

Dursley Neighbourhood Development plan (NDP)

Steering Group Meeting

7.00pm on 14th January 2015 at Jacob's House

Minutes

Present: Councillor Jonathan Bird (Chair), Wendy Tomlin (Dursley Resident), Krystyna Dembny, (Dursley Resident), Chris Lambert (Dursley Resident), Wendy Thomas (Dursley Resident) Councillor Sue Creswick, Helen Bojaniwska (Town Clerk), Leah Wellings (Deputy Town Clerk) and Anita Gambie (Project Administrator).

1. Apologies for absence

Councillor Mel Laybourne, Councillor Clare Nelmes, Jan Burdge (Dursley Resident) Chris Cockram (Dursley Resident) and Jon Roberts (Dursley Resident).

2. Minutes of 10th December 2014

The Minutes were agreed.

3. Matters arising from the minutes

Street Audits: Ben Edwards (Dursley Town Council's Administration Apprentice) will look at converting the outputs from the Street Audits into a standard format, probably PDFs, with an index of all the routes covered. Chris Lambert offered to help with this activity.

Jonathan Bird reported back from the Stroud NDP networking event held on 15th December at Chalford Village Hall. Presentations and papers from this meeting will be circulated to all Steering Group members. Conrad Moore, Planning Strategy Team at Stroud District Council had provided an update on the emerging Local Plan. The meeting had provided a good opportunity to share experiences with representatives from other parishes and towns developing NDPs.

A query was raised about any changes that have been made to the housing allocations, with particular reference to the number of 'dispersal or windfall sites' There had been no change in these numbers which had been 750 in the submitted Local Plan and remained at 750 in the updated Local Plan.

Sue Creswick had met Hugh Barton (Professor of Planning, Healthy and Sustainable Development at UWE, Bristol) and a Steering Group member for Stroud Neighbourhood Development Plan to discuss Dursley Town Centre. This followed on from the developing policies workshop session meeting in December where it had been agreed by the steering group that some inspiration was required from a 'town centre planning expert'.

4. Housing, Employment and Parking Land sub group
- a. List of land and sites from consultation and Strategic Housing Land Availability Assessment (SHLAA) and to identify other ideas/land

A list of sites were discussed and viewed through parish online. This was an interactive session with participation from all Steering Group members.

Old Dairy Site

This site had originally been part of a planning application for 10 houses and 2 retail units. There had been concerns about wildlife, particularly badgers and the planning application had been withdrawn. The site also had issues about access, as the Lions building would need to be demolished and/or moved.

11 and 11A May Lane

This land is owned by Stroud District Council who would like to develop this into affordable housing units.

As part of the Neighbourhood Development Planning process, land owners would be contacted to find out their plans for the site and to see if we can work with them to draw up future development plans for the land.

It was noted that in relation to the Old Dairy Site the owners would want to maximise their return on investment. Other ideas and suggestions put forward included using the site for parking, or to create a hard standing area for a market.

It was noted that the space behind Prospect Place is large. It currently contains the Loading Bay for Iceland, the Lions club and the Accountants.

A query was raised about whether it would be possible to come up with a plan that meets the needs of all.

Through the process of developing a neighbourhood plan there is a need to prove that land owners have been consulted.

Parsonage Street

A number of ideas for improvements to Parsonage Street had been identified during the consultation events. These include suggestions for more commercial development, improved access, refurbish and completely pedestrianize the street.

The town council had recently met with officers from the Highways Department at Gloucestershire County Council to discuss some of the issues which had been raised. The

traders have reported that traffic is speeding through the street. It was noted that the key question is about why the vehicles need to be there.

An ideal solution would be to pedestrianize the street but there are properties which still need access. If it is completely redeveloped this may solve those issues as it may improve access.

Other suggestions for improvements included restricting deliveries to certain times, drafting Traffic Orders and monitoring the speed of vehicles.

The starting point for developing ideas for Parsonage Street is to get a better understanding of the needs of the traders and residents.

Sue reported on suggestions made by Hugh Barton in relation to Parsonage Street. If it is ever resurfaced it should be in a lighter colour. If the Barclays block is redeveloped it could be three storeys high as this would be in keeping with the three storey buildings on the other side of the street.

Castle Street would benefit from active development. The skittle alley at the Kings Head may be turned into a coffee lounge with a glass roof. The pavements are wide enough that buses could pick up from and drop off in this street.

The **bus station** should have a development plan. It could be used as a car park.

Residents could be asked whether they would accept a multi-story car park on the Sainsbury's car park. Stroud District Council have considered this. It was noted that potential sites for car parking could be identified and put out for consultation.

Land at the bottom of Long Street, behind the blue hoardings. A pre- application by Rooftop housing had been submitted to Dursley Town Council Planning committee in November 2013 for affordable housing (single people without dependants and young people). It was noted that some of this land is in the flood plain.

Silver Street a suggestion has been made to widen the road and pavement by demolishing some buildings. Given the 20 year time scale for the NDP, ideas for the longer term also have a place in the plan.

It was noted that if individuals use the spine road, once this is completed, then they will not use the services and facilities within the town.

A query was raised about how sites were identified for the SHLAA. Stroud District Council would have put a call out for sites, land owners would respond and consultants would assess the sites in terms of the suitability for housing.

Land at the rear of Walden, The Broadway. This land is in the AONB. It is in a valley and a footpath runs across the top. It is a SHLAA site and as such there will an assessment of its suitability for development.

It was noted that Residents (in agreement with landowners) will need to decide if they agree with development on these sites.

Land at Mill Farm, Uley Road. This is in the AONB, but could take some further development of small business units.

Land at Sheephouse Farm . This is also in the AONB and could support further small development of business units.

Sites for **employment** land also need to be considered. Some of the land on the Littlecombe site is set aside for employment. St Modwen is 'parking' these sites in the next development stage of the site.

To help increase the tourism potential through attracting visitors to stay for longer in Dursley, it would be good to use one of the available sites to build a hotel.

RP Jones Electrical Shop, Long Street, Suggestions for this site included commercial development into small start-up units or turn it into an indoor arts/crafts market or antique centre. Helen offered to contact the estate agents to find out if there had been any further progress in developing this site.

Fields at Spring Farm (East of Dursley) has been identified as a SHLAA site.

The Town Council's intention is to take back some of the allotments to increase the size of the cemetery. St Modwen has been encouraged to find land for allotments. They suggested some land behind the Knapp. It is a wildlife corridor and may work as allotment sites.

It was agreed to update the List of land and sites with decisions made at the meeting and to circulate this with the minutes.

- b. Checklist for site allocations: It was agreed that the GRCC site allocation checklist would provide a comprehensive tool for volunteers to use when assessing sites.
 - c. Membership of the sub group: It was agreed to ask for volunteers to carry out site assessments as part of developing a neighbourhood plan. A call for volunteers would be put out through the local press, town council's website and Twitter account. Training would be arranged for these volunteers through GRCC. In parallel land owners would be contacted and informed about the Neighbourhood Development Plan.
 - d. Community engagement: It was felt that encouraging volunteers to undertake site assessments would widen the range of local residents involved in helping to shape Dursley's Neighbourhood Development Plan.
5. Note other relevant meetings taking place:

Jonathan Bird reported that he is setting up separate meetings with John Roberts (Transport Lead), Nick Stewart (Stroud DC) and Simon Gillings, Youth and Community Services.

Helen reported on a meeting held between representatives from Stagecoach, Gloucestershire Highways, Councillors and bus users. The primary purpose of this meeting was to discuss recent changes to bus timetables.

It was noted that Stagecoach are able to put a data chip on the bus which will provide real time information about the current location of the bus. It was suggested that there could be a policy in the NDP which says new developments should support accessible transport.

6. Development of 'no brainer' policies:

A reformatted version of the draft vision, objective and policies had been produced.

Helen reminded the Steering Group members that the NDP is a development plan. There is a lot in the current draft policies about protecting land but not much about diversifying land use. The present draft policies also repeat a lot of what is already contained in higher level policies e.g. National Planning Policy Framework.

It was noted that the NDP for Tattenhall does not use the word development in its plan. It has a tag line 'Sustainable growth for the whole community'.

The group briefly reviewed and agreed the following draft policies to go forward in the resident's survey.

Green Spaces (GS) (previously referred to as Environment) Policy GS6

'Developments will actively pursue the retention of trees and hedgerows within its boundaries that form wildlife corridors or form links with wildlife corridors or provide mitigating alternatives'.

Economy

E1 (subject to specific sites being identified)

Existing employment land & allocations will be protected and enhanced where appropriate by:

- a. Safeguarding existing employment sites and allocations (i.e. including Littlecombe)*
- b. Supporting the more effective use of employment sites (e.g. combining adjacent existing employment sites)*
- c. Supporting the change to mixed uses on employment land where it can be shown that the use of the site for solely for employment is no longer viable (historically Littlecombe, potentially Old Dairy).*
- d. Supporting the expansion of existing businesses where additional jobs will be created, subject to the suitability of the scale and impact of the proposal.*

E1 There was some agreement for this but the group wanted to compare it with policies in existing NDPs.

'Development or change of use to live/work units & short-term (e.g. hourly) office space will be supported – subject to the suitability of the scale and impact of the proposal and provision of associated parking'.

(E4

'Change of use to guest houses or hotels will be supported –subject to the suitability of the scale and impact of the proposal (e.g. dwellings to B&B) and provision of associated parking.

Town Centre TE5

'Support development of institutions such as leisure attractions & venues, museum, galleries etc., within the Town Centre (to increase and encourage footfall/dwell time).

Services and Facilities It was noted that the policies in this topic are about supporting the retention of the good range of services and facilities that currently exist in the town, with the exception of the deficit in children's play areas.

Design

It was agreed that key to the policies for housing and building design was the agreement to a design standard with the need for sustainability to be integrated into this.

7. Twitter and Facebook name for Dursley's NDP. It was agreed to use the name **Future Dursley** for Twitter and Facebook.

8. The next NDP Steering Group meeting will be held on 11th February at 7pm in Jacob's House.