



# FUTURE DURSLEY

Our Neighbourhood Plan

## Future Dursley Neighbourhood Development Plan (NDP) Minutes of Steering Group Meeting 7pm 20<sup>th</sup> September 2017

**Present:** Councillor Mel Stennett (Chair), Councillor Sue Creswick, Councillor Neil Grecian, Krystyna Dembny (Dursley Resident), Jonathan Bird (Dursley Resident), Mike Johnson (Dursley Resident), Nick Organ (Dursley Resident), Leah Wellings (Dursley Town Council), Anita Gambie, (Dursley Town Council).

### 1. Apologies for absence

Councillor Wendy Thomas, Mel McCree (Dursley Resident), Gayle Collins (Dursley Resident)

### 2. Minutes from 9<sup>th</sup> August 2017

The Minutes were agreed.

### 3. Matters arising from the Minutes

Simon Mayer at Stroud District Council (SDC) has reviewed the draft **Basic Conditions Statement** and **Sustainability Matrix** and confirmed that these are ok.

Anita has informed Simon at SDC that two of the proposed Local Green Space Designations (**Land off Acacia Drive** and **Holywell Orchard**) have also been identified as potential housing sites in SDC's Strategic Assessment of Land Availability (SALA) 2016.

### 4. Draft Health check Report on the NDP

The draft Health check report on the NDP had been circulated to the Steering Group in advance of the meeting.

The main points raised in the draft report are:

- A recommendation to reformat the document so that the policies and projects are in separate sections as this would give the policies greater prominence than they have in the plan in its current format.
- The draft plan does not meet the Basic Conditions in its present form but would subject to the suggested modifications to some of the policies



# FUTURE DURSLEY

Our Neighbourhood Plan

In discussion the following points were raised:

- Surprise was expressed by SG members about the recommendation to reformat the plan with separate sections for policies and projects as the current format is based upon the advice provided by Planning Consultants.
- Policies within the plan need to be as clear as possible for the independent examination.

**Each recommended policy revision was discussed by the SG.**

The health check report recommends that **Planning Policy DP1 - Development Proposals** is reviewed and if retained is moved to the separate policy section. The group agreed that this policy does not add anything to the plan but would like to retain the wording as it helps to set the context for the Development Strategy in the plan.

The SG agreed with the suggested revision to **Planning policy ES3 – Key Views and Landscape**

There was agreement to the recommendation to remove the words ‘Lifetime homes’ from **Planning Policy H2 – Housing Quality** as this is covered by the phrase ‘high qualities of design performance’.

The SG noted the comment in relation to **Planning Policy E1 – Safeguarding Employment Sites** regarding the existence of quite extensive Permitted Development rights in connection with business uses and agreed the policy should be modified to reflect that those rights exist. The group also suggested some additional wording to this policy so that it would read as follows ‘Proposals for change of use of existing premises away from employment activity **to residential** will be resisted unless...’

The recommended policy modification for **Planning Policy E2: Encourage Start-up and New Businesses** was agreed. The group accepted that there is a difficulty in terms of clarity of policies when the term ‘unacceptable impact’ is included without any definition/explanation of what that might mean or mechanism for measuring the impact.

The advice in the health check report for **Planning Policy E3 – Town Centre Retail** is that in order to include a policy of this nature there should be adequate robust evidence to support it. The group agreed to review the evidence, seek Cleo’s guidance and review existing made plans Neighbourhood Plans for examples of a similar policy.



# FUTURE DURSLEY

## Our Neighbourhood Plan

There was agreement by the SG to accept the recommendation to expand the **Planning Policy SF1 – Community Facilities** to cover the instances when the loss of the facilities would not be resisted.

The group agreed with the comments in the report that the explanatory text in the plan for **Planning Policy T2- Improve Connections for Cyclists and Pedestrians** reads as a project rather than a policy. They agreed to accept the modifications to the policy which has tightened this up.

### 5. Strategic Environmental Assessment and Habitat Regulation Assessment

Historic England has accepted the changes made to the plan in light of concerns raised by Dave Stewart, Historic Places Adviser.

Simon at SDC has confirmed that a Strategic Environmental Assessment or Habitat Regulations Assessment **is not required**.

### 6. Implications of and response to Action Plan Priorities Nos 5, 6 and 7 in the Heritage Strategy for Stroud District

The group acknowledged that the Heritage Strategy was an informative and interesting document. They agreed that an appraisal and review of the existing conservation areas (with support from SDC and English Heritage) would be useful and that this should form a project within the NDP. The SG also agreed that the creation of a list of non-designated heritage assets of local significance would be beneficial but did not want to start adding new policies to the NDP at this late stage in the process of developing the plan but felt that this could also form a project which would be taken forward in the future.

### 7. NDP Consultation

- a. It was noted that the next phase of consultation with Dursley Residents and businesses on the draft plan will be a formal Regulation 14 Stage. The Gazette has expressed an interest in publishing an article on the NDP. Further details for community consultation on this stage would be firmed up once the recommended amendments to the draft plan have been agreed.
- b. NDP information and display boards would be available for local residents to view at the Community Ideas Fair held at the Chantry Centre on 22<sup>nd</sup> September 2017.
- c. The group were asked to note the following dates:



# FUTURE DURSLEY

## Our Neighbourhood Plan

- SDC's Drop-in session for residents about the Local Plan Review - Saturday 11 November 9.30 am – 12.30pm Dursley Methodist Church, Castle Street, Dursley GL11 4BS
- SDC's evening meeting for town and parish councils about the Local Plan Review – Thursday 16<sup>th</sup> November 7.30pm – 9.30pm – Cam & Dursley Cluster – Cam parish Council Offices.

### 8. Date of next meeting

The next meeting will be held on Wednesday 25<sup>th</sup> October at 7pm in Jacob's House. This will be chaired by Neil Grecian.

DRAFT