

Newham BID Committee Meeting Minutes

**Venue: Cornish Mutual, Newham
Tuesday 4th February, 5.00pm**

Attendees: Peter Beaumont (PB), Russell Dodge (RD); Mark Killingback (MK); Alison Elvey (AE), Simon Hendra (SH), Tim Brookes (TB), Nick Skerratt (NS), Cllr Rob Nolan (RN).

Apologies: Melinda Rickett, Alan Treloar, Karen & Cameron MacQuarrie, Roger Gazzard, Nathaniel Hobbs , Michael Galligan, Glyn Ford / Mike Luke, Zoe Wilkinson.

1) Attendance and apologies

2) Presentation by Lord Matthew Taylor (MT) on the LXB proposal for Higher Newham Farm.

MT explained the background to the proposed development of how the project was looking at developing housing to suit wage levels and issues surrounding rural communities. A year ago LXB, traditionally an out of town retail developer, wanted to change direction away from out of town shopping centres and explore a better way to deliver housing projects. So LXB joined with Bob Tomlinson from Living Villages (www.livingvillages.com) to start developing the Higher Newham Farm project. The idea is to retain the idea of a community (with a community forum), with a small development (150 properties max), with green spaces retaining the beauty of the ANOB, agricultural training facilities, an 80 acre community farm (largest in the country) allotments for the families to use, and a restaurant sourcing fresh produce from the farm. See enclosed presentation.

The car access to the development will be off and onto Morlaix Avenue. There will be a pedestrian walkway onto Higher Newham Lane, as well as onto the path by Morlaix Avenue and a crossing at the top of Morlaix Avenue. There will be parking for the houses and small parking areas near the cafe. A bus turning circle will be provided near the entrance to the development. At the Higher Newham Lane end there will be a commercial plant nursery unit.

The housing will include renting, leasing, affordable, and selling – as the plan is long term the developers may buy back houses of purchasers and also ensure no second homes are bought on the development.

The BID Committee commented that connectivity between the development and Newham was important with access available to and from the development and it could help unlock land development. It could provide a much needed restaurant / cafe with spectacular views. The BID hoped to work with the developers on a mutually beneficial sustainable transport scheme and potential assistance with the Road development on Gas Hill to Lighterage Hill. The idea of the bridge linking Newham to Malpas Park was also mentioned.

The planning application is planned for submission in the first half of 2014 with a proposed 2-3 year development time. Therefore the development is expected to be realised in 2016/17.

MK commented that it would provide a great facility for workers in Newham to go on their lunch breaks, but for technical reasons it's unlikely a bridge would be realised. PB commented it was important for the public transport link and connectivity to the Newham Bus. TB was surprised about the proposed pedestrian access points and thought it might be much better to direct pedestrians towards the river. There should also be connectivity to the cycle paths.

It would be good if the development had Newham in the name.

3) Minutes of last meeting, matters arising and outstanding actions

The minutes of the last meeting were approved as a true record.

Matters arising

AE has asked Josyane to amend the Totally Truro Operating Agreement to encompass the Newham BID – this is still in progress as the amounts that CC are proposing to charge for collection of the BID Levy has not been finalised.

AE contacted Matt Hastings at Eden re. Cornwall Together III – and was advised it's not the right time to have a discussion about this now.

MG to provide information on works for BID website – an email has been sent around to all those on the database and will be added to the website.

PB to contact Cornish Mutual bankers re. Possible deal for TT & Newham – completed and found not to be cost effective.

AE to contact those Committee members who hadn't signed up to the new committee.
AE to contact new members.

NS has arranged the bank account and cheque book. AE collected the signatory's paperwork which needs to be filled in. AE & NH have completed and submitted their bank details. PB & MR to confirm.

AE to contact MG regarding the SWW Energy Manager for advice he could pass on to the BID. MG has been contacted.

AE to provide a draft 5 year plan for the next BID meeting - completed.

Committee members and others to feed suggested names for the area into the signage feasibility project completed.

AE to investigate how other industrial parks are signposted – in progress.

AE to keep Bert & Truro City council up-to-date with the signage project – completed.

AE to investigate funding for signage project and approach entrust (www.entrust.org.uk). The project is not eligible for entrust funding. Other funds are being investigated.

AE to start looking at the state of the other roads, maintenance of the roads and possible resurfacing. AE had discussed pothole issues with the businesses located on Higher Newham Lane. She has also approached contractors working at Newham to ask if they had any spare materials left over to fill in the pot holes.

AE to forward the proposals for yellow lining to Cornwall Council. Compete.

The committee agreed to the pilot bus service to be run by Fal River Ferries. This would need to be reviewed on a monthly basis and ensure well marketed. Launch date has been confirmed for the 26th January. Completed.

AE to start to build a sustainable transport project in consultation with Neil & Truro TC. AE to contact Sustrans (www.sustrans.org.uk) re cycle paths. AE has met with Neil Scott and Simon Murrey from Sustrans.

AE to monitor activity at the turning circle. This looks like it is being regularly cleaned now.

AE to investigate CCTV options and security patrols for the next Committee meeting. AE has arranged a meeting with the Councils Community Safety Officer for a walk around Newham to discuss CCTV.

AE to confirm meeting with Sarah Newton MP – meeting completed.

AE to confirm with RRL their membership on the Newham BID Committee – completed and in attendance.

AE to meet with Origin 3 (in the diary for 6th January) and invite Origin 3 / the developers to the next Committee meeting regarding the Higher Newham Farm development. AE to post slide show of development proposal on the Newham BID website. Developers met and presented at the meeting, slide show still to go on the website.

Actions to be carried forward

AE has asked Josyanne to amend the Totally Truro Operating Agreement to encompass the Newham

MG to provide information on works for BID website

AE to contact those Committee members who hadn't signed up to the new committee.

AE to contact new members.

PB & MR to confirm the bank documents have been submitted.

AE to contact MG regarding the SWW Energy Manager for advice he could pass on to the BID.

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4) Income and expenditure update

AE circulated a financial update for the Committee (enclosed). £13,582.59 has been committed or spent including AE's salary and expenses (including stationary and telephone), £2,990 for the Signage Feasibility Study, £3,955 towards the Pilot Bus service, £706 for marketing (printed & newsletters) and £1044.78 for Levy collection fees.

Newham BID has received £30,000 + VAT into its bank account, and after salary and marketing / bus PR costs, the balance to date is £24,788.19.

5) Newham BID 5 year delivery plan

Committee members were asked to look in detail at the 5 year plan for discussion at the next Newham BID Committee meeting.

6) Project updates

a. Signage

Falmouth based company 20/20 have been recruited to look into the feasibility of a study into the signage project for Newham to identify potential sites and signage solutions, through consultation with Newham businesses.

The first consultation day took place on the 21st January at Skinners Brewery and was attended by 19 businesses. For further consolation PDF's of the display boards have been circulated with a deadline of the 7th February. The next steps meeting with 20/20 will be held on 11th Feb.

b. Road restrictions, speed

Parking Restrictions & speed

Cornwall Council has agreed to include the double yellow lining proposals in the next Truro parking consultation which should take place at the end of January. If the lines are introduced it will greatly help traffic flows. The proposals agreed by the Newham BID Committee for consultation are: Lighterage Hill (lining both sides); on the left hand side turning into Heron Way (up to the second Volunteer Cornwall entrance), and the road to Macsalvers. Keep an eye out for an E-mail asking you to support the yellow lines. I've been in touch with the CC team to sign off the maps of the proposals. An email will be sent to businesses once the consultation is live.

RN commented that he had been trying to get yellow lines implemented for the last two years so congratulated AE on her achievement so far.

Action: AE to circulate consultation information to BID members.

Cornwall Council have also agreed to monitor the speed of vehicles approaching Newham to see if a Speed Visor (to flash up and remind drivers of the speed limit) is necessary.

Members commented that there had been police enforcement cameras used in the past.

Action: AE to chase Peter Tatlow regarding speed monitoring.

Road improvement

We are waiting for Cornwall Council to publish their feasibility into the road scheme at the end of March 2014. A meeting was held with Sarah Newton MP on 31st January where the road was discussed and she agreed to host a meeting between the BID and the Council to help move the project forward if appropriate.

Businesses on Higher Newham lane have approached the Newham BID Manager concerning pot holes and the state of the road. The BID manager will assist by talking to contractors and identifying the cheapest rate for the repair of the roads.

Members felt that Tim Woods at the Council was the sticking point. A discussion was held about accidents on the road and it was agreed that businesses should be encouraged to report any accidents to the police. MK stated that data was needed to enable progress, SH added it was an accident waiting to happen. TB stated that there had already been many accidents, and PB agreed there were many foreseeable accidents. TB added that Braemar Howells had also applied for licences for a further 3 commercial vehicles which would add to the users on the road.

Action: AE to encourage operating vehicles to report accidents to the police.
AE to encourage all users to write to the Council regarding the state of the road including the bus companies.

c. Car parking and bus service

The Port of Truro is looking into the feasibility of providing some park spaces for Newham businesses on their site. This could assist the relocation of cars which will be displaced due to new parking restrictions.

MK commented that the ports hard standing was currently being used by Balfour Beatty and this could not be used for car parking at present. The site by the roundabout is being looked at by a new interested party who may be sympathetic to providing some parking.

Action: AE to approach possible new harbour tenant to discuss car parking.

The first ever bus service was launched to and from Newham from Monday 27th January 2014. Banners were displayed at the entrance to Newham and leaflets with the bus timetable dropped to every business.

The bus will run two daily services (Monday – Friday) and one lunchtime service on a Wednesday. The service will be free for the first 12 weeks as a pilot and its extension will be dependent upon the take up of the service in Newham. Newham BID have signed an agreement with Tim Light, Fal River Ferries, but it's hoped the service will initially be flexible to find the right times which meet commuters needs.

Businesses are therefore urged to keep looking for updates on the website and emails will be circulated with bus time changes.

PB proposed the idea of allocating funds in the budget for a tapering of the bus subsidy to ensure its viability is reached. TB agreed if it results in success, and NS said the whole three months could be a waste of money if the subsidy was stopped suddenly. The increase in allocation for the service was agreed.

RN commented that Truro City Council had subsidized 50% of the cost of 2 ticket machines for Fal River buses and £5,000 to underwrite the service for next year.

d. Maintenance & cleanliness

The Newham BID Manager is still accessing land ownership etc with regard to maintenance and cleanliness. It's hoped a tender document can be developed in the next couple of months to engage a contractor for this work.

After contacting the council about the state of litter at the turning circle at the end of Newham Road it appears that this is now being regularly cleaned.

Some businesses have asked for a regular recycling collection at Newham. Some businesses are receiving this and others not so the BID Manager will investigate.

MK commented that he'd recently attended a meeting which included Tesco's, Cllr Loic Rich, Cornwall councils waste management team regarding tidying up the waterfront.

Action: AE to contact Cory over the recycling collection times.

e. CCTV technology

Recent burglaries and the appearance of more cars at the turning circle, means CCTV is a priority for Newham. The police keep the Newham BID manager up to date with activity and a proposal for CCTV is a priority for the next meeting.

AE added that she will be meeting with Cornwall Councils community safety officer in February. TB asked what crime had there been and proposed the idea of a cloud style CCTV network where businesses had their own CCTV but shared the feeds into a unified system. MK commented the port is looking into CCTV for Penryn and is liaising with a number of CCTV companies. He offered to approach one of the companies to see if they'd present to the BID Committee. PB added Cornish Mutual could just change the angle of their camera. SH said he'd just bought a system for £1,000 with a basic service provided and additional extras possible. RN commented that Truro City Council were looking into CCTV and AE should contact Roger Gazard. TB commented that they'd be happy to host cameras and host bandwidth. SH added that if cameras are in use need to provide signage letting people know the cameras are there.

Action: MK to put AE in contact with CCTV company. AE to invite them to the next meeting. AE to contact Roger Gazard.

f. Other

Homeless & Community Agencies

The Newham BID manager is still to meet with St Petrocs to discuss the homeless issues near Newham. MK commented that he'd heard on the radios last week that travellers were moving into Newham and so called the police who came on site and prevented them from settling.

Action: AE to talk to Neil Scott about having a shopwatch radio. AE to catch up with Phil Eaton

In addition...

Higher Newham Development

The developers LXB are hoping to submit a planning application in the next six months and presented their plans at the Newham BID Committee on the 4th February 2014. The plans are for 140 or so houses, with affordable homes as well as a community farm, a bistro, and training areas for agricultural students. The access will be off Arch Hill so it's thought there will be no direct impact on Newham.

Newsletter

It's planned that the first Newham BID newsletter will be circulated with the BID Bills in February so a print version is being developed.

Puddles

SH mentioned the issue of puddles along Newham Road between Tesco's and HSBC. AE added that Comac have been investigating this. PB suggested approaching Tesco's for funds as it's often their customers that are being soaked.

6) AOB

It was proposed by AE that the Committee should meet at lunchtime over sandwiches. It was agreed to trial this new meeting time.

7) Date & time of next meeting

The next meeting will be at 12.30 until 14.00 on Tuesday 1st April. Venue to be confirmed.

ACTIONS

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