

Group 1c. Our Community – Recreation and Leisure

Liskeard

Where There's Moor and More!

Moor and More Sport
Moor and More Retail
Moor and More Service
Moor and More Leisure
Moor and More Communication
Moor and More Food & Drink

Positive thinking towards Recreational Excellence

- 1 Financial & Economic Aspects of Leisure
- 2 Leisure Services
- 3 Leisure Marketing
- 4 Countryside & Environment
- 5 Rural Planning
- 6 Recreation Planning
- 7 Leisure & Sports Centres
- 8 Sports
- 9 Walking & Cycling
- 10 Specialist Youth Activities/Opportunities
- 11 Arts & Crafts
- 12 Museums
- 13 Parks, Playgrounds and Open Spaces
- 14 Regeneration and Development
- 15 Libraries
- 16 Canal
- 17 Pubs, Cafes, Clubs and Restaurants
- 18 Special Needs
- 19 Community Radio
- 20 Cornish Language
- 21 Allotments
- 22 Hotels
- 23 Recreational Access
- 24 Car Parks
- 25 Community Facilities
- 26 Shopping

Appendix 1-4

Introduction

In terms of Recreation and Leisure, much of Liskeard's future prosperity must inevitably rely on outside, private, investment. In order to achieve the levels of investment required, a major re-branding exercise needs to be undertaken. Liskeard needs a new image! –

Liskeard, Where There's Moor and More!

Liskeard has to be seen as a thriving, go-ahead, dynamic centre, with a large wealthy hinterland (catchment area) anxious to utilise the excellent facilities that should be offered in the town.

If the past 25 years is anything to go by, the next 25 years will introduce many leisure activities and town developments, which have yet to be considered.

Transport is likely to have changed out of all recognition; increased costs could mean the average citizen is unable to travel far from a home base. It maybe that cars have vanished, replaced by a yet to be perfected "transporter" system.

Local facilities and mass delivery systems could become vital links as on-line shopping takes a firmer hold and town centre retail outlets continue to decline as uncompetitive.

Local population growth and increased "catchment area" numbers could result in an expanded total Recreation and Leisure market in excess of 50,000, this includes an increase of the current local population from 8,750 to around 15,000.

A 10 mile radius of Liskeard currently (2001 census) gives an immediate catchment area population in-excess of 30,000!

It could be assumed that the majority of this population growth will be centred round the town as rural transport continues to decline and country properties continue to increase in value at a disproportionate rate.

None of the population estimates currently in circulation allow for "real" immigration. Certain areas of the county have already seen a localised population influx in excess of 1,000. At present, partly due to limited employment prospects; Liskeard has not been subject to this kind of increase but it is evident that eastern European workers are moving into the area. Attempts have been made to quantify immigration figures but, at the time of writing, even central government has no idea of the true figures.

At present the attraction of Liskeard for potential new residents is limited – little employment, poor quality shopping and night time entertainment – the town is therefore developing into a real "dormitory centre" with residents finding both employment and leisure activities in other areas, notably Plymouth!

There is a school of thought that believes the balance of the town population will swing towards the elderly. If this proves to be true Recreation and Leisure will play a vitally important part of their life style. The elderly are far more active than ever before, working lives are being extended and their disposable income will be targeted by many local businesses.

Liskeard, Where There's Moor and More!

Research and Background

The leisure industry is one of largest sectors of the UK economy, employing over 3 million people and with an annual turnover of £90 billion. Sport and physical recreation account for over £10 billion of consumer expenditure each year (Sports Council, 1997).

The countryside is the destination of one third of all leisure day-trip visits from home with 8% of day visits involving trips to the seaside or coast (Sports Council, 1993).

Recreation, Leisure and Tourism continue to be one of the country's growth industries and a major contributor to local economies in many parts of the country.

However, Liskeard Town and Caradon District have not shared in any large-scale recreation, leisure or entertainment projects. In fact Caradon seems more interested in closing facilities and ignoring opportunities that may have arisen from the run up to the 2012 Olympics!

In 1997, the Sports Council for England (SPE) highlighted an increase in participation of flexible lifestyle activities such as walking and cycling - activities which are popular in coastal areas.

Detailed national data concerning the levels of different types of recreation is scarce. The General Household Survey, Living in Britain (2002), produced by the Office of National Statistics, does provide some useful data on recreational activities, including the following:

Based on annual participation (participation in the last twelve months), walking (46%) was the most popular sports activity followed by swimming (35%), keep fit/yoga – including aerobics and dance exercise (22%), cycling (19%) and cue sports³ (17%).
No sign here of the supposed big three – Football, Rugby or Cricket.

Another trend is the greater attention now being given to health and fitness and to countryside activities, which can be expected to rise during the next 25 years as society places more relative importance on the aspirations of the aging population and the effects of youth obesity.

In England, adults living in the South West were more likely than those in other regions to have participated in at least one activity excluding walking (50% compared with 37% to 46% for other regions in England). Respondents in the South West also had the highest proportions for walking (42% compared with 28% to 37% in other regions in England) and for swimming (18% compared with 11% to 15% in other regions in England).

This overall trend is intended to make it clear that in general the development of recreation, leisure and tourism facilities and services are welcomed - and in fact should be actively encouraged in Liskeard.

It must also be recognised that the majority of this development and investment will be made by private developers and investors, policies must therefore be in place to allow rapid assessment and approval of any such schemes.

Liskeard, There's Moor and More Leisure and Recreation.

Conflicts can sometimes arise with other objectives, such as those relating to the countryside, conservation and heritage. Leisure development should benefit residents by increasing the choice of recreational activities whilst at the same time creating jobs for local people, broadening the employment/wages base and bringing increased spending into the district.

Whilst sites in various parts of Liskeard are highly suitable, including those zoned or allocated for employment or residential development, concentration of leisure developments in or adjacent to the town centre would in addition consolidate the role of the town centre, help to promote town centre regeneration and ensure accessibility of the facilities not just to car users but to all sections of the community.

A prime example is the **Lamillion Hospital** site; Caradon planners should urgently reconsider planning for the site and restrict approval to A1, A3, A4, A5, D1 and D2. This site must not be permitted for residential development. (See Appendix One for Classifications)

The Lamillion site would be the ideal location for the cinema/bowling alley development as many local residents and local media have petitioned for and is in much local demand.

If Caradon District Council move from their current site, the **Luxstowe** site would be ideal for C1 and D1 use – i.e. a hotel and meeting place!

Liskeard is not a living museum; it is a working and (should be) thriving, prosperous market and commercial town. At present too many buildings are un-necessarily "listed" creating a town centre of **antiquated commercial properties** which are gradually disintegrating as owners fail to invest in repairs and tenants are unable to invest due to high rents and reducing sales.

Few, if any of these properties would pass any current **Building Regulations** or **Energy Performance Criteria** and are only making Liskeard a decrepit outdated and unattractive town centre.

In the Conservation Area of Fore Street, of the 29 shop premises, 2 are Hairdressers, 4 Estate Agents, 1 Café, 1 Charity Shop, 1 "Office", 2 Large (ish) Multiples a Mobile Phone Shop and 1 Empty Shop. 12 out of 29 do not meet "classic A1 retail standards" and fail to enhance the retail experience of Liskeard's main shopping centre! In 2001, 6 out of 29 were classified as Listed Buildings.

(Note - The Use Class Order Act 2005 has now had to allow Hairdressers, Travel & Ticket Agencies and Sandwich Bars into this category; Appendix One details Use Classifications)

Liskeard is desperate for a "main attraction" to attract consumers and visitors back to the town centre. This could be something as simple as a national supermarket on the Cattle Market site (preferable due to higher employment /wages prospect and the lure it would provide for other national retailers to the town centre) or a "manufactured" tourist attraction yet to be devised.

A perceived major stumbling block to any Liskeard Town Centre development is the assumption that many existing properties within the conservation area are "Listed". A large proportion of these "**listed**" properties were recorded under a "**Quota**" scheme and had nothing to do with historic or any other heritage selection process. These properties must be de-listed as soon as possible otherwise the whole local listing system will be brought into disrepute, which in many parts of the country, it already is! In 2001 Liskeard had a total of 145 Listed Buildings.

(Listed Buildings and Conservation Areas Appendix 5 & 6)

The Compensation Culture vs Volunteers

Recent research has shown that the increasing litigious culture, which the present government has failed to stem, is having a dramatic effect on the number of volunteers willing to provide their services.

86% of respondents considered Excessive Risk Management and the Litigious Culture were Responsible for Destroying the Culture of Volunteering!

As many sports and leisure activities rely on volunteers to act as co-ordinators, instructors, judges etc the impact of declining numbers of volunteers will be a dramatic reduction of activities available. We have already seen throughout the country, a decline in "social" events such as Carnivals, Festivals etc as insurance costs and the decline in volunteer numbers make these events "un-safe" according to required Risk Management Assessment. (Volunteering England 11/10/06)

Liskeard, Where There's Moor and More!

1.0 Financial & Economic Aspects of Leisure

1.0.1 Leisure planning and Marketing within Caradon is at an unacceptably low standard. A new external "Trust" must be established urgently to manage all functions of Leisure and Recreation within Liskeard and preferably with an out reaching role throughout the whole of Caradon district.

1.0.2 Caradon could have benefited from the opportunities presented by the 2012 London Olympics, however they failed to attend a meeting of many Cornish authorities and businesses to investigate potential opportunities of the build up to the games. From this it must be judged that Caradon is playing lip service to Recreation and Leisure!

1.0.3 In order to provide the widest range of day-to-day Sport and Leisure activities subsidies must be increased and made available to a wider range of potential participants. A **Leisure and Recreation Trust** will be able to attract funding from the widest possible range of sources in-order to reduce the overall financial burden on Caradon District Council

2.0 Leisure Services

2.0.1 The **Leisure and Recreation Trust** should ensure that Liskeard's open spaces are well cared for and that local people and visitors are able to enjoy them all throughout the year. Through managing these facilities along with leisure centres, sports activities and events, the aim must be to enable people to enjoy an improved quality of life and cultural diversity.

2.0.2 Local people must be encouraged to be fit and healthy, to learn new skills, or to become volunteers in the community and to play an active role in improving leisure activities in Liskeard. Many people are able to go further than just enjoying leisure and should get involved through sports clubs, countryside volunteer work and other opportunities.

3.0 Leisure Marketing

3.0.1 See above, all aspects of Leisure and Recreation marketing and promotion should be passed into the hands of the new **Leisure and Recreation Trust** targeted at improving facilities and maximising the benefits and returns for the local community.

3.0.2 Sports, Recreation and Leisure marketing must be of a highly professional standard and co-ordinate with any marketing activities instituted by the Town. Liskeard must be marketed as a thriving, dynamic community with a willing workforce

Liskeard, Where There's Moor and More!

A Town with superb facilities for growing families. A Town devoted to Recreation and Leisure etc.

4.0 Countryside & Environment

4.0.1 According to the Caradon District Council website, within a radius of 3 miles of Liskeard Town Centre there are no areas of: -

- Special Scientific Value
- Outstanding Natural Beauty
- Special Scientific Interest

But as we have all seen in the local press recently (Oct 2006) the Caradon Hill Project has gained new World Heritage status and a grant of £1m. Liskeard, as the nearest town, will obviously benefit as "The Gateway to Historic Caradon Hill"

4.0.2 It must be noted that the proposed new sports fields could possibly have historic value. This is to be investigated but the outcome is unlikely to restrict or hinder development of the proposed new sports fields.

5.0 Rural Planning

5.0.1 Although not discounted, rural development is unlikely to play a major role in the future. Limited transportation will naturally lead to development around the towns. Rural and village communities should be allowed to expand within existing boundaries.

5.0.2 A wide range of business and economic activities can be located in rural areas and many rural economies are already very diverse. As no two rural areas are truly alike there can be no 'one size fits all' approach to rural economic development. Policies must, instead, be tailored to local circumstances.

5.0.3 The planning system should encourage the types of sustainable development that brings lasting economic, social and environmental benefits to particular rural areas, that draw on local character and distinctiveness and benefit local businesses, local communities and the environment.

5.0.4 Developing planning policies that work locally

A/ The planning authority should base their policies and decisions on a sound knowledge and understanding of the economic, social and environmental characteristics and opportunities within the local countryside, together with a clear vision for the future. Criteria based policies can then set the planning requirements for farm diversification, for example, but seen as part of broader rural diversification.

B/ For any development in rural areas the planning authorities should be more proactive.

- Developments should be well planned and appropriate to the location, to maintain the character of the countryside
- Developments will normally be in and around existing settlements and should respect the restrictions placed by special areas and green belts
- Planning must promote rural diversification and support the economic ambitions of businesses and other landowners
- Caradon should establish parameters for housing in remote areas not identified in local plans to allow for small clusters and groups of dwellings

5.0.5 Any planning application or approval regulations relating to solar panels and wind vanes up to a certain size, must be removed. Households should be encouraged to invest in any such energy saving measures without the need for lengthy planning applications.

6.0 Recreation Planning

Liskeard, Where There's Moor Sport and Recreation.

6.0.1 Major recreation development plans have already been agreed within Liskeard's boundaries. Although this development centres on the three main sports, Cricket, Football and Rugby, space should also be made available for "fringe" activities.

6.0.2 Recreation planning should allow for alternative activities as boredom of the big three continues.

'Top ten' sports, games and physical activities for men and women:
Rank order participation in the four weeks before interview.

| Men % | Women % |
|---------------------------|--------------------------|
| Walking 36 | Walking 34 |
| Snooker/pool/billiards 15 | Keep fit/yoga 16 |
| Cycling 12 | Swimming 15 |
| Swimming 12 | Cycling 6 |
| Soccer 10 | Snooker/pool/billiards 4 |
| Golf 9 | Weight training 3 |
| Weight training 9 | Running 3 |
| Keep fit/yoga 7 | Tenpin bowling 3 |
| Running 7 | Horse riding 2 |
| Tenpin bowling 4 | Tennis 2 |

(Sport & Leisure Household Survey 2002)

6.0.3 Liskeard currently has a very poor record of facilities for people with special needs. This needs to be actively corrected in all areas.

6.0.4 Substantial reports cover development plans for the 3 main sports dating from 2002 onwards, obviously these Development plans must be up dated on a regular basis.

7.0 Leisure & Sports Centres

7.0.1 Lux Park is currently going through a re-development phase, which includes the expansion of the Gym to cope with higher numbers of GP referred patients. It appears that Caradon District Council are more interested in cash generation than the development of a wide range of sporting and leisure activities.

7.0.2 In terms of future growth and development, this group recommend the formation of the **Leisure and Recreation Trust** to undertake management of all Recreation and Leisure facilities within the Town, liaising with Liskeard Sports Club but removing Caradon District Council from the loop.

7.0.3 As a major Leisure Centre, Lux Park fails to meet the requirements of many of the local population. The whole centre seems to be geared towards profit rather than the encouragement of fitness, sport and health. At times of the day/week areas such as squash courts are used for other purposes meaning they are unavailable for their designed purpose. *(A suggestion to the Transport and Travel Group – Lux Park sits on it's own and disabled visitors have problems travelling to the centre. A new "circular" bus route – The Liskeard Circle Line – could be encouraged. A route could be - Railway Station, Town Centre, Lux Park, Magistrates Court, Hospital/Health Centre, Morrisons/Focus/Argos, St Martin's Church, Town Centre, Railway Station. This needs to be a regular route – every 30 minutes?)*

8.0 Sports

8.0.1 Sports facilities provide by Lux Park and the adjoining Sports Club are of an adequate standard although the mix of sports available is somewhat limited.

8.0.2 More support should be available to volunteers who wish to start new clubs to introduce different sports into the town. Unfortunately the increasingly litigious nature of the country prevents many potential volunteers from organising new events/organisations/clubs.

8.0.3 New sports facilities are planned for the north of the town, these should take into account all sports not just the "big three".

8.0.4 Current thinking is to develop "big three" mixed sports at the new site rather than develop **Centres for Excellence** in sports zones! The proposals also fail to feature any form of athletic facilities or alternative sports. Another example of shortsighted management, which proves once again the need for a **Leisure and Recreation Trust**

9.0 Walking & Cycling

9.0.1 As seen in the introduction, walking plays a major role in Recreation and Leisure activities. Stuart House has introduced several detailed "interest walks" covering historic buildings etc. The recently introduced Heritage Town Centre Walk has proved very popular even though the new signposts seem to conflict with the existing Town Centre informative signs. A publication entitled "A Guide to Footpaths and Walks in the Liskeard Area" also highlights 6 walks in and around the town.

9.0.2 Liskeard currently has no "Exercise" routes sign posted even though a circular route from Barclays Bank past Luxstowe House to the Callington Road/Charter Way roundabout, round to the Plymouth Road roundabout, along Castle Street/Pound Street back to Barclays Bank is a length of almost exactly 2 miles.

9.0.3 Unfortunately the section of this route from Peppers Park Road to the Bubble Park roundabout is very dangerous due to the lack of suitable foot/cycle paths. The wide "white lined" verge is not a suitable solution for this stretch of highway. A new foot/cycle path needs to be constructed urgently to encourage residents of the estate to walk to Morrisons and the town centre.

9.0.4 Weekly "guided" walks/bike rides are organised from the hospital by "Pedal Back the Years" a project in partnership with NHS, Caradon District Council and Cornwall County Council amongst others. The 4.5 mile route takes participants out to Looe Mills and back.

10.0 Specialist Youth Activities/Opportunities

10.0.1 It has been identified that specialist facilities are urgently required by the youth of Liskeard. It is true that some facilities do exist – the Skate Board Park adjacent to Rapsons Car Park for example.

10.0.2 This park is too far from the centre of town and is unlit rendering it almost useless apart from absolute beginners who want to perfect their skills prior to a "performance". Skateboarding is an "Urban" experience, many participants require an audience for the ultimate challenge. This is why the large pedestrian areas in front of Webbs House and Royal Café Fish and Chips are so popular for both Skateboards and BMX bikes.

10.0.3 A major fault throughout Liskeard is the lack of current information. This group proposes the application of a licence for a "Community Radio Station". This would prove to be a major educational youth facility, much of the broadcast output could be controlled by the youth of Liskeard and they could be responsible for the on-going business and funding of such an enterprise. (Appendix Three).

10.0.4 This group feels the "troubled" youth of Liskeard have numerous facilities dedicated to their needs although most are under funded and lack the inspirational leadership to motivate. These facilities could become more "inclusive" offering "adventure" activities and channelling energies and passions into less destructive interests.

10.0.5 As is often the case; Liskeard caters for the "casualties" rather than eliminating the cause. Once again the tawdry image of the town and lack of information create a negative

attitude. By involving and including the youth of the town, by encouraging an outlet for stimulating their creativity and need to "perform" many of the problems will be removed.

10.0.6 The motivate and educated youth have less problems. Further education and employment prospects will inevitably move them away from the town. This will however ultimately damage the balance of the community and the town.

11.0 Arts & Entertainment

11.0.1 Within the town of Liskeard, the arts are reasonably catered for. Stuart House, The Liskerrett Centre and several "private" facilities offer art tuition, gallery space and support for new and existing artists.

11.0.2 Currently, Liskeard lacks any specialist retail outlets for antiques but does have an excellent art supply shop that also actively trades on-line and offers tuition and product specific seminars.

11.0.3 As mentioned elsewhere in this document, Liskeard has a desperate need for an **Entertainment Centre**. The Cornish Times has been working with several local residents encouraging support for such a project.

11.0.4 Similar projects in other parts of the country report active catchment areas of up to 60-mile radius. This could prove to be the **Major Attraction** needed to re-motivate the whole town. Full support by the Town and District Council will ensure the success of a privately run and managed facility of this nature.

12.0 Museums

12.0.1 Stuart House, a 16th century town house in the centre of Liskeard, has been restored by Stuart House Trust as an arts and heritage centre. The house is used for exhibitions and sales of arts and crafts, for charity sales, meetings/seminars and other, heritage, community and cultural events.

12.0.2 Liskeard and District Museum shows the transformation of the medieval market town into an industrial, commercial and shopping centre began with the growth of mining in the area. Liskeard had been one of the few "coinage", or tin assaying towns since the fourteenth century but the heyday of local mining was in the nineteenth century and much of the quality townscape that is visible today results from the wealth generated by the mines and their associated industries in this period. The museum also organises periodic displays featuring local celebrities (architects, builders etc) or local trades such as mining etc.

12.0.3 The first known reference to Liskeard was in the Domesday Book in 1086. In 1240, the first of eighteen charters was granted to the town, thus permitting the holding of markets, which have continued to the present day, cattle markets being held on Mondays and Thursdays.

13.0 Parks, Playgrounds and Open Spaces

13.0.1 A network of open space of the highest quality, diversity and beauty that underpins the culture, prosperity and quality of life in Liskeard for existing and future residents, and that is managed in a way that provides a refuge for wildlife, benefits the environment, and provides a free, accessible recreational resource to residents and visitors.

13.0.2 Children's play areas include both informal play areas and equipped playgrounds. Suitable play areas should be available so that children can play close to their home in a safer environment than would be encountered elsewhere, fulfilling a widely accepted need and one which is acknowledged by the Government.

13.0.3 Extra consideration should perhaps be made for "informal" play areas; council has spent "thousands" on formal play areas and play equipment that could eventually lead to problems with vandalism etc.

13.0.4 It is reasonable that new housing development schemes that generate additional demand should provide or contribute to play area provision, although whether this should contain equipment or be informal in design should be subject to negotiation in the light of particular local circumstances.

13.0.5 Town parks help to meet the needs of local residents for children's play and informal recreation in reasonably accessible locations. They are particularly valuable to certain groups who might otherwise be deprived of recreational opportunities, including parents with young children, old people, and people without cars.

13.0.6 Existing parks should be protected but also be allowed to develop facilities to serve the needs of the local community. Also, town parks are an asset in their own right and should be an important element of the town's tourism base. Some parks would benefit from improvement work and in certain instances there are opportunities for extension into adjoining areas of open space, although desirable measures such as these will be subject to the constraints on local authority expenditure.

13.0.7 Local parks and gardens

Skate Park and Basketball Court – Adjacent to Rapsons Car Park – Poor location, too far from town centre, no lighting.

Thorn Park – Swings and limited play equipment.

Castle Park – Playground equipment recently installed (grant funded)

Westbourne Gardens – Secluded small town centre park. Not popular because no walk through and numbers of teenagers etc using park as drinking den and local vandalism.

Sungirt Lane Conservation Area – Wooded walk and nature area, subject to occasional vandalism

13.0.8 Maudlin Farm Project - A piece of land currently owned by Cornish Homes, situated on the Maudlin Farm Housing Estate next to St Martins Primary School due to be handed over to Caradon District Council early in 2007 for recreational use.

13.0.9 As part of the agreement, an amount of landscaping, including paths and cycle ways, will be carried out by the developers prior to handover.

13.0.10 A number of residents and local children have also formulated a plan to include on the site a number of sporting and recreation facilities to possibly include the following:

A contained artificial surface multi ball court, to include football, hockey and basketball.
A purpose built skate board and BMX facility.

An artificial cricket practice-batting wicket in partnership with Liskeard Cricket Club.

A French Boules area with further landscaping to include a running/walking and cycle track and meeting areas with timed solar lighting.

13.0.11 It is expected that there will be further development to the area to encompass linking paths to other areas of Liskeard including the new medical facilities and schools and to develop wooded areas adjacent to Charter Way.

13.0.12 It is envisaged that the facility will be sports orientated for older children and partnerships with local sports groups will be forged to provide sports coaching to local children during school holidays.

13.0.13 A local officially constituted group called CHAIN will take the lead in raising funds for the project and once completed it is expected that local residents will form a group to provide wardens to monitor it's use and together with local children, to police the facility.

13.0.14 A survey of the area has been completed and has shown support from the majority of residents and a public consultation exercise to select the appropriate project has been held.

14.0 Regeneration and Development

14.0.1 A **Town Centre Regeneration Partnership** is urgently required to help develop the town centre and regenerate the town as "a thriving, prosperous, safe and attractive commercial town with sustainable jobs, homes and facilities for all".

Liskeard, There's Moor and More Service and Retail

14.0.2 The partnership should seek to secure funds from private and public sources to revitalise the town as a rural commercial centre for the 21st century.

14.0.4 The aim is for the revitalisation to meet the needs of local people and visitors alike. The process should "create a shared vision of the town's future, shaped by people who live and use the retail, leisure, professional and public services" located within the town.

14.0.5 An action plan should be developed to initiate the regeneration process and following the completion of the scheme, a succession plan and revised action plan must be developed to take on board completed works and changes in circumstances.

15.0 Libraries

15.0.1 The Mission of the Cornwall Library Service is to:

- Be the most reliable source of information in Cornwall
- Promote reading, learning and the latest information technology to everybody in Cornwall
- Celebrate Cornwall's unique culture and heritage

15.0.1 The Passmore Edwards Library in Barras Street sets a standard both for the design and prominence of the building and for the facilities within. Although the range of books is somewhat limited as alternative services consume valuable space, the rotation of books throughout the Cornwall Library Service organisation means that different reading matter is generally available.

15.0.2 The computer section seems to be well supported which possibly indicates a lower than "national average" take up of Home Computers. Research needs to be organised to investigate the proliferation of home computers in and around Liskeard. If it is in fact below national average a "recycling" scheme should be introduced as computers are now seen as an essential part of education.

16.0 Liskeard Looe Union Canal

16.0.1 Over the years, several attempts have been made to plan the renovation of the Liskeard – Looe Union Canal. This would obviously create a major attraction in the area but it is unlikely to materialise whilst a national company owns the railway.

16.0.2 If the line is ever offered for sale funds should be made immediately available for its purchase. The line should then be converted to a "Steam" line with a walkway/cycle track alongside and where possible, parts of the canal renovated as an additional attraction.

17.0 Pubs, Cafes, Clubs and Restaurants

Liskeard, There's Moor and More Food and Drink.

17.0.1 For the existing population, it would seem that Liskeard has ample Pubs and Clubs. Restaurants have always been a problem in the town as historically, the standard has been so poor.

17.0.2 Two new restaurants have opened within the last 2 years or so, both have gone a long way towards raising the standard of food in Liskeard. One appears to be better managed and would seem to be making a reasonable profit. The other is supposed to serve a quality meal but it is so poorly managed, they seem to have no idea what market they are after or when they should be open – not a reassuring sign!

17.0.3 Complaints have been aimed at the ethnic restaurants, 1 Indian and 2 Chinese in terms of quality of service and quality of food and this seems to have affected their restaurant trade even though their take away service is buoyant.

17.0.4 Pub food lacks any imagination and is "generally" bought in frozen products requiring a microwave or deep fat fryer for the "cooking" process. It is very difficult for pubs to serve real "home cooked food" as the hygiene laws have made equipment requirements too expensive in relation to the returns available.

17.0.5 Day time Cafes and Coffee Shops have captured an active trade but none extend their opening hours into early evening. The gap between cafes and pubs/restaurants is still too great. Throughout Europe, cafes open in the early morning serving workers both food and drink on their way to work and remain open well into the evening trade.

17.0.6 To develop this culture in the UK and Liskeard in particular needs entrepreneurs with a forward thinking business plan. It also needs the support of both Liskeard Town Council and Caradon District Council with regard to planning approvals, suitable properties and the right environment.

18.0 Special Needs

Liskeard, There's Moor and More for Special Needs.

18.0.1 One of the main problems encountered by residents with special needs in Liskeard are the physical attributes of the town – short steep hills and narrow pavements.

18.0.2 The Council must place a higher priority on ensuring that the needs of disabled and other relatively disadvantaged people are taken into account in decisions about development and improvement work.

18.0.3 At present facilities for those with special needs are very poor, there are no Public Transport services connecting the town centre and Lux Park! Having arrived at the leisure centre, or the adjoining Sports Association Club House access is very limited for those with special needs.

18.0.4 Facilities for those with special needs are equally important in the recreation and leisure field, as they are in shopping and town centres, if such opportunities are to be available to as many residents as possible.

18.0.5 The practical issues will clearly vary according to the type of scheme involved, but wherever indoor activities or support services for outdoor facilities are proposed there are likely to be basic requirements on disabled parking, adequate access, changing, toilets etc., and opportunities for further special provisions.

18.0.6 Outdoor activities themselves may in some cases be more constrained by the type of landform or sport, but opportunities can often be taken, for instance, to provide level or gently sloping paths leading from car parks.

18.0.7 No special needs sporting activity clubs seem to exist in Liskeard. With the Olympics and Para-Olympics being held in London in 2012 this seems to be an extraordinary omission in line with the total lack of Athletic facilities in the area.

19.0 Community Radio

Liskeard, There's Moor and More Communication.

19.0.1 Double-L Radio – Moor to Sea

19.0.2 One of the most prolific comments during informal local research –
"I didn't know about that!"

19.0.3 The lack of information about local events/organisations is unbelievable. It's almost as if organisers don't want new people to become involved with **their** activity/event!

19.0.4 Local community radio is a new(ish) innovation launched by the government to allow local communities to establish their own radio/tv stations. This group sees the opportunity to create a local radio station a huge boost for local residents and visitors from Liskeard to Looe, hence the station project name – Double-L Radio, Moor to Sea!

19.0.5 This project is at an early stage but is being researched prior to business launch. OFCOM currently limit the airtime available to community radio stations. However, most have overcome this limitation by broadcasting via the internet which allows 24 hour everyday broadcasting.

20.0 Cornish Language

20.0.1 This is part of our inheritance and must not be forgotten. The acceptance of a generally agreed common written form due spring 2007 will provide both pressure and the opportunity for greater use. Apart from the cultural aspect experience in Scotland and Brittany has shown that the judicious use of the local language gives a special appeal to places and products, with measurably positive results (especially if linked with good quality, of course!) If the language can help people to regain pride in place and heritage (pride, not arrogance) then this could help develop a new civic pride, too.

20.0.2 The Council of Europe's Charter for Regional and Minority Languages has opened the door to a resurgence of Cornish as a regional language. Liskeard currently features two "ethnic" Cornish shops promoting the Cornish language, folk law and history.

20.0.3 The Cornish Language Partnership has been established to drive the strategy forward over the next few years. The Partnership Agreement is still being drafted but will be publicised in due course, as will the work programme which is in preparation.

20.0.4 A Strategy to help develop the Cornish Language was officially published in April 2005 following extensive consultation with Cornish language groups, individual Cornish speakers, local councils and members of the public. Unfortunately, the language seems to be in the process of being highjacked by local politicians desperate to appeal to local voters.

20.0.5 This followed the Government's recognition of Cornish under Part 2 of the

European Charter for Regional or Minority Languages in November 2002. The aim of the Charter is to protect historical or minority languages from extinction and promote their role in encouraging diversity and this recognition marked the end of a seven year campaign by Cornish language groups.

21.0 Allotments

21.0.1 Healthy Living programmes and the expanding Organic Culture has resulted in an increased demand for Allotment sites. Any new residential development must allocate areas for allotment development.

21.0.2 An area close to or part of the proposed new sports fields should be considered a prime location as facilities such as off road car parking, walkways and cycle paths will aid accessibility. The sports facilities will also require provision of major utilities, the installation of which could be shared by the allotments.

22.0 Hotels

22.0.1 Although Liskeard may not be considered a tourist destination in the popular sense of the expression, a great many people nevertheless visit the area for various reasons - on business, or to see friends or relatives.

22.0.2 There is however a pronounced shortfall of hotel bed spaces. A considerable number of overnight stays associated with activities in the area must therefore currently be taking place outside the town. It may also be possible that the shortage of hotel spaces could sometimes have a negative effect on decisions that people may take about the area.

22.0.3 The Council wishes to encourage real hotel development, not just "one-night" room accommodation, in suitable areas, in order to accommodate more existing visitors locally and to attract them in greater numbers if possible. The value of "Travel Lodge" type facilities for the town will be very limited. Any hotel plans should be of a minimum of 3 Star quality, preferably higher.

22.0.4 Hotel development should help to capitalise on the benefits, such as increased spending and job creation, that additional visitors could bring to the area, and contribute both directly and indirectly to local economic growth and enhancement of Liskeard's external image.

22.0.5 Redevelopment of the Town Centre shopping areas would allow planning for a Central 4 Star Hotel with a capacity for say 80 beds. (Appendix Four)

22.0.6 With increased accommodation capacity it would be possible for larger county/regional/national/international sporting/leisure events to be organised thereby increasing the commercial value of the town's facilities.

23.0 Recreational Access

23.0.1 The town has a number of walkways, although some of these provide valuable opportunities for local informal recreation and are in practical use to differing degrees, little attempt has been made in the past to consider longer routes or networks of paths/cycleways, or to create key links, which would open up greater opportunities. The potential for enjoying the town and surrounding areas on foot, cycle or horseback is therefore not fully realised even though the Town Centre Heritage Trail has recently been mapped and signed. A publication entitled "A Guide to Footpaths and Walks in the Liskeard Area" also highlights 6 walks in and around the town.

23.0.2 It is reasonable that new housing development schemes that generate additional demand should provide or contribute to walk/cycleway provision.

23.0.3 A number of specific routes criss-crossing the area should be identified, along with a round-Liskeard route joined to these and taking in much of the varied countryside on the periphery of the built up area. Not all the routes will be achievable at once, and financial resources will be a major determinant of progress. In some instances it will be necessary to secure sections of the network within future development schemes.

23.0.4 Whilst the prime purpose of the network will be recreational, with the additional benefit of improving access to and use of other recreation and leisure facilities, it is hoped that use for other journey purposes will also be encouraged.

23.0.5 It is inevitable that many of the routes involved will cross private land, which may be in use for farming or other purposes, although often on an existing right of way. It is important therefore that the network should be promoted and developed through negotiation with the owners and occupiers of this land, and that efforts should be made in the process to, as far as possible, reconcile or lessen conflicting interests (which may already exist to some extent).

24.0 Car Parks

24.0.1 The gradual expansion of countryside recreation facilities and the increasing popularity of this type of leisure activity has and will continue to create more demand for access by car. In order both to encourage the use of informal recreation opportunities and also to safeguard against the problems of unauthorised car parking, car parks should be provided at carefully selected points to cater for popular demand.

24.0.2 Unfortunately, Liskeard currently has an exceptionally poor record of car parking. Drivers seem to think it is their right to park wherever and whenever they like causing increased traffic congestion. The aggressive nature of culprits is unlikely to encourage others to attempt gentle influencing of improved conduct! Police and Traffic warden take note.

25.0 Community Facilities

25.0.1 There are basically three types of community buildings falling under review by this group.

A/ Firstly, there are the larger public halls run by the Council, and which can be hired for a wide variety of functions.

B/ The second category includes the smaller community or neighbourhood centres, some being provided by the Council and others as a result of local initiatives, which are typically located in residential areas. Other clubs may also perform a similar role in some cases. Buildings in both of these categories normally cater for a wide range of social and recreational activities of local groups and voluntary organisations.

C/ The third category of public library and museum is obviously much narrower in function, but nevertheless are very valued local facilities.

25.0.2 Community buildings of these types are recognised as an important recreational and leisure asset to the residents of the town. (See Appendix Two for current usage)

25.0.3 This policy aims to maintain a satisfactory level of easily accessible local provision, and where the need exists to ensuring that this aspect is addressed in new development proposals.

26.0 Shopping

Liskeard, There's Moor and More Retail Therapy.

26.0.1 Liskeard does have some very "individual" shops – Modern Grates, J.R. Electrical and Goldsworthy – all have an old fashioned appeal and manage to stock individual items as opposed to the "packaged" items that superstores carry. These three have also been described as "tourist attraction" in their own right.

26.0.2 However, the vast majority of Liskeard Town Centre's current retail/business premises are **UN-SUSTAINABLE**. Put bluntly, they are a disgrace in terms of construction, health and well being of workers, energy use, pollution impact, land use, and resource efficiency consumption and management. South West Water recently spent approximately £38,000 to re-connect one (Yes, one) toilet to the mains sewer in Market Street!

26.0.2 The **Town Centre Regeneration Partnership** should identify the reasons for Liskeard's failing retail facilities – the last ten years has seen serial decline with shops closing and being replaced by Estate Agents, Charity Shops etc. Is it a fixation with preservation, poor quality premises or high rents? Or is it poor management and low levels of retailer investment and training.

26.0.3 Two new "out of town" stores have recently opened offering national wage rates to local staff. As individual transportation becomes more expensive and on-line shopping becomes more popular (latest reports show 10% year on year growth) town centre shopping facilities will have to fight harder to retain custom.

26.0.4 This group proposes that Liskeard should actively encourage national retailers to the town centre and suggests that a major project under the auspices of a **Town Centre Regeneration Partnership** be undertaken as to the shape of the town centre for future generations.

26.0.5 It should be noted that after just 1 week of trading, the new shopping centre in Plymouth has attracted over 500,000 shoppers. All stores trading in the centre have reported outstanding results with several reporting sales 3 times over projections!

26.0.6 Liskeard town centre has very limited shopping opportunities, no sports shops, no antique shops, a poor quality music shop, only one shoe shop. Looking at the list of retail outlets consumers should have every purchasing requirement covered. Generally, this is not the case. High prices, limited stock, poor customer service, limited opening hours are the hallmark of a dismal shopping experience in Liskeard. Yet a small number of quality outlets survive and prosper proving that local customers are willing to purchase quality products.

26.0.7 The assumption has always been that Liskeard is a "poor" town, perhaps it is more the case that Liskeard is only serviced by poor quality retailers. The lack of competition results in consumers in Liskeard paying, on average, 10% more for the national shopping basket than those in other comparable towns!

26.0.8 It has been noted that Caradon District Council claim the following objectives are relevant to town centre and retail development: -

A/ Promoting economic prosperity including maintaining and improving local employment opportunities, economic diversification, reduce dependency on Plymouth and meeting the requirements of new and expanding industrial and commercial firms.

B/ Regenerating Town Centres including improving the range, choice and quality of shopping facilities, supporting the role of town centres, enhancing the attractiveness of town centres mainly by controlling vehicular movements, and protecting key shopping frontages.

C/ Increasing accessibility including relieving congestion and vehicular pedestrian conflict, and meeting parking requirements.

D/ Planning to reduce Global Warming including encouraging a compact urban form by preventing sprawl and protecting the role of town and district centres thereby discouraging the need for long car journeys.

If any of the above are to be believed town centres will experience major change!

26.0.9 It is time to completely review the role of **Listing** and **Town Centre Conservation Areas**. Far too many properties are "listed" resulting in total lack of investment. If Caradon wish to "preserve the key shopping frontages" it must be accepted that the remainder of the property be demolished/developed to provide suitable space in which to conduct profitable business within the constraints of modern building regulations. Currently, the majority of retail premises in Liskeard would, it is believed, fail any modern construction/building regulation inspection.

26.0.10 A major development opportunity will be the Cattle Market once it has been vacated. Many schemes have been suggested including a yet to be thought of "tourist attraction" a "pannier market" and a "coach station". In order to make this site viable without destroying valuable car parking any scheme should be allowed to investigate the purchase of additional adjacent land.

26.0.11 Many of the above schemes have a quaint, colloquial charm but lack the requirements and of a "retail therapy" starved population. Research will prove beyond doubt that the vast majority of local consumers require a town centre shopping experience that can only be satisfied by the addition of a major retailer of the calibre of say Tesco, Asda, Sainsbury or Marks & Spencer together with other "national" outlets who would benefit from the increased trade generated by an active "major" in Liskeard. (Appendix Four)

Appendix One

Commercial Property Change of use Classifications

In many cases, a change of use of a building or land does not require planning permission if both the present and proposed uses fall within the same 'class' as defined in the Town and Country Planning (Use Classes) Order 1987. It is also possible to change use between some classes without making an application.

Applications for planning permission are always required for changes of use involving amusement centres, theatres, scrap yards, petrol filling stations, car showrooms, taxi and car hire businesses, and hostels and night clubs.

You can convert the space over shops and other high street buildings to use as a flat and convert back again without planning permission provided you do not change the outside appearance of the building in certain situations.

Before you negotiate a lease or buy a property, you should always check whether you would need planning permission for your intended use and your chances of getting it, even if the vendor, agent or landlord says it will be alright to use it for your intended use.

Please note that on the 21st April 2005 the Change of Use Class 'A3' alters, with new 'A4' and 'A5' classes introduced and an amended Class 'A3'. Both the pre and post 21st April classes are detailed below.

Main Change of Use Classes

Part A

A1 : Shops

Shops, post offices, travel/ticket agents, hairdressers, funeral directors, dry cleaners, sandwich bars. (No permitted change)

A2 : Financial and Professional Services

Banks, building societies, estate/employment agencies and other financial and professional services. (Permitted change to A1 where a ground floor display window exists)

A3 : Food and Drink (Applicable up to 20th April 2005)

Pubs, restaurants, cafes, and hot food take-aways. (Permitted change to A1 or A2)

A3 : Restaurants and Cafes (Applicable from 21st April 2005)

Restaurants, snack bars and cafes. (Permitted changes to A1 or A2)

A4 : Drinking Establishments (Applicable from 21st April 2005)

Pubs and bars. (Permitted change to A1, A2 or A3)

A5 : Hot Food Take-Aways (Applicable from 21st April 2005)

Take-Aways. (Permitted change to A1, A2 or A3)

Sui Generis

Shops selling and/or displaying motor vehicles, retail warehouse clubs, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations and night clubs. (No permitted change)

Part B

B1 : Business

Offices, research and development, light industry appropriate in a residential area. (Permitted change to B8 where no more than 235sq m)

B2 : General Industrial

General industry. (Permitted change to B1 or B8 where no more than 235sq m)

B8 : Distribution, including Open Air Storage

Warehouse, distribution centres, repositories. (Permitted change to B1 where no more than 235sq m)

Sui Generis

Any works registrable under the Alkali, etc Works Regulation Act 1906. (No permitted change)

Part C

C1 : Hotels

Hotels, boarding and guest houses. (No permitted change)

C2 : Residential Institutions

Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. (No permitted change)

C3 : Dwelling Houses

Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents. (No permitted change)

Hostel. (No permitted change)

Part D

D1 : Non-Residential Institutions

Surgeries, health centres, crèches, nurseries, day centres, art galleries, museums, libraries, halls, churches and non-residential education and training centres. (No permitted change)

D2 : Assembly and Leisure

Cinemas, concert halls, bingo and dance halls, casinos, swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used). (No permitted change)

Theatres, nightclubs. (No permitted change)

Appendix Two

Recreation / Community facilities in Liskeard

There are a large number of community halls with space to hire in the Town and a large number of active community organisations.

Public Hall

Range of rooms and facilities available to hire. Large main hall with raised stage, lighting, sound system and equipment for showing films including a screen. Disabled access is available but is not easy.

Stuart House

Heritage Centre, Art Gallery, Music Recitals and members craft sales

Museum and Tourist Information Centre

Includes a research room

Liskerrett Centre

Community Centre. Venue for a range of community based organisations, including pre-school, youth services, Caradon Housing Youth Project and the Scrapstore. Also ten art studios used by working artists. Three public rooms available to hire. IT suite and Café. Large hall suitable for dance and performance. Recently become a venue for productions through 'Carn to Cove'- a rural touring scheme for Cornwall. Four professional productions per year. Venue for U3A film club (members only). U3A are currently looking at how they might extend their existing very limited and restrictive license.

Greenbank Chapel (Assemblies of God)

Run a range of services for their members including childcare, youth group and support for the elderly.

Keep Fit Hall

Small meeting hall with kitchen facilities.

Band Hall

Practice space for Liskeard Silver Band
Other evening use by regular groups.

Drill Hall

Used by army cadets etc.

St Martins Church Hall

Owned by the Parochial Church Council, the hall consists of a range of rooms available for groups and organizations to hire. Small kitchen area.

Wesley Chapel

Large halls adjacent to the Chapel used by a range of groups. Discussing proposals for the redevelopment of the site.

Scout Hut

Located adjacent to Castle Park, meeting hall with kitchen facilities. Used predominantly by Beavers, Cubs and Scouts for their meetings. Also used by other organizations on other evenings.

Guide Hut

Located adjacent to Liskeard School and Community College, used by Rainbows, Brownies, Guides and Rangers. Also used by the school as additional classrooms.

Guildhall

Located above the shops in Fore Street. No disabled access. Managed by the Town Council.

Outside facilities

Skate Park and Basketball Court – Adjacent to Rapsons Car Park

Thorn Park – Swings and limited play equipment

Castle Park – new playground equipment recently installed (grant funded).

Westbourne Gardens - Secluded small park. Not very popular because no walk through.

Sungirt Lane Conservation Area - Wooded walk and nature area.

Nearby entertainment venues:

Starts Theatre – Outdoor theatre. Provides a full programme of events throughout the summer.

Carnglaze Caverns – Venue for a range of artists and concerts.

Community Groups

Liskeard has listed over 100 groups and organisations active in the Town, ranging from Brownies and Beekeepers, through Choirs and Bands to the more unusual including Egyptian Belly dancers.

It also has many fundraising groups for national charities such as Cancer Research and the RNLI as well as local groups of national organisations like the St John's Ambulance and the Royal Naval Association.

The choice of groups appears wide-ranging and comprehensive. It is hard to imagine that any subject exists that is not covered by some organisation in the town.

There are a large number of venues in Liskeard for groups and organizations to meet, responding to the demand from the varied groups that exist in the town.

The entertainment provided, similar to any small town, is put on either by active community groups like the Theatre Company, the Drama Group and Liskeard Lions (pantomime) or as organized concerts and events usually to raise funds.

The nearest cinema to Liskeard is either in Plymouth or St Austell both places about 20 miles distant. The costs involved make a visit to the cinema difficult for many people in the community especially those on low incomes, the young with limited transport and the elderly some of whom would find the experience of going to a multiplex in a distant place intimidating.

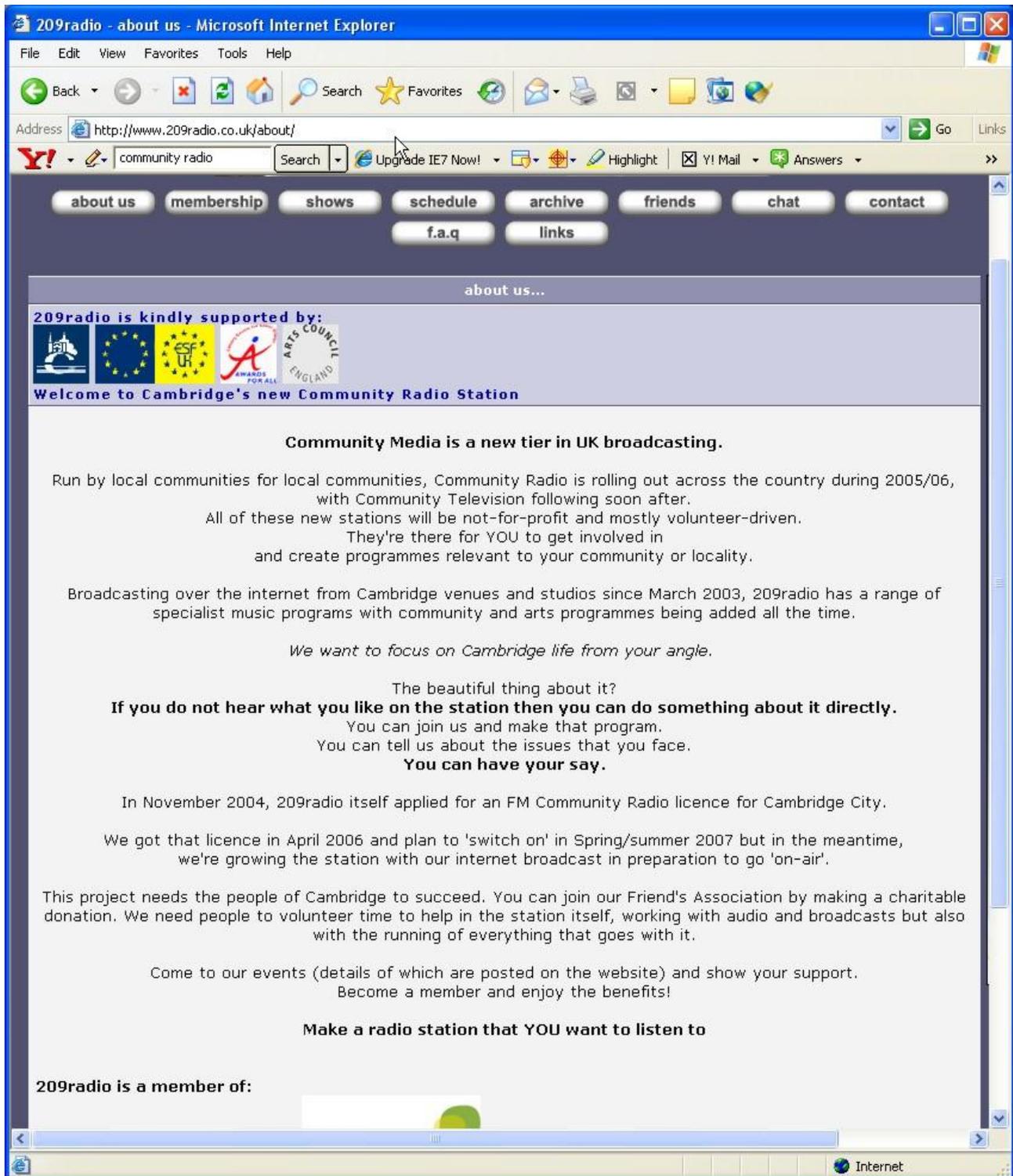
The public hall has cinema equipment, but it appears not used regularly.

The Liskerrett Centre have plans to replace their existing hall and art blocks with a range of facilities including a multi purpose space that could be used for performance including for the showing of films. The big advantage of the Liskerrett Centre as a suitable development site is that the site is already owned by the community and being located adjacent to the Cattle Market Car Park on the edge of the Town Centre is easily accessible by a wide proportion of the community. However the proposals will require the securing of outside funding with the completion of a detailed business plan, a process that has started.

The public hall's accessibility could be improved by the installation of a lift for visitors to access the main hall and upper meeting rooms.

Appendix Three

Community Radio Examples



Community Radio Examples Continued

Radio Bemerton - Community Radio for Bemerton Heath - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Refresh Print Mail Stop Highlight Y! Mail Answers

Address http://www.radiobemerton.co.uk/about_us.htm

community radio Search Upgrade IE7 Now! Highlight Y! Mail Answers

At the heart of YOUR community

Radio Bemerton

Back on air during 2007

about us

get involved

programmes

contact us

listen / watch

who's who?

RB Academy

latest news

gallery

whats on








About Us

What is Radio Bemerton?

Radio Bemerton is a community radio station which will start broadcasting later this year for a four week period. The station aims to exclusively cover the Bemerton Heath Area of Salisbury and follow on from the success of our previous broadcasts.

Who runs the radio station?

The project is supported by Salisbury College in association with the Learning & Skills Council.. This partnership helps us provide support and training to make the station a success, but essentially we would like the residents of Bemerton Heath to have a say on how the station is run and how it will sound.

What type of programmes will the station broadcast?

Last year we undertook an extensive market research campaign in the local community to establish the type of programmes we should broadcast. This year we to aim to build on these findings and reflect the results in our programmes.

How can I get involved?

Right now, we are looking for people who live locally to offer just a few hours a week, or whatever time they have, to become actively involved with the radio station in a number of areas. [CLICK HERE](#) for more details

Will I receive training?

We can offer 'on-the job' training with the opportunity to gain accredited qualifications as part of the process. The experience you gain from working with Radio Bemerton may well open the door to a new and exciting career in broadcasting or other industries.

Will I get paid?

Unfortunately, we cannot offer monetary rewards for the work you do at Radio Bemerton. In some cases however, we may be able to help with the cost of transport, childcare and traveling expenses. Please ask for more details.

Is there a minimum or maximum age limit?

We would like to actively encourage people from every age group and every walk of life to become involved with Radio Bemerton. If you are under the age of 16 we will need to seek permission from a parent or guardian before you can become involved. This year we have an exclusive Academy for 11-16 year olds. [Click here for more details](#)

WHAT PEOPLE ARE SAYING ABOUT RADIO BEMERTON

~

"Thank you to Radio Bemerton for brightening the lives of a lot of people, including me"

Robert Key MP

~

"I've heard so many positive comments about it from those involved and those at home"

Rev Simon Woodley - Rector of Bemerton

~

"The confidence and pride of the local residents was self evident. Well done everyone concerned - truly inspiring"

Richard Sheard - Chief Executive Salisbury District Council

~

"The recent radio station was appreciated by many in the community - Congratulations to all involved"

Janet Hardy Bemerton Methodist Church

~

"My congratulations go to you all - Well done"

Cllr Kevin Ulren - Salisbury District Council 2004

~

PROUD TO BE SUPPORTED BY




Appendix Four

A Retail Vision

Casual research amongst visitors and residents alike has shown that the vast majority are “**disappointed**” by the retail facilities within Liskeard Town Centre. Over the past 10 years, many retailers have closed their doors leaving substantial gaps in the retail experience.

The town centre can boast several “national” retailers – Woolworths, Boots, Co-op, Somerfield – but none of them are considered “outstanding” outlets. Both Boots and Somerfield are considered “convenience” outlets; neither stock a full range of “economy” sized product packs relegating the local population to the more expensive products.

The town centre presents two development opportunities to substantially improve the commercial viability of the town.

Cattle Market

Fore Street

Cattle Market – As mentioned in the main body, many proposals have been made for the re-development of the Cattle Market once it has been vacated.

The only **viable** proposition is to attract a major retailer and offer a development site that includes the existing area of the cattle market together with approval to redevelop the two properties behind the cattle market, Hollyrod House and St Mawes.

The council will retain the enlarged car parking opportunities and the site will have the added benefit of direct access from Russell Street/Barn Street and the existing (improved) access from Dean Street thus reducing traffic through the centre of town.

If planning consent is also granted for a petrol/fuel filling station within this development, the existing petrol station in Barras Street can be included in any Town Centre re-development.

The semi industrial site currently occupied by ATS should be re-developed, ATS having been “encouraged” to a more suitable location.

Fore Street

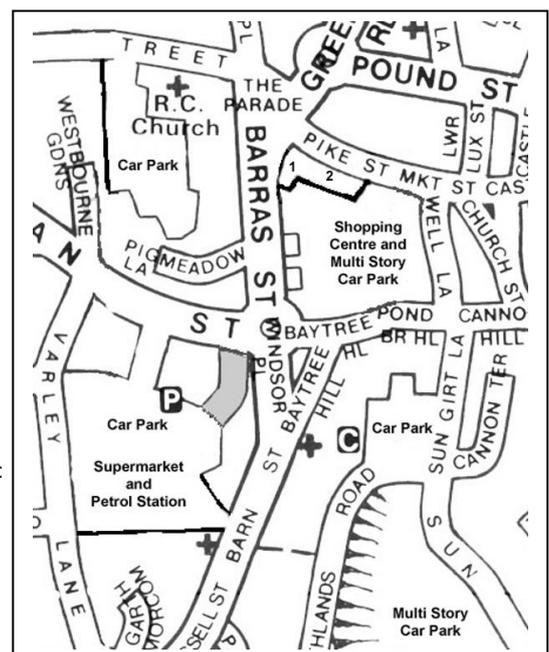
Many potential visitors are unaware that Fore Street exists.

For the majority, the route through Liskeard including The Parade and Barras Street reflects the total Retail Experience available, so they tend to keep going and leave town!

A development partner should be sought to plan the re-development of land indicated on this map

- 1 Webbs House
- 2 Guildhall and Museum etc

The existing Post Office and Sorting Office and the One-Stop Shop should be demolished. All properties along Fore Street should be demolished as should the properties along Well Lane.



An exciting new commercial development can then be briefed to the development partners.

Internally styled as per the existing frontages in Fore Street, with a new entrance in the Parade styled as a cross between Webbs House and the Library, this new commercial centre would provide the residents and businesses owners of Liskeard a centre to be proud of and that will attract shoppers from throughout the district, a market in-excess of 50,000.

The Town Council and Caradon District Council must be very firm when briefing any "partners". A "free hand" should not be allowed they must be briefed to design a new commercial centre to reflect the existing styles within the town.

The Town cannot cope with a "Modern" design scheme such as:-



The development can be up to 3 stories in The Parade and keep the same level so as to be 5 or six stories along Well Lane. The rear of the development should include a multi-story car-park and the design brief should include provision for an 80 bed hotel with conference suites.

Internally, the shopping area must be light and airy such as:-



The units will be of such a size and flexibility as to allow viable trading by national retailers and local traders alongside each other.

Appendix Five

The word 'listing' is a short-hand term used to describe one of a number of legal procedures which help English Heritage to protect the best of our architectural heritage. When buildings are listed they are placed on statutory lists of buildings of 'special architectural or historic interest' compiled by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, on advice from English Heritage.

Listing is not intended to fossilise a building. A building's long-term interests are often best served by putting it to good use, and if this cannot be the one it was designed for, a new use may have to be found. Listing ensures that the architectural and historic interest of the building is carefully considered before any alterations, either outside or inside, are agreed.

Why are buildings chosen?

We select listed buildings with great care. The main criteria used are:

- *architectural interest*: all buildings which are nationally important for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and techniques, and significant plan forms
- *historic interest*: this includes buildings which illustrate important aspects of the nation's social, economic, cultural or military history
- *close historical association* with nationally important buildings or events
- *group value*, especially where buildings comprise an important architectural or historic unity or are a fine example of planning (such as squares, terraces and model villages)

The older and rarer a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most built between 1700 and 1840. After that date, the criteria become tighter with time, because of the increased number of buildings erected and the much larger numbers which have survived, so that post-1945 buildings have to be exceptionally important to be listed. Buildings less than 30 years old are only rarely listed, if they are of outstanding quality and under threat.

Why are there three grades?

Listed buildings are graded to show their relative importance:

Grade I buildings are those of exceptional interest

Grade II* are particularly important buildings of more than special interest

Grade II are of special interest, warranting every effort to preserve them

There are 370,000 or so list entries currently protected by listing, and of those by far the majority - over 92% - are Grade II. Grade I and II* buildings may be eligible for English Heritage grants for urgent major repairs.

Appendix Six

Conservation areas vary greatly in their nature and character. They range from the centres of our historic towns and cities, through fishing and mining villages, 18th- and 19th-century suburbs, model housing estates, and country houses set in their historic parks, to historic transport links and their environs, such as stretches of canal.

The special character of these areas does not come from the quality of their buildings alone. The historic layout of roads, paths and boundaries; characteristic building and paving materials; a particular 'mix' of building uses; public and private spaces, such as gardens, parks and greens; and trees and street furniture, which contribute to particular views - all these and more make up the familiar local scene. Conservation areas give broader protection than listing individual buildings: all the features, listed or otherwise, within the area, are recognised as part of its character.

The first conservation areas were created in 1967, and there are now over 8000 conservation areas in England.

Who designates them?

Local authorities have the power to designate as conservation areas in any area of 'special architectural or historic interest' whose character or appearance is worth protecting or enhancing. This 'specialness' is judged against local and regional criteria, rather than national importance as is the case with listing.

English Heritage can designate conservation areas in London, where we have to consult the relevant London Borough Council and obtain the consent of the Secretary of State for National Heritage. The Secretary also designates in exceptional circumstances - usually where the area is of more than local interest.

Newly restored wrought ironwork in the Liverpool Canning Street Conservation Area greatly enhances this 19th-century terrace What does designation mean?

Within a conservation area the local authority has extra controls over:

- demolition
- minor developments
- the protection of trees

Demolition

Applications for consent to totally or substantially demolish any building within a conservation area must be made to the local planning authority, or, on appeal or call-in, to the Secretary of State for the Environment. Procedures are basically the same as for listed building consent applications. Generally there is a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area.

Minor developments

If you live in a conservation area, you have to obtain permission before making changes which would normally be permitted elsewhere, to ensure that any alterations do not detract from the area's appearance. These changes include certain types of cladding, inserting dormer windows, and putting up satellite dishes which are visible from the street.

Under legislation introduced in 1995, local authorities can make further restrictions on the kind of alterations allowed, depending on how these might affect the key elements of buildings in the conservation area. Examples might be putting up porches, painting a house a different

colour, or changing distinctive doors, windows or other architectural details. The local authority has to have good reason for making these restrictions, and must take account of public views before doing so.

To many owners, any tighter restrictions or additional costs, such as for special building materials, are more than outweighed by the pleasure they derive from living in such an area.

Trees

Trees make an important contribution to the character of the local environment. Anyone proposing to cut down, top or lop a tree in a conservation area, whether or not it is covered by a tree preservation order, has to give notice to the local authority. The authority can then consider the contribution the tree makes to the character of the area and if necessary make a tree preservation order to protect it.