

S106 Report for BS & FP Sub Committee to be held at 2pm 08/11/2018

Introduction:

The S106 monies previously enjoyed from Lidl and Waitrose has now been spent or committed with approx £7000 in the pot. If this is not used it will be returned to Waitrose/Lidl in June 2019.

In March 2019, STC will receive £258,000 from Quora, which will be released when the first unit opens on site. Aside from this, a further £48,000 will be released for the improvement of pedestrian/cycling facilities in the Gilston Road area.

STC has approved/rejected S106 applications, and these are then fed to an S106 panel which then scores the applications and approves with possible conditions. This panel consists of 4 STC Members, 4 Saltash Cornwall Councillors, CIC and Chamber representation x 3 and Catherine Thompson CNA Manager. The S106 contribution is set by the CC Planning Department, under a legal agreement entered into by the Developers and Planning.

Earlier this year the Town Clerk, Cllr Dent and myself had a meeting with the S106 Officer in Bodmin.

Proposal From STC.

We argued on behalf of STC, for the monies to be Controlled and managed by STC with the S106 panel to be reduced and for STC be allowed to contribute to the conditions.

We were advised this was not possible, but we could put forward a strategy and if approved, would ring fence the money for STC. The new S106 monies can only be spent in Fore St for the enhancement of Fore St, improving pedestrian flow and contributing to the shopping experience.

If the STC strategy was accepted we could look forward receiving monies by tranche to fund initiatives.

The situation now, is to build a Strategy, and have it in place and approved by end of February 2019.

I met with the Chamber Chairman Peter Ryland, to discuss a way forward. He is in agreement with the strategy concept and wishes to work closely with STC going forward.

Proposal.

A working Group be set up asap, to bring together a working strategy to enhance and improve Fore St. This Group to consist of 2 x STC members, 2 x CoC members, a CIC member, a Saltash CC and a member of Fore St Business association. { these numbers can be agreed higher/lower}.

Aim.

To formulate a workable and acceptable strategy, agreed by ALL Stakeholders and presented to the 106 Officer by mid February 2019.

Conclusion.

If we are unable to agree a strategy, the current system of applications will continue with any organisation applying. The working Group are likely to be putting in a lot of work to bring to fruition.

John Brady