

St Dominic Community Shop

Design and Access Statement

1. Location

1.1 **St Dominic** is a Civil Parish and Village in East Cornwall. The Village is situated 2 1/2 miles (4.0 km) east of Callington and five miles (8 km) north of Saltash. The parish is bounded by Calstock parish to the north, by the River Tamar and border with Devon to the east, by St Mellion parish to the south and by Callington parish to the west. A National Trust house, Cotehele, lies north of St Dominic.

1.2 The Parish is made up of the main parish settlement known as Church Town, as well as the hamlets of Ashton, Burraton, Bohetheric and Halton Quay where there is an Anglican chapel. Both Ashton and Halton Quay are mentioned in the Domesday Survey.

2. Population

The population of the Parish was 833 in the 2001 census, including all hamlets. Over the following ten-year period, the population had decreased slightly to 799 in the 2011 census. Cornwall Council records suggest the Parish population had increased to 811 by 2016 of which nearly 60% (sixty per cent) were over 50 years old.

3. Historical Context

3.1 St Dominic Parish has been predominantly agricultural (grazing land and market gardening), but surrounded by mining activity of the 18th and 19th centuries (Kitt Hill, etc).

3.2 One hamlet flourished (Halton Quay) in the days before the advent of rail and mechanised transport; receiving lime and Plymouth's night soil and exporting fruit and flowers down the River Tamar to Plymouth markets. Once the railway came to Cornwall, this produce was carted to St Germans railway station and transported up to Covent Garden in London resulting in Halton Quay's decline.

3.3 Before the Second World War, the Parish was supported by the Church (dedicated to St Dominica), Village School, Grocer/Post Office, Public House, Garage, Shoe Maker, Tailor and the Plymouth Co-operative Society Ltd.

4. St Dominic Today

Today the Parish has many new houses, the residents of some being commuters to Callington, Saltash and even Liskeard, Tavistock and Plymouth. The main community facilities serving the Parish are the Church, the Village Stores (soon to close), the C of E School and the Who'd Have Thought It Public House. A few Bed and Breakfast accommodation serve the tourist industry and many of the old cottages have been renovated and extended. Several farms and smallholdings provide the main activities in

the Parish as well as Burcombe Haulage (which operates across the South West) and Lanoyce Nurseries (which provides cut flowers to supermarket chains).



View of the Existing Village Stores from the Church

5. Need for a Village Shop.

5.1 **History.** The Cornish Arms pub next to the Church was demolished in 1902 and rebuilt as a Village Stores / Post Office. The history of the Village Stores is well documented in the pamphlet *Through the Letter Box* by Natalie Allen (1988). The Village Stores/Post Office is the only commercial shop in the village

On 31 March 2019, the present owners of the Village Stores (*PL12 6TD*) wrote to the Clerk of St Dominic Parish Council to inform her they intended to close the St Dominic Post Office and Village Stores in the near future. Their letter includes the following: “Post Office Ltd require three months notice of resignation but, before we submit, we feel it only right the Parish Council has the opportunity to consider alternative provision, most likely by way of a community shop”. The Post Office Ltd has subsequently informed customers the St Dominic branch “will be closing temporarily on Wednesday 09 October 2019”.

5.2 **Village Debate.** Two Public meetings were held in the Parish Hall on 1st and 16th May 2019, which were well attended. During these meetings, a lot of positive support was expressed around the idea of setting up and running a Community Shop within the Village. A Steering Group was formed to explore available options.

5.3 **Parish Questionnaire.** A questionnaire was developed and delivered to every household with the Parish Newsletter in June 2019 to ascertain whether or not a St Dominic Community Shop would be supported by the resident population. There are 370 households today in St Dominic and about one-third of these responded. The average score was 3.62 (where 1 = unimportant and 4 =

important). Only three responses thought a shop was unimportant. When asked to choose a location for a Community Shop there was an overwhelming response to site it in the vicinity of the Parish Hall.

6. Proposal for a Community Shop

6.1 **Organisation.** The Steering Group has held monthly meetings since the end of May 2019. A Constitution has been established and contact made with The Plunkett Foundation. A local adviser has attended the Steering Group meetings and is available for local support and guidance.

The Steering Group decided to register as a Community Benefit Society (CBS) regulated by the Financial Conduct Authority. This 'model' allows anyone to use the shop and every time money is so spent, customers are contributing to building a surplus that can, in due course, be spent on Village needs and for the greater benefit of all within the Village. It is understood a CBS is a way of creating a Community Asset and a source of future finances for the benefit of the Community. It is the intention of this Planning Application to create such an Asset that will become an important part of engagement within the St Dominic Village Community. It is understood that, where villages have closed an existing commercial shop, the transition to a CBS Community-run shop has proven a positive 'community investment'.

Meetings have been held with members of St Mabyn Community Shop who obtained Approval for their Community Shop (PA18/07209) on 19 November 2018.



The attached photograph illustrates the completed St Mabyn Community Shop.

6.2 Shop Appearance. It is the intent this Planning Application is to provide a structure of similar appearance to that which has already been approved by Cornwall Council (PA18/07209 - *St Mabyn Community Shop Application*). The St Dominic Community Shop is to be a steel structure with timber cladding, covered with a slate roof; windows would be aluminium framed and protected by roller shutters; the access door would be made out of steel with timber cladding. It is the intent the roof would support solar slates over the southwest-facing veranda and velux roof windows on the northeast-facing slope to create light shafts into the shop to improve the availability of natural light. Insulation material would be placed between the steel and timber façade and above the steel roof to provide adequate protection against the weather.

The shop will have a floor space of 35 square metres and would be founded on structural pads to elevate the floor 0.2 metres above ground level.

6.3 Location. The whole structure would be erected in the north-east corner of the Parish Hall car park where there would be 20 car parking spaces.



6.3 Funding Strategy. The Steering Group has developed a funding strategy as follows:

- (i) Grant through the local Howton Solar Fund – successful
- (ii) Grant through St Dominic Parish Council - successful
- (iii) National Lottery Fund (All) – to be submitted once Planning Approval granted

- (iv) Community Share Offer
- (v) Local Fundraising Activities and Ad Hoc Donations.

6.4 Complying with the Requirements of the Cornwall Local Plan. The Applicant believes the Proposal for the St Dominic Community Shop is in accordance with the spirit of Policy 4 of the Cornwall Local Plan to provide services in an accessible location to meet the Community's needs.