

Culture and Heritage & Local Economic Development: Cross-pollination Meeting

14 May

PRESENT: Mark Osterfield; Richard Sorrell; Janet Axten; Rita Lait; Rowena Swallow; Matt Hayter; Morag Robertson; Lucy Davis; Tim Horwood (Planning Aid)

The meeting focused on the proposed policy options put forward by the Culture and Heritage group and the potential cross-over with Local Economy Development policies and objectives. Tim Horwood from Planning Aid provided guidance and advice.

CH1 Requirement for x workspaces and/or live-work units to be created in St Ives to support industries.

Ideas and Action needed:

- Exeter St James have a very similar policy in their 'made' NDP;
- Look at Chichester Local Plan;
- Need to be much more specific, i.e.
 - In what circumstances would they be permitted? What criteria would they need to satisfy? What are the creative industries?
 - Why would they be allowed as opposed to residential developments?
 - Link to site allocations and/or and Exceptions Policy
- Need to consider issue of perpetuity – i.e. how does it work in practice?
- EVIDENCE EVIDENCE EVIDENCE! – i.e. why is it needed?

CH2 x of the remaining dwellings are designated as live-work units for year round residential use

This was discussed and considered hard to achieve, easier to include in an Exceptions Policy, i.e. above the allocated housing number and outside allocated sites.

CH3 Support for the creation of a public creative hub either in the town or with the new live-work units.

This was initially identified as a project, but further discussions revealed it could be a potential site allocation in conjunction with Local Economic Development sites. Action needed for this would be:

- Identification of specific site(s);
- Site assessments and Strategic Environment Assessments;
- Business Plan ;
- EVIDENCE – e.g. demand, similar existing projects, shortage – need figures (e.g. conversion from commercial to residential over past 20 years etc)
- Look at examples from elsewhere or associated projects, e.g. Digital Peninsular Network, Glastonbury Red Brick Building, Bristol Hamilton House.

CH4, CH5 and CH6 – all refer to public use of buildings and community assets.

Initial thoughts were that these are better pursued through action rather than policy, i.e. Community Land Trust, Community Asset Transfers. Again, further discussion came round to a general policy idea, linked with BE3 proposed policy option around community facilities and public spaces/places. Action needed for this would be:

- Create a general policy around community facilities and public spaces/places, including buildings of cultural and community value, i.e. “If we want to provide facilities and places for the community, these buildings should play a central role:.....”
- EVIDENCE! – e.g. unmet demand
- How does it work in practice – e.g. combined usage, community and small business space; refer to local listing of buildings etc.

POTENTIAL POLICIES/ALLOCATIONS

1. Live/work units – as part of an Exceptions Policy
e.g. “Additional development would be considered if a) it incorporates x% live-work units; b) is fully affordable etc....”
2. Site Allocation for a workshop/creative hub.
3. Community facilities and public spaces/places, incorporating buildings of cultural and community importance.

FURTHER ACTION POINTS

- **Contact Chloe Pitt re: live-work units and perpetuity (covenants for use under Cornwall Council; recent examples etc); and signage issues for Cornish language, who to talk to in Cornwall Council.**

NEXT MEETING: Culture and Heritage & Local Economic Development Part B – Mon 9 June, 6.30pm, St Ives Archive Centre.

APPENDIX

Ideas for the 'bigger picture', aspirations and the story we want to tell about St Ives:

- Tell the story of why St Ives is special, why culture and heritage is important, why public places and community facilities are important.

- What is St Ives built on, historically and currently? What makes it thrive?
 - Cultural industries, including creative arts are a major economic driver in the area;
 - Indigenous work and business at the heart of the area;
 - Bringing in people to use local facilities, use public buildings and populate the town centres;
 - NDP aims to designate areas to achieve economic balance;

- We want to protect the culture and heritage of St Ives, its value and principles and support and a thriving community. St Ives Area NDP has a culture and heritage element because it's so important, St Ives is a centre of cultural and heritage importance. Culture and heritage are fundamental to the way the town and area operate, economically and otherwise.

- Weaving together strands of culture, heritage, economy etc etc to ensure sustainability and viability of the economy and community in to the future.