

Dursley Neighbourhood Development Plan (NDP)

Steering Group Meeting

7pm on 11th February 2015 at Jacob's House

Minutes

Present: Councillor Jonathan Bird (Chair), Chris Lambert (Dursley Resident), Krystyna Dembny (Dursley Resident), Leah Wellings (Deputy Town Clerk) and Anita Gambie (Project Administrator).

1. Apologies for absence

Councillor Sue Creswick, Councillor Clare Nelmes, Councillor Mel Laybourne, Wendy Thomas (Dursley Resident), Wendy Tomlin (Dursley Resident), John Roberts (Dursley Resident), Chris Cockram (Dursley Resident) and Jan Burdge (Dursley Resident).

2. Minutes of 14th January 2015

The Minutes were agreed.

3. Matters arising from the minutes

Ben Edwards has made some progress with converting the outputs from the Street Audits into a standard format. There are a few anomalies between the routes covered and photos and data received which need clarification from Harris Ethical before a final output from this work is available.

The purpose of completing the Street Audits was discussed. It was noted that the original purpose has been to provide a list of 'street faults' which could be fixed using Section 106 money.

The need for better accessibility for pedestrians and those with mobility impairments had been highlighted as key issues in the completed Street Audits.

4. Land for potential housing, employment and parking

Agenda items 4a, b and c were all discussed under the above heading.

Leah Wellings shared her experience of completing a site assessment for the triangle of land at the back of the former clinic at sandpits which has recently been converted into use as Kingdom hall.

A copy of this completed site assessment has been circulated to those carrying out site assessments to use as a template.

Jonathan Bird had met Nick Stewart, Principal Estate Surveyor at Stroud District Council, informally to discuss potential sites for housing, employment and parking. He reported back from this meeting by providing commentary and opening up a discussion on some of the sites in the List of Land and Sites identified from the consultation responses.

Land off Acacia Drive

This land had been identified as a potential development site for housing. Anita Gambie agreed to carry out a site assessment for this land.

Land at the bottom of Kingshill Park

The gardens of the houses at the bottom of Kingshill Park were identified by Nick Stewart as a possible site for future development with access to any development via the bottom of Kingsway.

Blackboys Farm

Blackboys Farm which is adjacent to the Dursley Cemetery and Allotments was identified as a site which could provide additional space for the cemetery and allotments. It was agreed that the owners would be contacted to find out whether they would be interested in selling the land. Helen Bojaniwska would be asked to set up a meeting with the owners of Blackboys Farm, Jonathan Bird and other interested parties.

Land off Harding Drive

A pre planning application for housing development was submitted in respect of this land. As a consequence of this a residents group (Defend Dursley's Green Escarpment) has been set up to fight any housing development and they have submitted an application to have the land registered as a town green. Chris Cockram would be asked to carry out a site assessment for this land.

Old Dairy Site

Various options have been considered for this vital town centre site. In an informal meeting with Nick Stewart, Jonathan had been told that this site would be difficult to develop for car parking because of an opinion from Highways that the exit would cause traffic flow problems. Discussion took place about a possible plan for a multi-use site (e.g. small businesses, an area for community uses such as festivals, car parking, housing). Chris Lambert had carried out a preliminary work for the site assessment.

Bus station

The idea for this site is to develop it as a car park and for Castle Street to be used as the main pick and drop off point for bus passengers. The land is owned by Gloucestershire County Council and leased to Stroud District Council. Dursley Town Council has responsibility for the bus shelters. Krystyna Dembny offered to carry out a site assessment for this site.

Land at the bottom of Long Street

A planning application (S.15/0144/FUL) has been submitted on 5/2/15 for the development of 23 residential units in two blocks. Jonathan Bird volunteered to complete a site assessment.

Land behind the Old Bell and the Dilraj.

Krystyna Dembny and Jonathan Bird agreed to find out further information about this site and prepare a site assessment.

Land at 13-23 Bull Pitch

Brian Marsh would be asked whether he knew anyone who would be interested in doing a site assessment for this site, in view of his local knowledge.

Land at Mill Farm and Sheephouse Farm

It was agreed that these sites should be kept for commercial development for small businesses as this fits in with what is already there. Sue Creswick has agreed to do site assessments for this land.

Fields at the back of Shakespeare Road and Fields at Spring Farm

Jonathan Bird would ask Mel Laybourne if she would be able to carry out site assessments for the above sites.

Castle Street – back of shops Mary McNally has agreed to carry out a site assessment for the back of the shops on Castle Street.

Town Centre Regeneration The town centre was identified as an area for improvements and regeneration through the consultation process.

The need to identify areas the residents would like to protect was also highlighted as important. If these areas were to be developed in the future then the neighbourhood development plan should identify the design and look of any proposed development.

5. Update on developing policies

Design and Housing ‘Building for Life 12 (BfL12) – the sign of a good place to live’ had been circulated to Steering group members before the meeting as requested by Sue Creswick (Design and Housing lead). It is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods. Building for Life 12 is also designed to help local planning authorities assess the quality of proposed and completed developments; and as a point of reference in the preparation of local design policies. Tattenhall and District NDP have used BfL12 as the standard for which developers need to use to demonstrate the quality of their schemes. It was agreed that BfL12 would provide a good standard for the housing and design policies in Dursley’s NDP.

6. To receive an update on the Consultation process

The group agreed that more community engagement and consultation was a key requirement in developing the Neighbourhood Plan.

Suggestions for additional ways to engage more residents included:

- Developing an NDP website
- Drafting more press releases
- Putting up banners to publicise the NDP
- Make more use of ‘Dursley Matters’
- Through use of other community forums e.g. Transition Cam and Dursley, Vale Vision, Breakheart quarry.

7. Updates on Parking and Rail Studies

Good progress had been made with both these studies and both would be completed and reported upon shortly.

8. Review NDP budget

It was noted that there was approximately 1k left from the Dursley Council’s original budget of 3k towards the NDP in 2014/2015.

9. Other meetings taking place

There were no reports of other meetings taking place in the immediate future.

10. @FutureDursley Twitter account

All Steering Group members were urged to sign up as followers to the Dursley NDP Twitter Account.

11. Date of next meeting

The next meeting would be held on Wednesday 11th March at 7pm at Jacob's House.