

**St Austell Town Centre Revitalisation Partnership  
Tuesday 5<sup>th</sup> December 2023 at 9.45am – Stable Block/TEAMS**

**Attendees:**

Democratic: Malcolm Brown (MB)

Voluntary/Community: Heather Batho (HB), Chris Sampson (CS).

Business: Peter Moody (St Austell Print), Miles Lovegrove (Fluid Branding) (TEAMS), Dale Lovatt, Neil Woodward (South West Financial Services).

Advisors: Sara Gwilliams (TC), David Pooley (TC), Annette Miller (St Austell BID), Mark Ellis (CC) (TEAMS), Sarah Scoltock (CC) (TEAMS), Bill McCardle (TC).

Also in attendance: Graham Potter, (CC) (TEAMS), Kevin Read, (CC) (TEAMS).

**Welcome**

MB thanked everyone for attending the meeting and advised that agenda item 4 (Graham Potter – Cornwall Council, Estate Transformation Team), would be brought forward to assist Mr Potter and Mr Read who needed to leave the meeting early.

It was noted that Mark Ellis would join the meeting by TEAMS as soon as he could but would be slightly late.

**Apologies for absence**

**Democratic:** Steve Double (MP), Councillor Tom French (TF), Councillor Crystal Pearce (CP), Councillor Anne Double, Councillor Richard Pears.

**Voluntary/Community:** Dr Stewart Smith (NHS), Sandra Heyward (SH), David Atkinson-Beaumont (DAB).

**Business:** N/A

**Advisors:** Louise Wood (CC)

Sarah Scoltock advised that she needed to leave the meeting at 10.10am.

**Graham Potter – Cornwall Council, Estate Transformation Team**

Mr Potter advised that Cornwall Council has acquired Block 7 in White River Place to build an Integrated Service Hub. It is envisaged that the service hub will provide a range of services including the Registrars Service, Parking Enforcement Team, a Family Hub and Adult Education. It is envisaged that conversion works will start early in the New Year with a completion date set for the end of 2024/early 2025. Mr Potter added that they are exploring the provision of parking spaces in the White River Place multi storey car park for work vehicles. Mr Potter added that they envisage a flexible working space with around 200 Cornwall Council staff occupying the building on varying days of the week.

It is hoped that bringing a number of front facing services together will improve footfall into the town and help improve the economy of St Austell. The capacity of the meeting room is anticipated to be around 30 people with an additional 20 or 30 people if two meeting rooms are joined up to make one large meeting space. There might be room for 100 people in the large meeting space if it is set up in conference style. Mr Potter assured the partnership that the intention is to provide a good size meeting room space for use by the Town Council and community.

Mr Potter advised that Cornwall Council owns the freehold of White River Place and they have leased the units back from the leaseholder. Mr Potter clarified that at the present time there is no free parking provision for staff in the current proposals.

Concern was expressed that staff will be expected to pay to park at the new offices which might discourage staff from going there.

The Chair thanked Mr Potter and Mr Read for their update and they left the meeting.

In order to assist Sarah Scoltock, Community Link Officer, the Chair brought agenda item 12 forward.

### **Cornwall Council update (Sarah Scoltock)**

SS advised that she did not have an update for the meeting but advised that Mark Ellis is talking to the Highways Department of Cornwall Council about potential signage for Bodmin Road and that he is currently working on the General Wolfe project with Corserv Limited. She added that there will be a public consultation commencing on the 6<sup>th</sup> December with regard to a proposed pedestrian crossing at Higher Trehiddle in the hope that a safe crossing point can be provided for pedestrians to cross the road from the Higher Trehiddle development to St Mewan School. SS advised that a member of the culture team is due to meet with the Market House shortly to discuss funding opportunities.

*\*\*Sarah Scoltock left the meeting\*\**

### **Minutes of the meeting dated 7<sup>th</sup> November 2023**

The minutes of the meeting dated 7<sup>th</sup> November 2023 were approved.

### **Rooftop Garden Project**

*Site Visit (4<sup>th</sup> December 2023)*

The Clerk thanked Neil Woodwood for facilitating the rooftop visit the previous day and thanked those who had attended in the pouring rain.

Those who attended made the following observations:

- The large area and interesting shape of the roof top
- The need for a covered area to make it useable all year around

- Agreement that the slope next to the butchers made an attractive, visible entrance
- The potential for further access points
- No serious impact on residential properties

### *Stage 1 Report*

Councillor Brown advised that at the last meeting, the partnership had received a presentation from the consultants on Stage 1 of the project and the Town Council had received the same presentation later that evening by TEAMS.

The partnership acknowledged receipt of the report and felt that it is a thorough report delivered on time and as specified. Mr McCardle advised that the typos identified would be rectified.

The Clerk advised that the consultants have moved on to the Stage 2 of the project which involves concrete testing which is a high profile concern at the present time for older buildings and feasibility work.

### **Vacancy on the Partnership (Voluntary/Community Sector)**

The group agreed to defer this until the next meeting when hopefully Sandra Heyward will be in attendance.

### **Carlyon Road Working Group**

It was agreed to defer this agenda item until Mr Ellis had joined the meeting.

### **High Street Task Force**

DP advised that he has chased David Rodda at Cornwall Council for an update as the report has still not been received.

### **Levelling Up Fund**

The Clerk advised that targeted Levelling Up Round 3 funding has been announced but there is nothing for Cornwall. He added that he is still hopeful that there will be some funding for Cornwall in due course and stressed the need to have as many projects worked up as possible so that the town is in a good position to bid when any bidding process is announced.

Arising from a question, the Clerk advised that he would make enquiries regarding the Metro Project to try to ascertain the improvements St Austell is likely to see as a result. Concern was expressed that being associated with this project, might inhibit future Levelling Up Funds for St Austell.

### **Town Vitality Funding**

With regard to additional funding, the Clerk advised that Councillor Brown, Peter Moody and himself were due to meet with Cornwall Council officers later that day to discuss additional funding that the Town Council can either negotiate or bid for. The funding pots available are:

- £35,000 from the Town Accelerator Fund (25% uplift on £140,000 already received). Restrictions: Revenue funding for Designers, Consultants and Project Managers. (negotiated). This could be used for student accommodation exploration/feasibility work and possibly highways improvements around the church.
- Strategic Fund: £80,000 approximately. This is for projects to be agreed with Cornwall Council officers. (negotiated). Possibly could include the banner.
- £527,000: Town Delivery Fund. This is a competitive bidding funding pot for all towns to bid for capital project funding. Maximum grant £100,000.

*\*\*Mark Ellis arrived to the meeting\*\**

### **Carlyon Road Working Group**

Councillor Brown advised that the Town Council's Planning and Regeneration Committee received a presentation from Mike Hawes from Mei Loci on the work undertaken so far with regard to the Carlyon Road masterplanning work which generated a lot of discussion and received the support from Members.

Mark Ellis advised that Mike Hawes has met with existing users on the Carlyon Road site and two meetings of the working group have been facilitated. A number of options are being explored which includes a new purpose built leisure centre, a central health hub and a purpose built care home and youth centre. Climate efficiency is integral to the proposal as well as accessibility across the site and links to residential areas. Mr Ellis advised that there is no capital funding for any scheme worked up at the present time, but stressed the need for any proposals to be in a good position to go if funding does become available.

The Chair thanked Mr Ellis for his presentation and the group raised the following issues/observations:

- The need for the college to be involved in the consultation process
- Strong support for a health and wellbeing hub on the site
- The future of Carlyon House
- The potential for individual services to find their own funding.

### **Town Council update**

The Clerk advised that the Town Council has received a presentation and report on the Stage 1 report and, like the partnership, are happy with progress so far.

A funding bid has been put forward to the Community Capacity Fund in partnership with Holy Trinity Church for masterplanning/feasibility study for the Holy Trinity Church ground improvements and piazza. If the funding is approved, it is hoped to appoint Mei Loci to undertake the work at which point the Town Council and Partnership will be consulted.

The Clerk advised that the Town Council has objected to an extension of licencing hours for The Club and will be attending a Hearing at Cornwall Council in due course.

### **Cornwall Council update (Mark Ellis)**

Mark Ellis advised that there is no update on the General Wolfe project at the present time but confirmed that Corserv Facilities is employing a project team and landscape architects will be employed to work up a suitable scheme for the land at the front of the building. Mr Ellis advised that he is in talks with Cormac about the realistic options to reduce the traffic around the hair pin bend around the building. The group expressed their disappointment with the delay to the work commencing as the building is rapidly deteriorating and is the subject of ASB from time to time. Mr Ellis advised that he would do his best to try to get the project started.

### **Education Action**

Mr Sampson advised that CELT are keen to work with local businesses and David Atkinson-Beaumont is putting a skills forum together.

### **Financial Update**

The Clerk advised that little expenditure has been incurred this year and that he will produce a financial report to the end of December for the January 2024 meeting.

### **Any Other Business**

Arising from a question, it was confirmed that the Sedgemoor building is now mainly residential.

SG advised that The House has a Youth Steering Group who are happy to attend a future partnership meeting and be consulted on future projects.

AM advised that the footfall in the town centre was good on the Christmas switch on day, although the spend was not as high as hoped.

### **Date of Next Meeting**

- Tuesday 16<sup>th</sup> January 2024
- Tuesday 6<sup>th</sup> February 2024
- Tuesday 5<sup>th</sup> March 2024 (AGM)
- Tuesday 2<sup>nd</sup> April 2024
- Tuesday 7<sup>th</sup> May 2024