



FUTURE DURSLEY

Our Neighbourhood Plan

Future Dursley Neighbourhood Development Plan Minutes of Steering Group Meeting 7pm on 12th October 2016 at Jacob's House

Present: Chair, Nick Organ (Dursley Resident), Mike Johnson (Dursley Resident), Councillor Sue Creswick, Councillor Neil Grecian, Councillor Wendy Thomas, Leah Wellings (Dursley Town Council), Anita Gambie (Dursley Town Council)

1. Apologies for absence
Councillor Mel Laybourne, Gayle Collins (Dursley Resident), Krystyna Dembny (Dursley Resident), Jonathan Bird (Dursley Resident), Councillor Clare Nelmes.
2. Minutes from 14th September 2016
The Minutes were agreed.
3. Matters arising from the Minutes

Cam NDP

Cam NDP group have not responded to numerous requests from Dursley NDP group for a meeting to discuss issues of joint interest in both neighbourhood development plans. The group decided to postpone this activity to a later date in the plan making process.

Proposed development site at Cambridge House

Councillor Neil Grecian and Anita Gambie met Dave Milner from Stroud District Council on 20 September 2016 to discuss the district council's future plans for Cambridge House. Dave confirmed that the Cambridge Avenue play area is not part of any future plans to redevelop the site and will not be sold.

Cambridge House, which provides housing for the over 60s with a care need, has been earmarked for closure in December 2019. The decision was made as part of the district wide sheltered housing review. The closure will result in the loss of 16 units. The four bungalows on the site will be retained. The property will be sold, without constraints, on the open market and is estimated to be valued at approximately £400k. The district council have estimated that a redeveloped site could provide approximately 12 2/3 bed dwellings with 2 parking spaces per unit.

Review of Draft NDP

Progress had been made by SG members with various tasks related to drafting the NDP. This included:

- The Foreword has been drafted by Jonathan
- Cleo had agreed to draft the explanatory text for the housing section
- Sue had drafted the introductory text for the character and design chapter
- Anita had not yet completed the introductory text for the services and facilities section.
- Cleo and Anita had reviewed Wendy's comments on the initial draft traffic and transport sections of the plan. As a result Cleo had edited and shortened this part to reflect these and this section was now similar in length to the other chapters. The importance of the cross cutting nature of Traffic and Transport and its influence on other aspects of the plan was noted.

4. Community Consultation

a. Review feedback from recent consultation events

The feedback notes from the Transition Cam and Dursley Flower and Produce show were reviewed and the following points were made:

- If there were sufficient pull in/drop off points for buses in Castle Street the bus station could be used for parking.
- A query was raised about whether the town council has any say in the proposed traffic lights at the sandpits roundabout in Dursley. The proposed installation of traffic lights had been triggered by a planning application in Cam for a mix use development comprising of up to 450 dwellings and 10.7 hectares of employment land. S.15/2804/OUT. The town council had held a public meeting on 27 September at the Community Centre with representatives from the County and District councils to discuss the proposed plans in more detail. This had provided Dursley residents with an opportunity to air their views. The town council will be seeking some advice from a traffic consultant on this proposal.
- A query was raised about whether electric bikes would be able to use the Greenway cycle route.

Neil summarised the key points from his attendance as a representative of the NDP SG at the September meeting of Dursley Business Inclusive members. He had raised awareness of the project amongst the attendees. They had identified a shortage of parking within the town as key priority for the health of their businesses.

In discussion the following queries were made:

- Is there a way that land can be purchased to provide parking?
- Should charges be introduced for long stay parking?

The feedback notes from the Farmers Market in September were reviewed. It was noted that a need for more affordable housing for all and for those with a local connection has been made several times at recent consultation events.

The group agreed that there is a consistency in the messages which have been recorded in the feedback notes from recent consultation events.

b. Community Consultation

There was a discussion about the next steps for community consultation in relation to the developing draft NDP. The group had agreed at the September meeting that they would like to consult on a pre-draft NDP. Place Studio had advised the SG that a full residents survey would not be required given the level of consultation which had been carried out to date. Place Studio had suggested that the SG may want to do a light touch survey and to run further NDP consultation events.

Mike suggested that as all existing consultation events had been held in the centre of Dursley it would be good to hold events at the Woodmancote and Kingshill ends of town. The Co-op store in Rosebery Road and Lidl store in Kingshill were suggested as potential places to seek the views of Dursley residents on the pre-draft NDP.

The group agreed that using Social Media would provide an additional route to promote the pre-draft NDP and seek views on this. A suggestion was made about whether Survey Monkey could also be used to capture comments from residents on the pre-draft NDP.

There was a brief discussion of the best way to present the consultation material for the pre-draft NDP discussions. It was agreed to ask Place Studio for examples of a light touch survey.

5. Site Visits

See attached note circulated with these minutes.

The SG agreed with the working group who had undertaken site visits on Monday 10th October that the **Old Dairy/Prospect Place and 11/11A May Lane** should be treated as one site. A query was raised about The Electric Garage which is immediately behind 11/11A May Lane and the future development proposal for this site.

The SG also agreed with the working group that the **Bus Station** should be retained until alternative options had been fully worked up. A query relating to the exact boundary line of the site was also raised. A further question about whether there was capacity for any further parking spaces next to the current two disabled parking bays at the rear of the **bus station** was also raised. Further comments were made about the need to improve the look of the site.

Nick suggested that **Reliance House** is a depreciating asset at present due to the length of time the building has been on the market. The longer it remains unsold the less attractive the site will be to a potential developer.

6. To review list of proposed local green space designations

See attached spreadsheet (circulated with these minutes) with the list of 16 proposed local green space designations located within and around Dursley. The spreadsheet also contains information regarding the existing level of protection for each individual green space in terms of local plan policies, landscape designations, town green or another measure/s.

Place Studio had advised the group that the question they needed to ask themselves is whether the green space has a sufficient level of protection from any potential future development proposals. If the group think the green spaces have sufficient protection from the measures listed above, then the local green space designation is not required. If existing safeguards are insufficient, then the SG need to decide whether the green space meets the criteria for proposed local green space designation as set out in paragraphs 76 and 77 of the National Planning Policy Framework.

The working group had agreed that **Land off Hardings Drive** had sufficient safeguards from potential development (see note of site visit 10 Oct) and as such they would not be seeking this land to be a proposed local green space designation.

The group felt that the low-fenced green space located at the **Millponds, Riversmill** site which is located on the Cotswold View Estate could be open to a potential development of 1-2 houses and after reviewing the criteria for proposed local green space felt it should go forward as such in the draft NDP.

The site visit working group had a lengthy discussion about whether **Land off Acacia Drive** should be proposed as a local green space designation. They agreed that it should be as this is the only green space within a fairly dense populated area of flats and did not have any other policies protecting this site from development.

The Steering Group agreed for three other green spaces to be put forward as proposed local green space designations. These are Dursley (Listers) Bowling Green, Union Street Green and Holywell Orchard. It was felt that these green spaces did not currently have sufficient protection from existing measures to safeguard them from potential future developments.

7. Progress with completing tasks in the draft NDP

The list of additional tasks which need completing was reviewed. Progress continues to be made with finishing outstanding tasks.

8. Date and Chair of next meeting

A list of meeting dates for 2017 was circulated. SG members were asked to put their name against two future meetings that they would be able to Chair.

The next meeting would be held on **9th November 2016** and chaired by **Neil Grecian**.