission in the beginning of January. He has spent the last 8 weeks putting this together. JI has 2 main criteria - the Theatre is not in the Corn Exchange as it is not suitable and that the site be in the centre of town which makes the</p>	

	<p>land behind Blandford Museum perfect.</p> <p>HM asked if there is an outline brief? It is important that an outline brief be submitted with the planning application. JI confirmed that there is no outline brief. HM also queried the fact that there is no parking. SN said that this has been taken into account and that town centre car parks will have to be used.</p> <p>SN pointed out that Asda will be applying for planning permission in January and went on to explain how Section 106 money works. Asda is keen to go for a scheme that is realistic and they know will materialise. SN mentioned that the Corn Exchange budget is around £6million.</p> <p>PN has exchanged emails with Asda and has good rapport.</p> <p>HM asked if there are any other drawings? JI said there are - he has a list of things to be done before submitting the application and has been working through this list. So far any advice/help received has been free of charge. JI has spoken to the planners and has been advised to steer away from asking for a bridge at this stage. He has been advised that he can't build within 8m of the flood wall so the site will be long and thin. JI sees the building as "kit form" can be added to when more funding achieved.</p> <p>HM advised to get as much information together before submitting the application for outline planning, including an outline brief and a list of possible funders. Planners are more likely to look on favourably if all the information is included. HM stressed how important it is to have structure to the project.</p> <p>LH recommended submitting an application for <u>full</u> planning. He says it will mean people will have less chance to oppose the plans. Although there will be more work involved at this early stage ultimately it will save time. JI said he would still like to go ahead with outline planning as he would like to get agreement from the planners sooner rather than later.</p> <p>JI felt it is important to speak to all the trades in town to establish their thoughts. Everyone agreed.</p> <p>HM asked if alcohol will be sold? JI said yes it will as there is much money to be made from selling alcohol!</p> <p>RW asked if there is a possibility of removing the wall? JI said it is a possibility and can be looked into when he next has a meeting with Williams and Williams Trust. He also wants to approach the Victorian Gardens about sharing their land. He said the Trust are supportive but are looking for something tangible. DE agreed and said it would be good if the gardens could be incorporated in some way. SN advised against mentioning this to Williams & Williams at this early stage and suggested it may be better to wait until we have their agreement in writing to use the site. SN is concerned the Trust may become nervous if we want to change the site too much. SN and HM both</p>	<p>JI to speak to Williams & Williams</p>
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	<p>felt that a formal agreement from the Trust should be obtained before an application is made for outline planning. RW asked who Williams & Williams Trust were. SN explained that they offer funding to disadvantaged people that are suffering from poverty, health and lack of education.</p> <p>HM asked if there were any objections at the open meeting. SN said there weren't except people felt more seating is needed. KY said the plan should be flexible, including the seating. SW said there is a lot of support from the town although 2 people were concerned about the orchard.</p> <p>LB mentions concern about complaints during construction. Investigation needs to be made into how disruption can be minimised. KY feels that access from the back is crucial to the whole project and useability of it. The land behind it is unused - it could be an ideal sculptural park.</p> <p>LH suggested that a separate application could be put in for the bridge then a lot of access problems would be solved.</p> <p>HM asked if there were income and management projections? LB also queried build costs and running costs. JI replied that his intention is to offer training to interns.</p> <p>PH said as there is a conflict between the corn exchange and the Fording Point we need to form a strategy. SN agrees that there will be a conflict and a strategy is important. RG doesn't see any synergy between the Corn Exchange and Fording Point.</p> <p>PH asked if the name could be changed. JI would consider changing name but doesn't want to call it an Arts Centre.</p> <p>JB asked who will be aware of it? How strong is interest? How will it be promoted. SN said this is why we need groups of people to concentrate on each task, such as marketing.</p>	
4. Any other business	None	
5. Date of next meeting	To be agreed... possibly a meeting of the Project Design Team before Christmas. Then everyone during January.	SN/DT11 to coordinate