



Minutes of a meeting of the Town Centre and Economic Development Committee
held on
Wednesday 12 September 2018 commencing at 6.30pm at the Hayridge Centre

Present: Cllr Jordann Barge (in the chair) and Cllrs: James Buczkowski, Gordon Guest and Janet Johns.

Also in attendance: Andy Busby (MDDC) and two directors of Triway Construction Ltd.

Judy Morris: Clerk

- 1. APOLOGIES received and accepted from** Cllrs: Eileen Andrews (personal) and Iain Emmett (personal).
- 2. DECLARATIONS OF INTEREST:** Cllr Jordann Barge declared a personal interest as she lives close to the site of the public toilets.
- 3. PUBLIC QUESTION TIME:** None.
- 4. PUBLIC CONVENIENCE DEVELOPMENT: Discussion with developer and Mid Devon District Council Officer about development proposals and design for replacement toilet facility.** It was explained that MDDC has agreed to the sale of the land, with a condition that the public toilet facility is replaced with a single uni-sex facility. The current use, using just the disabled facility as a multi-purpose unit, appears to be working well.

Design: of the proposed development were shown and discussed. It was suggested that the outside wall of the toilet facility could double as a wall for bin storage. It is anticipated that the 7 no. units will be for rent.

Developer would like to understand what the Town Council wants in terms of a toilet facility and how the arrangement will work. They suggested a five year lease with an option at the end to automatically renew.

Running costs: Try to be as energy efficient as possible, grey water harvesting for flushing toilet and solar lighting were suggested. High quality fixtures and fittings to keep running costs down.

Ground rent: It was suggested that the Town Council pays a ground rent for the building. It was explained that the Town Council had not anticipated having to pay rent as it had assumed the capital cost of constructing the toilet would be a condition of the sale of the

land. If the Town Council pays a ground rent then the developers, over time, will recoup the capital costs. It was felt that the cost of the purchase of the land should reflect the condition to provide the toilet facility.

There was a feeling that if the Council is required to pay a ground rent then it be paying extra for a facility that the town already has. At present it would appear that the only winner is MDDC as they will also gain in terms of additional council tax.

S.106 Agreement: Suggestion that a condition relating to the provision of a replacement public convenience is written into a s.106 agreement as a condition of any planning consent.

IN SUMMARY: Those Council members present considered the design will provide an attractive entrance into the town and have no objections to the principle but the financial aspect needs to be right for Cullompton.

WAY FORWARD: Report to be presented to MDDC Cabinet meeting to review the conditions of sale in view of the suggestion by the developer that the Town Council pays a ground rent for the property.

5. **DATE AND TIME OF NEXT MEETING:** Thursday 4 October 2018 at 7pm

Signed: _____ Date: _____