

Dursley Neighbourhood Development Plan (NDP)

Steering Group Meeting

7:00pm on 13th August 2014

Meeting Room, Methodist Church, Castle Street, Dursley

Minutes

Present: Councillor Jonathan Bird, Councillor Clare Nelmes, Councillor Mel Laybourne, Krystyna Dembny (Dursley Resident), David Evans (Dursley Resident), Jan Burge (Dursley Resident), Leah Wellings (Deputy Town Clerk), Councillor Sue Creswick, Chris Lambert (Dursley Resident), Jon Harris (Harris Ethical) Anita Gambie (Project Administrator).

1 . Apologies for absence

Krystyna Dembny was welcomed as the lead on the Environment and Green spaces topic theme.

Anita Gambie was welcomed as the new Project Administrator for Dursley Neighbourhood Development Plan (NDP) and Our Places project.

2. Minutes from 9th July Meeting

Noted.

3. Matters arising from the minutes

Item 4 – The Project Administrator Position has been filled.

4. Actions from Theme group meetings and timescales for completion

Dursley and Cam topic theme leads, with the exception of the traffic and transport lead met with Elin Tattersall on 18th July to discuss progress to date on populating the theme papers with a summary of their findings.

Each topic lead provided a brief update on their progress to date.

a. Housing Jan had left surveys with the 3 estate agents and letting agents in the town to pass on to prospective clients. There was a nil response from 2 agents and 1 agent had returned some completed surveys. These provided useful information. Surveys were returned from potential buyers, potential incomers and existing residents. There were a variety of reasons given for looking to move into the local area. These ranged from the relative affordability of housing, to where their jobs were located and a desire to being close

to open spaces. Estate agents had also suggested that there was demand for buy-to let properties.

Clare noted that the demand for buy-to-let properties had been confirmed by discussions with residents at the Dursley Town Festival.

Sue felt that there was a demand for rental properties.

Jan had also completed an online search at Right Move which had indicated that there were 5 flats and 8 houses available. This suggests that supply is exceeding demand but not within specific areas.

Social housing and housing association properties were discussed. There are 482 such properties in Dursley. Geoff Wheeler has suggested that he could get SDC housing figures disaggregated. **Anita will follow this up.**

b. Design Sue has put together a list of individuals that she has consulted regarding housing design. Her starting point will be anything pre 1844 (Tythe) and will include 11 of 55 streets.

Krystyna offered to help Sue take photographs of specific streets which represent different eras.

c. Environment and Green Spaces Krystyna provided an overview of her report in which she outlined the organisations and individuals with whom she had been in contact and key findings from her activities on this topic. Her findings had culminated in a series of six questions which would be useful to help shape priorities for the next stages of the NDP.

Chris queried whether the high population density figures for Dursley were due to the fact that the boundaries are tightly drawn around the town. Krystyna identified the source for the statistics and advised the group that this is how Dursley sits when compared with the national and county figures.

Clare requested a copy of the questions to include as part of the information gathering process for the engagement and consultation aspect of the NDP report. **Anita agreed to send these to Clare.**

d. Facilities and Services Mel updated the group on her recent activity on facilities and services. Mel confirmed that sports facilities are included within her theme. The focus for her topic has been to a) look at what facilities Dursley has and b) what are the most important ones for the residents.

Mel identified the services which she had mapped. These included dentists, opticians, pharmacies, and Doctors surgery.

It was noted that NHS Gloucestershire are currently consulting on the future needs for pharmacies. Pharmacies are being mapped, demand for services established and then tied in with areas of population growth.

Mel advised the group that Dursley Primary Academy is undersubscribed. There are also difficulties at peak times with the amount of traffic on the roads around the school.

e. Economy Clare had sent the Business Survey to the printers that afternoon and delivery is scheduled for Monday 18th August.

Jonathan thanked everybody for the work they had put in to gathering their evidence to date in support of their theme for the NDP.

5. Community Engagement Activities

a. Clare, Mel and Jonathan provided feedback on the consultation at Dursley Town Festival on 12th July. The display boards and stands were very well attended by visitors to the festival.

b. The consultation with families at the Tab Family café on 16th July was attended by Clare, Chris and Anita. Strong interest in the new play equipment and the topics within the NDP were expressed during conversations with those families.

c. There are some provisional dates in September to consult with members of the Friday lunch club at the community centre and meet up with representatives from Transition Cam and Dursley. Sue and Krystyna offered to attend either of the above events if they were available.

d. It was suggested that the Cam and Dursley Youth Forum and Young Gloucestershire should be approached to find out if there were any events which DTC could use as an opportunity to engage with these groups as part of the NDP.

6. Survey Work

a. Business survey – As above under item 4 – Economy

b. Cam and Dursley Rail Survey – Jon Harris has provided a template which could be used as a basis for assisting with the design of one for Cam and Dursley.

c. Estate Agent Letting Survey – As above under Item 4 – Housing

d. Town Centre Survey is underway.

e. Residents survey – This will be informed by the results of the above surveys and the visioning and policies work based upon the evidence gathered by the topic leads.

7. Traffic Study

The street audits will sit behind the traffic study. **Anita agreed to follow up any outstanding audits and email information through to Jon and Lucy at Harris Ethical.**

It was agreed that it would be good to get everyone together once all the completed street audits had been returned .

Other issues which are being examined as part of the transport study include traffic management and parking capacity within the town.

Jon has provided a response to Gloucestershire County Council Highways department regarding Ganzell Lane development. His response has suggested tightening up on potential issues around local transport overheating and has suggested a sum of £30k to be put aside for access and pedestrian improvement routes. Gloucestershire Highways have indicated that they will not object to the proposed development on access grounds.

Jon reported that the Cam and Dursley railway station survey has not yet been completed. He has surveyors he could provide to do this work.

Jon also confirmed that he was still keen to get in touch with the Head of Geography at Rednock school to discuss how students might be able to get involved through project work/field work/visioning.

David described the changes, he has suggested to the Littlecombe site following the revised plans from St Modwen's. He sent these to the developer on the 21st July.

8. Developing the Vision and Objectives

There was a general discussion by Steering Group members about developing the vision and objectives. It was suggested that some of the desired policies may be obvious and quite specific whilst others were likely to be less firm and require further development.

Elin Tattersall has provided some dates for meeting up with topic leads to go through their evidence and facilitate the start of the vision and objectives work. **Leah and Anita agreed to set these up once topic leads had provided some dates for their availability.**

September was suggested as a good time to set up a joint meeting with Cam for representatives from surrounding parishes of Coaley, Uley, North Nibley and Stinchcombe to be invited to get involved with the developing vision and policies stage of the NDP. This would help to demonstrate the collaborative way in which DTC is working on its NDP as well as securing valuable input from these parishes. It was agreed to invite town clerks and some councillors.

9. Budget

a) The 7k grant needs to be spent by December. It was agreed to move the planned 1.5k Npiers spend to the Town Council part of the NDP budget and move other expenditure from

the Town Council budget to the grant budget in order to ensure that plans remain on track to spend this.

It was also noted that approximately £1.5k would be required to cover the printing and postage costs of the residents survey.

Jon confirmed that he was currently assembling the data in support of submitting an invoice for his work to date on the transport study.

b) There was support for the request to pay for Gloucestershire Centre for Environmental Records to do a data search on priority species recorded in Dursley in support of the Environment theme of the NDP. A query was raised about how much it would cost to do a full wildlife survey of Dursley which would have other uses as well. **Anita agreed to find out how much extra it would cost to do this before getting a priority species data search actioned.**

c) Helen has offered to provide training for the Steering Group members in Parish Online. **Anita agreed to find out the level of interest and arrange dates and times for this.**

d) There is a requirement as part of the NDP process to consult owners of large plots of land. This is being actioned through the public engagement/consultation events and letters will be sent out to these individuals telling them about the NDP. **Anita will follow this up.**

10. Date of next meeting.

10th September 2014, 7pm in the Methodist Church meeting room.