



Town Clerk: Miss Joy Norris MSc ACG

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Notice is hereby given that a meeting of the No 19 High Street Development Committee will take place on **Monday, 21st June 2021** starting at **19:00 hrs** in the Town Hall, 1 High Street, Cullompton, EX15 1AB

The Agenda for the meeting is attached. Copies of the reports will be available on the Town Council website or hard copies can be made available if you contact the Town Council Office (contact details are at the top of this notice)

The public are welcome to attend this meeting, and are encouraged to do so by using the internet, mobile phones or landline phones – please see the links below.

If you are using the internet please use the following link
<https://zoom.us/j/91595425723> Meeting ID: 915 9542 5723 or
this QR Code



To access using a mobile telephone dial 02039017895,,91595425723# or
02080806591,,91595425723#

To use a landline dial 0203 901 7895, 0208 080 6591, 0208 080 6592, 0330 088 5830, 0131 460
1196, 0203 481 5237, 0203 481 5240 Meeting ID: 915 9542 5723

Members of the public are invited to ask questions or raise issues relevant to the work of the Committee as part of the item on the agenda called Public Participation; The overall time available for the Public Participation agenda item is restricted to 15 minutes unless the Chair decides otherwise. Individual speakers are restricted to 3 minutes and are asked not to repeat points that have been made previously. If you would like to ask a question or speak, please email enquiries@cullomptontowncouncil.gov.uk 2 working days before the meeting with your first and last names and give a brief outline of what you wish to say. This will ensure that your name is on the list to speak and will help us ensure that you are not missed – as you can imagine, it is easier to see and manage public speaking when everyone is physically present in the same room. Notification in this way will ensure the meeting runs as smoothly as possible.

Joy Norris

Town Clerk

Date: 15th June 2021

AGENDA

No 19 High Street Development Committee 21st June 2021

Committee Membership: Councillors: E Andrews, M Beckwith, J Buczkowski, K Haslett, J Johns, L Knight, J Lochhead, M Smith (Chair)

PUBLIC PARTICIPATION: 15 minutes is set aside as a specific agenda item to enable members of the public to bring issues relevant to the Committee to the attention of Councillors. Up to 3 minutes is allowed for each person. Members of the public will only be permitted to speak during the Public Participation agenda item.

1. Chair's Announcements

The Chair may make announcements relevant to the work of the Committee.

Note: announcements are for information only and not for debate, discussion or questioning.

2. Apologies For Absence

To receive apologies for absence from Councillors unable to attend the meeting.

3. Declarations of Interests

To receive any Declarations of Interest from Councillors and Officers in respect of matters to be considered at this meeting, together with an appropriate statement regarding the nature of the interest.

Councillors and Officers are reminded of the requirement to declare any interest, including the type of interest, and reason for that interest, either at this stage of the meeting or as soon as they become aware of that interest.

4. Public Participation

To allow members of the public present at the meeting to raise matters which are relevant to the work of the Committee; up to 3 minutes will be allowed for each person.

5. Minutes

To confirm the Minutes of the meeting held on 9th October 2020 as a correct record. (Supporting Paper A)

6. Acquisition of 19 High Street, Cullompton

To discuss the feasibility of a proposal for acquiring 19 High Street, Cullompton and make a recommendation to the Town Council.

Note: It may be necessary to consider passing a resolution to exclude the press and public for this item or part thereof on the grounds that publicity would be prejudicial to the public interest by reason of its confidential nature (financial information and items subject to negotiation).

7. Members Questions

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

Note: questions are to be for the purpose for obtaining information and not for debate nor discussion

In accordance with the Public Bodies (Admission to Meetings) Act 1960, members of the public and press are very welcome to attend the meeting.

Members of the public will only be permitted to speak during the Public Participation session listed on the Agenda



No 19 High Street Development Committee

Minutes of a Committee meeting held on Friday 9th October 2020 at 19.00hrs. Meeting held with remote attendance

Present:

Chair: M Rowe.

Committee Membership: Councillors: J Buczkowski, J Johns, J Lochhead, K Haslett, L Knight, and M Smith.

In Attendance:

Town Councillor: Cllr E Andrews

District & County Councillor: Cllr J Berry

Officers: Joy Norris (Town Clerk)

3 Members of the public attended the meeting.

2 member of the press attended the meeting

Note: The Deputy Mayor took the Chair and presided over the election of the Committee Chair

HSDC 1. Election of Chair

This being the first meeting of the Committee, the election of a Chair was held

RESOLVED that Councillor Rowe be elected as the Committee Chair

Cllr Rowe took the Chair

HSDC 2. Chair's Announcements

There were no Chair's announcements.

HSDC 3. Apologies For Absence

Apologies for absence were received from Councillors Knight and Lockhead.

HSDC 4. Declarations of Interests

No Declarations of interest were made regarding items on the Agenda at this point in the meeting.

HSDC 5. Public Participation

No 19 High Street Development Committee 21 June 2021

Supporting Paper A

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 thank you for keeping the public informed of meetings and that he would be willing to help the Committee if they feel he can be of any assistance. The speaker continued that whilst the site should not be bought at any price, whilst the interest rates are low the site could be purchased and kept as a wild garden until a decision was made on how it should be used in the future.

Speaker 2

1. The Speaker had thought the Committee was going to be a Working Group and was going to suggest that a prominent member of the public be asked to sit on the Committee so that they could give advice from a different perspective rather than just Councillors.
2. This is an important issue for the town, can this topic of the site be open to the public for a full debate – chaired by an independent person. The public needs to be involved from day 1 and everything needs to be open and transparent with proper written reports
3. Recently a complaint was going to be made about non-declarations of interest does that stand for this meeting?

The Chair asked the Town Clerk to respond and the following information was provided:

1. 19 High Street was originally being dealt with by a Working Group and then Council made the decision to change it to a full Committee so that it was open and members of the public can attend and agendas and papers are published.
2. Members of the public can sit on Town Council Committees however, they don't necessarily have voting rights, particularly if there are financial decisions to be made. This Committee does not have any delegated authorities – it makes recommendations to the Council.
3. It is up to the Committee if it wishes to make a recommendation to Council regarding having a public meeting chaired by an independent person.
4. The matter of Declarations of Interest being referred to the Monitoring Officer was raised at full Council and it would not be appropriate to comment further.

Speaker 3

1. The agenda says the meeting may go into part 2 (exclude the press and public) if finances are to be discussed; the finances have been in the public domain over the last six months so the meeting should not go into Part 2 as everyone already knows the price
2. Cllr Smith really should be declaring a pecuniary interest, he is part of the town team, part of the Council and part of this project.

19:22hrs

Cllr Johns said that being on the Town Team does not give one a pecuniary interest in the project and subsequently declared a personal interest as a member of the town team.

Cllr M Smith declared a personal interest as a member of the Town Team and stressed it was not a pecuniary interest.

Speaker 3

Supports the project and believes that the Town Team needs to be involved in this project and everyone needs to work together – the community needs to benefit in the long term.

No 19 High Street Development Committee 21 June 2021 Supporting Paper A

District and County Cllr Berry decision and discussion need to be open, we've all got to work together for the benefit of Cullompton - one aim which is to acquire 19 High Street for the betterment of Cullompton.

HSDC 6. Acquisition of 19 High Street Cullompton

There was discussion regarding the feasibility of acquiring 19 High Street, Cullompton, taking into account the current information regarding negotiations, in order to improve the economic prospects for the whole town and make a recommendation to the Town Council.

It was stated that if financial matters e.g. a revised offer price and rents were to be discussed the meeting would consider excluding the press and public at that time.

Cllr Smith took the meeting through the updated business plan using the screen share facility.

19:57hrs

RESOLVED to suspend Standing Orders for 15 minutes to enable people other than Town Councillors, present at the meeting to contribute to the discussion.

Contributions and questions included:

- What effect would the proposal have on the precept?
- The possibility of using an independent person to scrutinise the proposed financial and governance arrangements
- If the Community Interest Company fails at some stage who picks up the project and the costs?

20:15 hrs

Standing Orders were re-instated and there was further discussion

20:20hrs

RESOLVED to exclude the press and public for this item or part thereof on the grounds that publicity would be prejudicial to the public interest by reason of its confidential nature (financial information and items subject to negotiation).

20:22rs

RESOLVED to adjourn the meeting for 5 minutes

There was discussion about a recommendation to council regarding the submission of a revised bid.

RESOLVED TO RECOMMEND TO COUNCIL that a revised offer is submitted to Mid Devon District Council in the sum of £60,000 which could be increased to a maximum of £85,000 potentially to be funded from reserves but recognising the possibility that the Town Council may need to borrow the money and the potential impact on the precept

HSDC 7. Members Questions

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

No 19 High Street Development Committee 21 June 2021
Supporting Paper A

Funding of the site development – once the site has been acquired the CIC will develop the site and run the projects and this would not be a cost that falls to the Town Council

The Meeting closed at 21:27hrs

DRAFT

No 19 High Street Development Committee 21 June 2021

Agenda No 6, Acquisition of 19 High Street, Cullompton

Background Information

Introduction

1. If the Town Council is successful in acquiring the 19 High Street site, the intention is that it should be used to provide affordable small business start-up units and retail units via a Community Interest Company (CIC).
2. The Town Council has twice previously submitted bids to acquire the property which have been unsuccessful.

Current Situation

3. Councillor Martin Smith was advised, in an email from Thorne and Carter dated 12 May 2021, that the sale of 19 High Street had fallen through and the matter was considered at a Town Council meeting held on 20 May 2021 when the following resolution was made *“That the No 19 High Street Development Committee develop a fresh proposal to buy the site including a fully costed business plan containing information on funding (having investigated if Heritage Action Zone funding may be available), and including costs for the provision of professional advice.*
4. The Town Clerk has found out that the main reason previous negotiations for the site have failed is that information about the site was not fully recorded with the Land Registry and whilst this has now been corrected, the previously interested parties withdrew due to the length of time it took for the correction to be made (they pursued alternative sites that could be brought on-line more quickly).
5. The Estate Agent and Mid Devon District Council have indicated they are expecting bids ranging from £80,000 to a sum exceeding six figures.

Previous Resolutions

6. The recommendation of the No 19 Committee on the 9 October 2020 was:
“RESOLVED TO RECOMMEND TO COUNCIL that a revised offer is submitted to Mid Devon District Council in the sum of £60,000 which could be increased to a maximum of £85,000 potentially to be funded from reserves but recognising the possibility that the Town Council may need to borrow the money and the potential impact on the precept”
7. The subsequent resolution of Full Council on 10 November 2020 was:
“RESOLVED
 - (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.” (Note: when the bid was unsuccessful the Town Council resolved the £25,000 should be returned to the general reserve and Committees were asked to consider if any items on their workplan can be brought forward to use the £35,000 or part thereof)