

**St Austell Town Centre Revitalisation Partnership
Tuesday 12th November 2024 at 9.45am – Stable Block/TEAMS**

Attendees:

Democratic: Councillor Malcolm Brown (MB) Councillor Crystal Pearce (CP) (TEAMS), Noah Law MP (TEAMS).

Voluntary/Community: Heather Batho (HB), Dale Lovatt (DL), Neil Woodward (NW), David Atkinson-Beaumont DAB), Chris Sampson (CS).

Business: Peter Moody (PM) Neil Woodward (NW), Miles Lovegrove (ML).

Advisors: Sara Gwilliams (SG), David Pooley (DP), Bill McCardle (BMc), Mark Ellis (ME) (TEAMS), Sarah Scoltock (SS) (TEAMS).

Also present: Jonathan Nichols (Hayhurst Consultants), Councillor Andrea Lanxon, Councillor Mike Thompson (TEAMS), Councillor Oliver Kimber (TEAMS), Katie (Noah Law MP Assistant).

Apologies

Councillor Tom French (TF), Councillor Anne Double (AD), Sandra Heyward (SH), David Hendry (DH), Annette Miller (AM), Rob Bosworth (RB).

Minutes of the meeting dated 4th October 2024

It was **RESOLVED** to approve the minutes dated 4th October 2024.

Rooftop Garden Project

PM welcomed Jonathan Nicholls to the meeting and invited him to provide an update on the Rooftop Garden Project.

Mr Nicholls advised that he would like to update the partnership on progress to date in the following four areas:

1. Design development following Town Councillors, Partnership and landlord input
2. Structural survey and pre-app advice
3. Design development following pre-app advice
4. Stage 3 report and technical appraisal

Design development

Mr Nicholls advised that the key changes since the last meeting were:

- Response to feedback: Changes to the rooftop access points to the east and west.
- Response to pre-application planning advice: 2A Vicarage Hill development
- Response to feedback: increase in studio units to rooftop, change to roof to provide more shelter and to develop a more unique identity.

Structural Survey and Pre-app advice

- No invasive structural surveys have been undertaken
- Pre application advice – positive comments
 - The Local Planning Authority considers re-use of this rooftop offers opportunities to support and enhance the viability of the town;
 - Offers a broad level of support for the range of uses proposed including the creation of eating establishments, retail uses and community spaces for the site;
 - Caution with regard to the more transient pop-up events;
 - The rooftop building straddles a transition between the more central historic core to the north east and more open modern development to the south which has the benefits of helping to reinforce the tight urban grain of this part of the town centre;
 - The mass and form for the new permanent rooftop structures has responded positively to the existing rooftop context.

Design development since pre-application advice

In response to a planning application for 2a Vicarage Hill, the designs for the north east corner of the proposal and the routing of the stair access from Vicarage Place have changed. These changes reduce the impact on 2A Vicarage Hill.

Stage 3 report and technical appraisal

- The RiBA Stage 3 report is due to be finalised next month and will include:
 - All the information on the project
 - Completion of the current design for the rooftop garden to Stage 3 level of information (design, outline structural designs, services proposals, developed landscape design, outline planting schedules, scale drawings)
 - An updated cost report
 - Register of risks
 - Compliance documents (eg: Building Control, fire reports)
- He highlighted the potential for added value and the production of a strategy/visioning document.

During discussion, the following was raised:

- The greening of the roofs
- The need to make the roof top garden more visible from Aylmer Square
- The need to use non slip material for the boardwalks

Town Centre Revitalisation

Poundland Banners

DP advised that a public exhibition displaying Banners A & B and 71 photographs was held in the Library from 28th October to 2nd November and in White River Place from 4th November to 9th November which resulted in Banner B being the preferred option.

SG advised that the public were also asked to choose 10 photographs and showed the partnership the top 10 chosen.

Action: DP/Bill Mc to liaise with the designer, Paul Williams and Parc Signs to progress the final iteration of the banner for onward transmission to Parc Signs.

Church Piazza

DP advised that the Church Piazza Working Group has agreed a final design and the Town Council has started a procurement process to obtain a suitable contractor to complete the works. It is hoped that contractors will be on site early in the New Year.

High Cross Street

DP reported that Matthew Vowels is making good progress with this project and the landowner is actively engaged with the various consultants/stakeholders.

Highways Review

DP advised that a specification for the works was received from Cornwall Council last week and he had signed and returned the agreement to proceed. The specification concentrates on reviewing traffic flows around the church area and Fore Street.

Gateway Project

Viaduct

DP advised that the feasibility study has concluded that the benefits of the project are not proportionate to the costs involved and that the project should not be progressed any further. DP added that he is in discussion with Cornwall Council about the potential to move funding between projects which will ultimately benefit the church piazza project.

Duke Street

Work is progressing on a design for Duke Street.

Town Council update

Penwinnick Road site

DP advised that since the last meeting there has been no communication from the developers with regard to the Penwinnick Road site. The re-location of the trough from the Penwinnick Road site to Truro Road park is still going through the planning process.

Blantyre/Karenza site

DP advised that Cornwall Council is holding a public consultation on an extra care scheme at Blantyre later that afternoon/early evening at The Stable Block to give the public the opportunity to view the designs and ask any questions.

Cornwall Council update

Mark Ellis clarified that the Blantyre/Karenza site has been identified for extra care housing and that there will be an element of supported living on site for adults with learning difficulties. Arising from a question, Mr Ellis advised that the project would be delivered and managed through a strategic partner.

Mr Ellis advised that the OPCC hotspot funding for additional security resource has been well received and is working well. He acknowledged the lack of ASB caseworker resource in the town centre due to sick leave.

Mr Ellis referred to a paper recently circulated by the Good Growth Team about a 4th year of Shared Prosperity Funding. There is unfortunately a lack of detail, particularly, as to whether or not Cornwall will receive a share of the funding.

Noah Law MP advised that there is no cause for pessimism as the Government's intention is to move to a larger term funding model, particularly in the context of devolution deals.

Mr Ellis advised that the sale of Carlyon House to St Austell Healthcare is going ahead with completion expected in the summer of 2025 to coincide with the opening of the White River Place offices. Arising from a question, Mr Ellis advised that he did not know which surgeries are moving into Carlyon House or if there will be any closures.

Councillor Brown advised that the Town Council was disappointed with the Leisure Strategy consultation and councillors were particularly critical of the poor state of repair of many leisure centres, the lack of information on individual leisure centres for the relevant towns to consider and the lack of reference within the document to the Carlyon Road Masterplan.

Noah Law MP advised that he is in ongoing discussions with GLL/Better Leisure and Cornwall Council.

Mark Ellis referred to the General Wolfe building and advised that the owners, Corserv Facilities Limited have commissioned consultants to design and cost up its redevelopment into temporary housing. It is hoped that the design work will be done by the end of the year.

Arising from a comment, Mark Ellis advised that he would arrange for the building to be inspected and re-secured following another break in.

Peter Moody advised that he would like to meet with Mr Mason before Christmas to discuss the unsatisfactory situation with regard to the building.

Action: Peter Moody to arrange a meeting with Phil Mason.

Financial Update

DP circulated the income and expenditure statement for the current projects and confirmed that they were all within budget and that he had no concerns.

Any Other Business

Arising from a question Noah Law MP advised that he is currently focussing on shared prosperity funding and his election pledge regarding jobs. He added that he is talking to the social care commissioning team regarding ASB. Katie advised that they had written to Yvette Cooper, Home Secretary regarding ASB.

DA-B advised that the demolition works have started at the college and that the quality of the education during the works should mirror the quality of education when the works are completed. He added that they are exploring with CELT the potential to expand and include an A level facility when the works are complete.

Future Meeting Dates

To be confirmed.

Meeting closed: 11.20am.