



Minutes

Meeting Title: Truro Town Deal Board

Date: 15th May 2020

Time: 0930 to 1130

Location: Microsoft Teams

Chaired by: Cllr Loic Rich (Interim Chair) until item 5 and then Carole Theobald from then on

Attendees: David Rodda, Mel Richardson, Cllr Dulcie Tudor, Cllr Rob Nolan, Cllr Bob Smith, Nick Seaton-Burridge, Roger Gazzard, Cherilyn Mackrory MP, Cllr Bert Biscoe, Alan Stanhope, Cllr John Dyer, Carole Theobald, Simon Hendra, Harry Pickering, Nigel Knuckey, Nigel King, David Walrond, Lucy Jones, Mark O'Brien and Rachel Hammond
Officers/speakers – Adam Birchall, Rob Orchard, James Windsor and Sazed Ibrahim

Apologies:

Cllr David Harris, Glenn Caplin-Grey, Alun Jones

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1 Declarations of Interest

- JD declared his interest in the Threemilstone Young Farmers and the Penventinnie Land Owners as they would be relevant to the discussions about the Langarth development.
- DW declared an interest as principal of Truro Penwith College as an education provider as it may relate to the plans in the Pydar Street development for a base for Falmouth University.

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2 Minutes of the last meeting	
<ul style="list-style-type: none">It was proposed that they were a correct record of the last meeting by BB and this was seconded by CT. The board agreed.	
3 Matters arising	
<ul style="list-style-type: none">DR informed the board that he had spoken to DK at MHCLG about the inclusion of Boscawen Park in the coverage area and the boundary line crossing the river to Newham rather than following the shoreline. MHCLG are in agreement with the changes and a revised map would be circulated after the meeting.	DR
4 Election of Chair and Vice Chair	
<ul style="list-style-type: none">DR informed the board that Carole Theobald had been elected as chair and Alan Stanhope had been elected as Vice Chair. The board thanked Cllr Rich for acting as interim chair and CT took over as chair of the meeting from this point.CT thanked the board for electing her as chair.	
5 Code of Conduct	
<ul style="list-style-type: none">DR informed the board that he had made the changes requested at the last board meeting. NKing proposed and BB seconded that the code of conduct was adopted. The board agreed.	
6 Terms of Reference	
<ul style="list-style-type: none">DR informed the board that he had amended the terms of reference to reflect the discussions at the last meeting. BB proposed and NSB seconded that the terms of reference be adopted. The board agreed.	DR

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- **Major Place Shaping proposals in the Truro area**
 - DR introduced this item by stating that the Pydar Street and Langarth projects were presenting today in order to give the board, not all of whom are aware of the detail involved in both projects, a general overview of two major developments that will be delivered in the coverage area of the Truro Town Deal Board. As such they may be able to provide co/match funding for the Town Investment Plan. He reiterated that they are not seeking a decision from the board today as to whether either project should be part of their Town Investment Plan as that would be decided through separate processes.
 - RO and JW provided a brief overview of the Pydar Street regeneration proposals including spend to date (£13 million), timescales/phasing, finances, etc. they confirmed that a RIBA Stage 2 outline planning application for the site would be submitted to Cornwall Council shortly. They reiterated the opportunity to use the money spent to date and some of the phase 1 spend as co-funding for the Town Investment Plan but also identified that the community and green space elements of the project (total cost £8.6 million) are difficult to justify on purely economic terms. Therefore, they would be bringing those elements of the project through the Towns Fund selection process for consideration.
 - CT thanked them for the presentation and asked for questions/comments from the board: -
 - CT - What are the timescales for the development – JW answered that they plan to start on site in March 2021 with the first phase completed by the end of 2024. Final completion by March 2031. The actual delivery phasing would be driven by the ability to attract investors/developers of the various phases.
 - BB stated that in the presentation there were costs relating to repairing the river banks but as Cornwall Council is the owner there is a legal duty of the riparian owner to keep the banks in good repair. RO responded that he would investigate this duty in more detail.
 - BB also stated that private investors will be looking at the transport connectivity of the site so the plans for the site should consider proposals for connectivity to the rail network which he thought would be key for connecting the proposed Falmouth University building to their main campus in Falmouth.
 - DT asked for a map of the phase 1 of the scheme to be circulated after the meeting.

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- DW commended the development but cautioned the project team not to overstate the outputs delivered by the proposals especially as the role of Higher Education is likely to change significantly. The financial strength of Universities generally is of concern and therefore in his view premising the future development on the contribution made by HE was not without its risks. BB agreed with this point.
- CT thanked RO and JW for their presentation
- AB provided the board with an overview of the Langarth Development. He reiterated that the development would not be seeking any funding for the Towns Fund but that if necessary the board could use expenditure to date on the development and planned expenditure up to 2024 as co-funding for their Town Investment Plan.
- He also stated that whilst the Langarth Development is funding feasibility work into connectivity (walking/cycling routes) between Langarth and the City Centre the capital works required were not part of the Langarth scheme itself. It therefore may be possible/advantageous to use the expenditure for walking cycling routes within the Langarth development as “match” funding for Towns Fund support to ensure direct connections between the development and the city as that would help to ensure that residents gravitate to the city centre for their retail, leisure needs.
- CT thanked AB for his presentation and asked for questions/comments from the board: -
- CT asked if there were costings for the walking/cycle routes? AB stated not yet but that options ranged from using existing routes through to new dedicated routes with the costs increasing the more dedicated the routes became. Detail would emerge from the feasibility study.
- HP asked how much retail space was proposed in the development? AB stated it was absolutely not the intention of the Langarth development to take trade away from the centre of Truro or Threemilestone, therefore there was no large scale out of town retail space included in the development. The only retail on-site would-be convenience stores, coffee shops, etc.
- He also stated that the proposed out of town shopping park being proposed by Hendra Developments was not part of the Langarth Development.

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- JW/DR

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- DT stated that she welcomed the inclusion of consideration to the future use of the Hugus halt as part of the transport options for Langarth.
- BB stated that when considering walking and cycling routes it was important to consider the different types of cyclists. Amenity/pleasure riders require a different approach than business/commuting cyclists.
- BB also asked whether other Government money could be used as match/co-funding. DR stated that he thought the answer was yes but that we need to wait for the detailed guidance to be issued by MHCLG.
- BB also suggested that in order for the board to consider the Town Investment Plan as a vision for where Truro will be in 30 years it was vital that the board have presentations on the wider spatial planning policies being developed by Cornwall Council. He proposed, and CT seconded that Nigel Blackler from Cornwall Council be asked to come and present on future transport policy, Louise Wood be asked to come and present on future planning policy and Glenn Caplin-Grey be asked to come and present to the board about the future economic strategy. The board agreed with this proposal and DR was tasked to schedule these presentations at future board meetings asap.

- DR

8 Update on the Towns Fund Process

- DR provided an update on current discussions with MHCLG. The detailed guidance is still awaited but it is hoped that the revised timescales for the process and guidance would be issued shortly.
- BB raised his concern that with Covid 19 Government may be looking at where they can cut budgets to help pay for the costs of the outbreak and asked CM for her view on this matter. CM stated that she has been assured that the Towns Fund remains a policy objective for Government and that the budget remains in place. She also stated that she would continue to seek clarity on this matter from the Secretary of State.

CM

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9 Workplan

- LJ outlined the draft workplan and asked for comments
- The general view of the board was that it looked very tight especially if a significant amount of consultation was required. It was suggested that the time taken to write the Town Investment Plan be pushed back by 3 months.
- DT thought the comms around the work of the board would be challenging especially in the absence of guidance.
- Sub groups would be required to progress many aspects of the work
- LJ tasked to consider this and revise the workplan accordingly

LJ

10 Communication and Engagement

- LJ outlined the draft plan and reiterated the need for a comms sub group to be set up asap. She also informed the board of the approach being taken in St Ives and Penzance where the boards had agreed to allocate some of the Capacity Funding to procure an outside contractor to help with the communications work.
- BB thought this was a good idea as it would help to drive increased levels of engagement and free LJ up to work on the plan itself. DT agreed with this and CT suggested that a budget of up to £30k should be allocated to this task from the capacity fund. BB proposed, and DT seconded this proposal and the board agreed.
- LJ agreed to circulate the “Request for Quote” document used by Penzance as an example of what is envisaged and asked board members to comment before issuing. She also asked for any volunteers to sit on the comms sub group to contact her asap
- BB also stated that when considering transportation matters all forms of transport need to be considered not just green transport options.
- It was also felt by the board that public health, healthcare, care, sport and the self-employed should be specifically engaged in the communication work.

LJ

11 Any Other Business

- DR made the board aware of the results of the LEP Covid 19 research and stated that in addition to the Truro version circulated prior to the meeting he would arrange for the Cornwall wide version to be circulated.

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- DR also updated the board on the appointment of a Place Shaping and Regeneration Manager within the Economic Growth Service and stated that as from the 1st of June the management of the Towns Fund work would shift to Phill Woods.
- BB requested that any letter to MHCLKG relating to further guidance should be signed by the chairs of all four Town Deal Boards in Cornwall as he thought that would add more weight. The board agreed with this proposal.
- RG stated that Truro City Council has agreed that he would be their official representative on the board from this point forward. DR agreed to amend the membership list accordingly.

11 Date of Next Meeting

- **12th June 2020 – 1330 to 1530.** Venue likely to be via Microsoft Teams due to Covid 19 restrictions