

Notes of the informal meeting to discuss Pierremont Depot: Tuesday 3 February 2026

(as per Council decision minute 785)

Present:

Cllrs Garner, Jacobs, Kemp, Munns, Roberts & Rusiecki

Representatives of Friends of Pierremont Park: L Williams, R Darg and R Bailey

Representative of Folk Week: I Bullock

K Holroyd, Town Clerk and J Belsey, Deputy Town Clerk

V Vinall – Town Council gardener and former TDC gardener (with extensive knowledge of the site)

Cllr Munns opened the meeting and everyone introduced themselves.

- FoPP shared their recent presentation and vision for the site which includes not only Town Council usage to enable the Town to be well serviced but also a community garden element.
- FoPP have discovered there is a covenant on the land which may restrict usage and development. TDC have been made aware but has not yet commented.
- Cllr Garner summarised TDC's position (wanting to sell the site in order to balance the capital budget) and the Town Council's position (not wishing the site to be sold but instead remaining as part of the park).
- Social Value – what is it and how can it be applied to a community project? The Local Government Association's definition quantifies it as counting for no more than 20% of the contribution in monetary terms. 5-10% quantitative/5-10% qualitative.
- V Vinall explained how the depot was used from the 1980s until two years ago, providing work space for 12 TDC employees including gardeners, street sweepers and the playground maintenance team. Folk Week also utilised storage space for some of their larger items. She did not consider the space as suitable for significant community use due to the small scale and constant use of vehicles and machinery. Instead it is perfect for greenhouses (still in situ), propagation, store of tools, vehicles and machinery and changing facilities for staff. It was noted that at present the street sweepers have no base and nowhere to take their breaks.
- The project can be split into short term and longer-term vision and objectives.
- Short term –
 - Site is kept in public hands, used by the Town Council and TDC as an operational base to provide services for the Town including gardening and street cleansing. Current provision at Louisa Bay is already inadequate.
 - Storage space for community groups (large or outdoor items infrequently accessed.)
 - Social value is that a precious resource is not lost and services to the community are improved.
 - Town Council future proofs itself against additional duties which will almost certainly arise.
 - Public sector savings and efficiencies occur in not having to find another piece of land to act as a depot,

- Impact on Pierremont Park – can be better looked after by both council staff and volunteers.
- Longer term –
 - Services could be expanded as Town Council’s obligations post LGR increase: site becomes operation base for street cleansing team, more gardeners and open spaces team, minor works team, toilet cleansing team etc.
 - Long term vision can include community gardening – raised beds, community composting, space for FoPP to continue work in the park

Agreed:

1. Pierremont Park is in dire need of investment and attention.
2. The depot is fundamental to the delivery of quality services in Broadstairs.
3. Pride in Place funding is available to the Town.
4. To sell off the depot within the park grounds would be short sighted.
5. LGR means both the Town and District Council need to look together at measures to safeguard the future of the Town

Suggested actions for Community Assets Committee approval:

- Town Council continue to request a meeting with TDC leaders to discuss a simple transaction which makes logical sense for both parties.
- The Town Council work in partnership with TDC to bring Pierremont Park back to life utilising both Pride in Place funding and capitalising on the location of the depot to do so.
- A group made up of FoPP and members of the Community Assets Committee develop a longer-term vision for the site.