

## APPENDIX B



### Summary of a meeting of the Economic Development Working Group held on Wednesday 29 January at 4:00pm at the Walronds

**Present:** Cllr Martin Smith (in the chair) and Cllrs: Kate Haslett, Janet Johns, Lloyd Knight and Russ Murch, Jenny Radford (Farmers Market).

Mrs Judy Morris: Clerk

Also in attendance: Jane Campbell, Steve Eastland, Iain Emmett, Roy Gould, Ashley Hellier, Debbie Lochhead, Helen Newman, Stuart Newman, Zoe Newman and Judy Smith

The Chairman welcomed everyone to the meeting and all those present introduced themselves.

He then explained the purpose of the meeting i.e. to progress the exploration of the feasibility of acquiring 19 High Street, Cullompton, in order to improve the economic prospects for the benefit of the whole town.

Progress to-date was summarised and it was explained that the intention was to prepare a Business Plan by the end of February 2020 to be considered by the Town Council and, if supported, to then be submitted to Mid Devon District Council.

It was stressed that nothing has been agreed, just ideas.

1. **APOLOGIES:** Received from Cllr Justin Lochhead (personal).
2. **DECLARATIONS OF INTERESTS:** Steve Eastland declared a personal interest as he is the architect that had provided the initial designs.
3. **MINUTES: To approve the Minutes of previous meeting held on 2 December 2020:** It was agreed to defer this item until the next meeting.
4. **HARLEQUIN VALET SITE: To receive update report on progress to-date:** Progress reported as follows:
  - Meetings with MDDC Planning Officer and Conservation Officer and then a separate meeting with MDDC Economic Development Officer.
  - Town Council support for the project.
  - Consideration of ways in which to raise the capital to purchase the site and whether the Town Council might be prepared to buy the site and then lease to a Community Interest Company (CIC).

- Investigating grant opportunities such as the National Lottery Reaching Communities Fund.
- Suggestion of a two storey development with artisans 'at work' units on the ground floor and business start-up units on the first floor. The idea is that people may start with a small basic unit and then progress to a larger unit in the town centre. This has been shown to be successful for businesses such as Silhouette Clothing and Moments who both started with small units at the bottom end of the town and then moved into larger units in the town centre.
- Investigating the most appropriate mechanism to run the project. A Company Limited by Guarantee has been set up and registered with Companies House. Any profit made by the company will need to go back into the community.
- Investigating the possibility of opening up an access from Forge Way, contact made with the adjacent property owner. Waiting to hear back. It was suggested that there is a Public Right of Way through the adjacent property. This will be ratified.
- Artist's impression of possible use of the site prepared to show what can be achieved.
- Approach by Grand Design (TV company interested in following the progress of the project). It was **AGREED** to follow-up on this approach.
- In response to a question it was confirmed that each individual unit within the development will need to have its own address and be registered separately for Business Rates purposes

**5. WAY FORWARD: To agree future actions and way forward.** The following actions were agreed

(i) **Approach PETROC and Exeter University** School of Environment & Science with a view to generating interest in using the opportunity as a means of skills training. A positive response from the educational establishments can be included in the Business Plan. **SE** will provide details of contacts and **RM** will make the approach.

(ii) **Assess construction costs (SE will prepare an assessment and forward to MS)**

(II) **Pubic consultation** to be carried out Saturday 9 February in the Baptist Church 11am-2pm.

- Find out if it's possible to let people see into the site from the pavement, possibly by opening the door and putting a barrier across. **MS**
- 3D model to be displayed and put on a laptop to generate discussion and ideas. **SE**
- 10 minute presentation every half hour.
- Ask VitaminSea to provide nibbles.
- Exhibition Boards and A Frames can be obtained from the Town Hall.
- Post-it notes for collecting people's ideas, also blank site layout plans.
- Source flip charts (**JJ and KH** offered to set up the exhibition boards).
- Count number of people attending the consultation (**JS** offered to do this, counter can be obtained from Town Hall).
- Subscription list (Town Council will draft appropriate disclaimer form that can be completed by anyone interested in being involved in the project).
- Event to be promoted as a 'Community Open House'.

**6. DATE & TIME OF THE NEXT MEETING:** Wednesday 5 February 4pm-5pm at the Walronds.

*With no further business, the Chair thanked attendees and closed the meeting.*

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It is certified these Minutes are a true and accurate record of the meeting:

Signed: .....

Name: .....

Date: ...../...../.....

DRAFT