



Town Clerk: Miss Joy Norris MSc ACG

The Town Hall, 1 High Street, CULLOMPTON, EX15 1AB

enquiries@cullomptontowncouncil.gov.uk

01884 38249

Minutes of the meeting of the No 19 High Street Development Committee held on Monday 21 June 2021 commencing at 19:00 hrs

Present

Chair: Councillor M Smith

Councillors: M Beckwith (from 19:09hrs), J Buczkowski,

In attendance

Note: Councillors attending by remote access are not able to participate nor vote in the meeting but may raise questions during the agenda item for Members' Questions

Councillors: Haslett & Johns (by remote access)

Officers: J Norris (Town Clerk)

1 member of the public attended the meeting

HSDC 8. Chair's Announcements

The Chair read out the email sent by the Town Clerk during the afternoon providing up to date information, some of which had been received that afternoon. The email is attached to these minutes as Appendix 1.

HSDC 9. Apologies For Absence

Apologies for absence were received from Councillors Andrews and Johns (the latter attended the meeting by remote access).

HSDC 10. Declarations of Interests

No Declarations of Interest were made regarding any items on the Agenda.

HSDC 11. Public Participation

This agenda item allows members of the public present at the meeting to raise matters which are relevant to the work of the Committee.

Speaker 1

The speaker said they are not sure what the Town Council is planning to do regarding the No 19 High street site but the speaker has created a website where anyone can put any information they wish to share regarding the 19 High Street site; the site is for information that is in the public domain and has been presented at meetings etc.

The Chairman responded that there had been no further developments to the outline plans previously discussed by the Committee and Council.

HSDC 12. Minutes

Consideration was given to the Minutes of the meeting held on 9th October 2020. (Supporting Paper A to the Agenda)

RESOLVED that the draft minutes of the meeting held on 9 October 2020 be confirmed subject to attendance list being corrected.

HSD 13 Acquisition of 19 High Street, Cullompton

There was discussion regarding the feasibility of acquiring 19 High Street, Cullompton.

RESOLVED that the email drafted by Councillor Smith and read to the meeting during Chair's announcements is sent immediately to the Mid Devon District Council Chief Executive, the Mid Devon District Council Corporate Manager for Property, Leisure & Climate Change and Neil Parish MP.

RESOLVED TO RECOMMEND TO COUNCIL that the previous resolution made by the Town Council on 10 November 2020 regarding a bid for no 19 High Street remains the Town Council's bidding position namely:

- (i) To make a best and final offer of £60,000 subject to survey and contract and
- (ii) As part of the offer 15% of the future rental received by the Town Council from the head lessee will be paid to Mid Devon District Council and
- (iii) As part of the offer 50% Overage generated from a permanent onward disposal happening within 10 years of the Town Council's acquisition of the site
- (iv) The purchase expenditure to be funded £35,000 from the Town Hall Earmarked Reserve and £25,000 from general reserves.

HSDC 14. Members Questions

This agenda item provides Councillors with an opportunity to ask questions which are relevant to the work of the Committee.

The question was asked what would the CIC look like and was there any link with The Nook? A response was given that at present there is no definitive grouping of people and that a final composition may need to take into account funder requirements. The owner of The Nook had been very helpful when ideas and suggestions were being developed.

The meeting closed at 19:45hrs

Joy Norris

From: Joy Norris
Sent: 21 June 2021 16:18
To: Martin Smith; Martin Beckwith; James Buczkowski; Kathryn Haslett; Janet Johns; Lloyd Knight
Subject: 19 High Street Development Committee
Importance: High

To: Councillors on 19 High Street Committee (Cllr Andrews by hard copy)

Good afternoon,

Some very recent updates for you regarding 19 High Street (I will be printing this email out and putting it Councillor booths for tonight's meeting)

1. Cllr Smith has asked that the draft text of a letter to MDDC, as given below is circulated to Committee members for consideration at tonight's meeting.

"To Andrew Busby, copy to Stephen Wolford, Neil Parish

"19 High Street Cullompton.

Before MDDC makes a decision to accept a private developer's offer of six figures to purchase the freehold for 19 High Street, please consider the following points:-

- *This site has been an eyesore in Cullompton for over 10 years;*
- *The churlish actions of the original owner have led to an interminable delay in resolving the matter;*
- *As we understand it, MDDC has invested approximately £40k in clearing the site, and there is also a £25k charge on the site;*
- *A six figure purchase price will net MDDC approximately £40k less the costs associated with the sale;*
- *MDDC appears to think that this would represent a positive outcome, making a profit, and appearing to be good stewards of the public purse.*

We submit that in contemplating this action, MDDC appears to be very short sighted – preferring a meagre £40k immediate profit to Cullompton Town council's proposal to purchase the site by covering MDDC's outlay and the charge on the site (£65k) but then facilitating a CIC to create up to 16 small business start-up units and a through-way into the Forge Way car park. This proposal, if successful, will:-

- *provide much needed small business start-up accommodation which will be very likely over the next 10 years, to generate many times more than the £40k immediate profit sought by MDDC;*
- *fulfil several of the Master Plan objectives in re-generating the High Street;*
- *demonstrate a far-sighted strategic investment in Cullompton as it doubles in size over the next 10 years;*
- *provide a feeder route for businesses to become sustainable and progress to occupying shops on High Street & Fore Street, paying business rates to MDDC;*
- *significantly increase footfall into the Bullring area encouraging the market stall traders both on market days and as permanent businesses, stimulating the whole High Street economy;*
- *provide a platform for MDDC to be seen and nationally recognised as a far-sighted Council providing an iconic, innovative development on a par with "The Blue House Project" in Wood Green and "Cobblestones" in Steyning.*

We urge MDDC to make a short delay to any decision on the sale of 19 High Street so that the outline proposal already submitted by CTC can be professionally verified and developed"