

Notes from Meeting to Discuss the Future of Hatherleigh Market

Hatherleigh Community Centre - 6th November 2017

Attendees:

Erika Smith (ES)	Kingswood Homes
Paul Jones (PJ)	Kingswood Homes
Mark Kimber (MK)	Fur & Feather / Plants, Produce Auction
Debbie Kimber (DK)	Fur & Feather / Plants, Produce Auction
Dan Garnett (DG)	Market Trader – Outdoor
Antony Smith (AS)	Market Trader – Outdoor
Rachel Stevens (RS)	Market Shop Unit
Nicola Rogers (NR)	Market Trader – Indoor
Teresa Moon (TM)	Market Trader – Indoor
Philip Pyle (PP)	Pyle's Auction
Dr Francis Fernandez (FF)	Hatherleigh Medical Centre
Charles Dumpleton (CD)	Ruby Country
Clare Tyson (Chair) CT	Town Councillor
Rachael Laycock (RL)	Town Councillor
Ben Bailey (BB)	Town Councillor
Ian Trenaman (IT)	Town Councillor
Andrea Kimber (AK)	Town Councillor
Peter Back (PB)	Town Councillor
Patrick Kimber (PK)	West Devon District Council

The meeting, chaired by Clare Tyson, opened at 7.00 pm.

- CT Thanked attendees.
Stated that the purpose of the meeting was to understand the facts; that attendees had a common aim of ensuring continuation of the market; and invited attendees to introduce themselves and to state and explain their views.
- PJ Kingswood was not involved in original Outline plans.
Job is to move the project from the Outline Consent stage to completion.
Understands the upset at the market closure, but, the decision to close the market was a Vicks, not a Kingswood Homes, decision.
Kingswood are a house builder, not a market operator, and are not replacing Vicks.
- CT Who do Kingswood see operating the market?
- PJ Not sure who will operate it, but it will not be Kingswood.
There will be two operating stages – Interim & Long Term.
Kingswood are committed to provide an area for the market to operate during the site development (the Interim Market operating stage).
- BB Who would be in charge of the market, maintenance etc?
- PJ There is a need for a vision for the future operation of the market.
There are various opportunities.
A new market operator needs to be found.
The market will be leased at a peppercorn rent, with the Operator being responsible for running, cleaning, and maintaining the market.
- DG What have Kingswood bought?
How many houses will be built?
What will the size of the indoor & outdoor markets, and auction are, be?
Concerned if planning was gained on the back of a 'twee little market'.
There is a need for 450 car park spaces.
- PJ Kingswood have bought the entire site.
All elements are of the size shown in the Outline Consent.
The area allotted to the market etc. is as in the application for Outline Consent.
There will be 150 car park spaces – this was addressed at the Outline Planning stage.
- RS How will the market continue during building?
- PJ We will give as much space as we can for the Interim market.
- CT (To Market Traders) What space do you need?
- TM Can we see an overlay of the old v. the new market?
- Copies of the latest (not final) plan were circulated by PJ.*
Note – These plans were retained and are not, at this stage, for public circulation.
- PJ During the Interim Market period, the location of the Interim Market will change as development of the site takes place.
There will be provision for an Outdoor market during the Interim period.

- There will be no provision for an Indoor / Covered Market during the Interim period.
- BB Can the new market be located where the existing shed & café are located today?
Could a temporary structure be built to accommodate the Interim Market?
- PJ Kingswood are concerned about the condition of the existing buildings and asbestos. Health & safety considerations mean that it is necessary to demolish all of the old buildings.
Kingswood will not erect a temporary structure for the Interim market.
- DG Traders will not put up a temporary structure.
- PJ Why should Kingswood erect a temporary structure?
Kingswood will comply with all Section 106 requirements (which do not include a temporary structure).
- PB Market continuity is of paramount importance. If there is a period during which there is no market, because of a lack of suitable interim accommodation, customers will lose the habit of going to Hatherleigh on Tuesdays, and the new market, when built, might be a 'white elephant'.
- BB Purchase materials to build a temporary market?
- CD Budget of £30,000 for stalls would not be enough. Holsworthy Market refurbishment cited as example.
- PJ Kingswood want to help but can only provide so much support.
Will complete purchase of the site 1st March 2018, and take control of the site from April 2018.
- DG What happens between the end of February 2018 & the start of April 2018?
- PP Pyle's Auctions place leaflets on 300 cars to advertise their auctions (indicating the number of car parks spaces required). There will be car parking conflicts in the new houses area.
- TM I am an Indoor Trader, and cannot trade outside, even with a canopy – rain will be driven sideways onto the stall.
- PJ The Outline Planning consent granted does not require an indoor market.
There will be no 'lockable' market.
A Fur & Feather building is in the Outline Plan.
- TM Some traders have on-site storage, and the hairdresser has a room.
- PJ There will be lock-up shops, but these will be let on a commercial rent.
There is a need to explore other options.
How do we create a market for the future?
Should it operate more than one day a week?
- RS What is the time scale for building the houses?
- PJ Phase 1 = Housing
Phase 2 = Market Square

Phase 3 = Housing

The Commercial building development will take place when demand occurs.

The rate of house building will depend on the rate of house sales.

All demolition will take place at the start of the project. The buildings are in a bad condition and need to go at the start.

- CD Will there be insurance cover for the Interim Market?
- PJ Insurance for the Interim Market will not be provided by Kingswood.
Kingswood will insure the land
Don't the Traders want to operate their own market?
- DG The café is important. Provision of toilets?
- PJ Kingswood do not want to operate a café.
There will be commercial units in which leasees can do what they want.
Operators could set up a temporary café.
- DG Would the traders operate rent free during the Interim Market period?
- PJ Yes. However, if electricity was required, Traders would have to install a meter.
- RL Have conversations re. the Doctor's Surgery, and possible relocation of Pyle's Auction, taken place?
- PJ The development has to be controlled.
Kingswood have talked to Dr Fernandez, and are happy to talk to Pyle.
Would look at sale, or lease, of a new Surgery and Auction site.
Kingswood want the market to be a success, and will facilitate that.
Conversations have taken place with Hancock's Garage.
No conversations have taken place with the Abattoir.
- CT Will Kingswood own the Market?
- PJ Yes. Kingswood will issue a tender to lease it, and will work with the Town Council to get the best for the Town and the Market.
Market could operate on multiple days.
- TM There are markets in other towns with regular market days.
Regular customers go to individual markets on set days, and will be lost if stalls are not there for a period.
- PJ There is a need for a master plan for how the market will operate in the future.
- BB Is there scope (within the budget) for Kingswood to build internal and outside market space?
- PJ Kingswood will not build internal market space, and it needs to be done by an experienced Market Operator.
- TM We need something that is fit for purpose.
- DG What is the timetable for submitting the full planning application?
- PJ Early 2018. Pre-application work is being done now.

- DG Will Kingswood have a Liaison Officer to work with Market Traders?
- PJ Kingswood envisage that there will be an Operator to work with.
There will be a Site Manager to liaise with.
- TM Public need to know that we can continue to operate. The rumours are that the market will close.
- DG Kingswood will only get the plan accepted if the (West Devon) Council think you have made proper provision for the market.
- PJ Health & Safety on the site is important.
- CD The site is safe if the asbestos is not touched.
- PJ There are various fears regarding safety, e.g. if water leaks onto electricity cables. The existing buildings are not thought to be safe.
Kingswood have observed the market in operation.
Plans are needed for Part 1 – when the existing market closes, and for Part 2 – the longer term / new market operation.
- TM Expressed concern about what will happen during March 2018.
- RL A group needs to operate the market from the end of February 2018.
We need to find that person(s).
- CD Will discuss the possibility of the Ruby Market organisation acting as the operator. However, Ruby is a voluntary organisation and does not have the manpower.
- DG Noted that one stall holder at the Holsworthy Market acts as the Market Superintendent.
There is a need to ensure that Insurances are in place.
- TM Need to collect rent during the Interim Market phase (to cover costs, Kingswood will not charge rent).
- PJ Cost of rubbish removal etc. needs to be covered during the Interim Market phase.
- CT If Kingswood own the site, why will Kingswood not run the Market?
- PJ If Kingswood installed a Manager it would significantly increase the costs to be borne by the Traders.
Kingswood do not want the Market.
The Market will be let on a peppercorn rent (£1, £10 per annum?).
The Town Council can have the Freehold if it wishes.
- PP In the first year the site will be flattened, houses will be built, and the Traders will just have a flat site?
- PJ Yes.
- BB Can the Town Council use the Kingswood money (destined to be spent on the market area) to design its own market?

- PJ Yes.
- CT Fur & Feather building – is there flexibility about the size? Can the Supermarket be sacrificed?
- PJ The Supermarket building cannot be sacrificed – it will yield a commercial rent important the profitability of the project. The supermarket building could be another retail outlet.
- DK The market is part of the fabric of the town.
The Fur & Feather Markets attracts many to the market / town.
Can the Town Council take out an Insurance Policy and assume liability for the main shed for a year?
- PJ Yes, if the Town Council is prepared to take on full responsibility (rates, insurance, maintenance, etc.).
West Devon Council want the whole site developed (i.e. the old buildings have to go).
- MK Can the site of the Fur & Feather building be re-located to the Commercial Area?
- ES Identified on map the possible new location for Fur & Feather building – end building in Employment Zone
- PJ There is a need to comply with Planning Policies, and industrial buildings must be provided.
- CD Can the Supermarket be used for other retail purposes / split into multiple smaller units?
- PJ Yes. It depends on which business / organisations come forward.
Nothing will be built until a tenant is secured.
The Commercial area will not be profitable for Kingswood – Kingswood need to cover its costs.
Part / all of the Commercial Area will remain undeveloped if no commercial tenants make a commitment.
- PJ Commercial area would not be used to build houses if no commercial development took place – the land is too close to the Abattoir.
- CT Hatherleigh Town Council is a small council with limited funds. Given that, there are limits to that which the Town Council can do.
- CD If grants were sought to help run the market, it would take 6+ months to get the funds (based on Ruby County & MadeWell experience).
- PJ Kingswood need a formal proposal if the existing market building is to remain open during Phase 1.
- MK Are cages / tables for chickens etc. within the budget for the new Fur & Feather Market?
- PJ Will check. If yes, cages / tables will be donated to the new Fur & Feather Market operator.
- RS When do Kingswood propose to demolish the old market buildings?

- PJ Mid to end of 2018.
- ES There will be no on-site Kingswood presence. Therefore, Kingswood will be unable to monitor the site. The buildings are dangerous - either they are demolished or the Town Council, or other organisation, takes responsibility.
- TM / Will speak to Greg Vick to see if the building can be used until the end of March
CD 2018.
- FF Use of the Surgery is approaching capacity & will exceed capacity when the new houses are occupied.
The present Surgery is not readily accessible.
Would like to move to new site and develop a Health Centre, with facilities such as a gym, physio.
- CT How many car park spaces would the new Health Centre require?
- FF Most patients come by car today.
New centre would require a minimum of 20 car park spaces.
- PJ There are 71 spaces in the Pay & Display carpark.
- PB If a new Health Centre were built, what would it displace?
- PJ Site at the location currently planned for the Fur & Feather building, or in the Commercial area?
The Supermarket building is key as a retail outlet.
- ES Supermarket building size – 500 sq. m. footprint.

Meeting paused between 8.25 / 8.35 pm

- PB Is it correct to say that, whether the market is leased, or the freehold purchased, the lease-, or freeholder will bear the cost of maintenance, rates, etc.?
- PJ Yes.
- PB There are 150 car park spaces in the plan. Are they for the Market only?
- PJ No. The 150 car park spaces are for the Market, Commercial Area.
With the 35 spaces in the Commercial Area, that leaves 115 for the market customers and traders.
In addition, there is provision for 16 of the pitches to have a van parked on the stall.
- DG It will not work. People will park in front of houses.
- PJ The plan cannot be revised.
- CT Are the roads wide enough to park cars?
- PJ Will check road width.
- RL Section 38 Agreements. If they are not in place, and Kingswood become bankrupt, the roads will be unadopted.

- PJ Kingswood will provide a Bond at the outset. Multiple Bonds to cover Section 38 issues will be put in place as the project moves from Phase 1, to Phase 2 to Phase 3 etc.
- PJ Kingswood understand the concerns about the Interim period.
The Town Council and the Traders need to make a plan.
How long would the current market have survived? It is not profitable.
There is an opportunity to develop a much better market, one that might trade on multiple days.
Nothing will change the fundamental position that the market has been sold, Outline Planning Permission has been granted, and the old market buildings will be demolished.
- TM The market must operate every week of the year.
- PP Houses will be built, but there is a lack of employment in Hatherleigh.
- PJ The Commercial Area can be developed at any time, it is not locked into the Phase 1, 2, or 3, plan.
There will be access to the Interim Market area throughout the construction period.
- RS The Town Council and Traders need to come together to make a plan.
- AS With 120 new houses / 400 new residents, what does that mean for the School?
- PJ The 120 houses will be a mix 1, 2, 3, 3+ bedrooms homes. In response to earlier comments, the latest plan has more 2 & 3 bed houses, and 1-bed houses have been added.
An Education Contribution will be made by Kingswood.
- CT The school takes pupils from an area wider than Hatherleigh. Once the school reaches capacity, the catchment boundary will be adjusted to keep the number of pupils at an appropriate level.
- IT Will the houses be sold as Freehold?
- PJ 10% of the houses will be designated Social Housing (in line with the Outline Plan)
All house sales will be Freehold.
- ES Kingswood would like to continue to receive feedback.
There is a need to clarify how the Interim Market will be run.
Kingswood would be happy to attend further meetings.
The plan is incomplete - there will be some 'tweaks', e.g. location of the Fur & Feather building.
Consider the plan as 'work in progress'.

Meeting closed at 8.56 pm

Peter Back