

# PENZANCE CHAMBER OF COMMERCE



## NEWSLETTER



Issue 54

3 October 2011

### Sainsbury's Store Application

On the 7 Sep 2011 the Penzance Town Council held a special meeting to decide its position on Sainsbury's proposal for a store on the site of the Penzance Heliport. In a passionately argued debate the Council decided to raise no objection to the application. The Town Council added several reasonable caveats concerning a satisfactory package of mitigation measures (community benefits) and an aesthetically acceptable landscaping/store design.

At a later Council Meeting (19<sup>th</sup> Sep) it was agreed that Cllr Jon Pender should represent the Town Council at the Strategic Planning Meeting. Whilst Town Councils can easily be bypassed in the negotiations over community benefits, Wadebridge Town Council had successfully convinced the Strategic Planning Committee to include a provision to ensure they were fully involved in discussions over community benefits for their Sainsbury application and there is no reason why Penzance should not be given the same concession.

The Sainsbury's application was due to be determined by the Strategic Planning Committee on 22 September 2011 but at the last minute (20 Sep) it was postponed by the Planning Dept to "*ensure that the impact of this proposed development combined with that submitted by Tesco's can be fully understood before a decision is made on this matter*". This decision follows a representation dated 16 Sep from DPP, consultants presumably acting for Tesco. It is expected that that both applications will be heard by the Strategic Planning Committee on 20 Oct.

The Chairman wrote to the Planning Dept on this matter on 20 Sep and the letter can be viewed under "Representations Received" on the online Planning Register (see Tesco Store Extension application PA10/06992 – link below)

In a nutshell the Tesco extension has little additional impact on the Town Centre if Sainsbury's goes ahead. That does not mean it should be approved, just that 'impact on Town Centre vitality' would be insufficient grounds for refusal if Sainsburys has already been approved. The rationale behind this conclusion is that the two supermarkets non-food offerings overlap extensively and the marginal effect of the second supermarket's offering upon the Town Centre is expected to be limited.

### Sainsburys Links

Planning application and papers:

<http://planning.cornwall.gov.uk:8181/rpp/index.asp?caseref=PA10/08714>

To file comments online go to:

<http://planning.cornwall.gov.uk/online-applications/> and search for PA10/08714.

To write to the Planning Officer:

Email [Peter.Bainbridge@cornwall.gov.uk](mailto:Peter.Bainbridge@cornwall.gov.uk) (Ref: "Penzance Sainsburys PA10/08714")

To register your support for Sainsbury application you can go to:

<http://www.sainsburys-penzance.co.uk/say-yes.php>

## Tesco Links

Planning application and papers:

<http://planning.cornwall.gov.uk:8181/rpp/index.asp?caseref=PA10/06992>

To file comments online go to:

<http://planning.cornwall.gov.uk/online-applications/> and search for PA10/06992 (you will need to register).

To write to the Planning Officer:

Email [Peter.Bainbridge@cornwall.gov.uk](mailto:Peter.Bainbridge@cornwall.gov.uk) (Ref: Penzance Tesco Store Extension PA10/06992)

## Yet more Planning Applications....

ING's application for Hayle Harbour (PA10/08142) and Asda's application for the Hayle Rugby Club Site (PA10/06932) are both to be determined by the Strategic Planning Committee on 6 Oct 2011. You can read all about them using the above links to the online Planning Register and application numbers given.

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## Penzance Harbour Scheme Management Board

Penzance Town Council is proceeding with plans to develop proposals for the Penzance end of the Isles of Scilly Ferry Link. It voted on the 19 Sep to set-up a Penzance Harbour Scheme Management Board with 8 voting members plus representation from the IOSSCo, Cornwall Council, IOS and DCLG (Govt Dept responsible for allocating ERDF funding).

The 8 voting members comprise 5 Town Councillors (including the Mayor, Deputy Mayor, Cllr John Pender, Cllr John Moreland and Cllr Jack Dixon). There are 3 members from Penzance Seafront Forum comprising Dick Cliffe, John Maggs and Caroline Driver. The Forum's representation comes after a unanimous vote by Forum stakeholders to ensure that's its representation on the Board reflected the range of opinion within the community over the future of Penzance Harbour.

The main function of the Forum within the Management Board is going to be community consultation, a critical matter given the troubled past of this project.

The full Management Board is due to meet for the first time on Friday 7 October.

## Business Rates & Decline of the High Street

Decline of the High Street is highly topical both locally and nationally. One of the issues undermining the viability of the High Street and Town Centres generally is the premium businesses pay in their business rates. Your Editor searched out the following information which highlights just how large the disparity is between different retail areas and especially between Town Centre retail and out-of-town retail locations. The following comes from the Valuation Agency Website

Co-op, (Market Jew Street). Zone A	£500/m2
Thorntons (Unit 11), Wharfside. Zone A rate	£450/m2
Argos, Wharfside. Zone A	£416/m2
Market Jew Street. Zone A (typical rate applied)	£350/m2
Causewayhead. Zone A (typical rate applied)	£225/m2
Tesco Branwell Lane	£210/m2

With Tesco alone having 3268 square metres of retail space there is plenty of scope for Tesco to pay more and Town Centre shops to pay less without the Government losing a penny in revenue.

## **Asda bidding for Iceland Stores!**

From [www.supermarket.co.uk/news](http://www.supermarket.co.uk/news). The UK's second-largest supermarket chain, has reportedly secured backing for a takeover bid of frozen food retailer Iceland .

According to reports over the weekend, Barclays Capital has agreed to support Asda in its efforts to see off competition from Morrisons, Iceland's own management team and other suitors of the 800-strong chain, although Asda has refused to comment on the speculation.

Iceland is being sold off by creditors to the collapsed Icelandic bank, Landsbanki. Around 20 potential bidders, including the major supermarket groups, smaller grocers, overseas retailers and private equity groups, are expected to receive sales information this week.

For the full item go to:

<http://www.supermarket.co.uk/news/2011/Sep/asda-gets-barcap-backing-for-iceland-takeover-92585565.html>

## **Monitoring of Town CCTV Cameras**

PENZANCE'S 13 CCTV cameras will again be monitored after the town council voted by the narrowest of margins to join a new partnership in west Cornwall.

Mayor Jan Ruhmund had to use her casting vote to approve the £10,000 cost to monitor the cameras after the council was split eight in favour and eight against the proposals.

Concerns were raised over the cost of the monitoring service, the effectiveness of the cameras, the hours that they would be operational and the potential displacement of crime.

See the Cornishman online for the rest of this news item...

<http://www.thisiscornwall.co.uk/Council-votes-approve-CCTV/story-13381309-detail/story.html>

## **Small Business Rate Relief Extended until Sep 2012**

From FSB newsletter Sep/Oct 2011. Until 30 Sep 2012 , eligible business rate payers will continue to receive relief at 100% on properties with rateable values up to and including £6000, with a tapered relief of between 100% and 0% for properties with rateable value between £6001 and 12,000 for the same period.

(Editor's Comment: It is estimated that approximately 50% of eligible businesses fail to claim their rate relief. Don't let it be you!)

See <http://tinyurl.com/bizinf-412k3> for more information.

## **Cornwall Chamber of Commerce**

### **New pension legislation to have a major effect for both employers and employees.**

2012 sees the launch of the Government's new Workplace Pension and Auto-enrolment scheme. Following the launch pension payments will increase in scale until 2017 when it will be expected that a minimum 8 percent of gross earnings is paid into the pension scheme. This will be made up of a 5

percent contribution from the employee, based upon their qualifying earnings, and a 3 percent contribution from the employer. Employees should bear in mind that their required contribution does include tax relief available on employee contributions.

Follow the link below for more on this item including comments on the Government's assessment of the impact of the new policy on employers and employees.

<http://www.cornwallchamber.co.uk/news/business/389.php>

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