

Cheltenham Development Task Force Board Meeting

Item 25/16 (i)

Friday 22nd January 2016 - 2.00pm – 4:30 pm
Pittville Room, Municipal offices, Cheltenham

Open Minutes of meeting

Present: Graham Garbutt (Independent Chair)
Cllr Chris Nelson
Cllr Will Windsor-Clive
Simon Excell (sub for Nigel Riglar)
Scott Macauley-Lowe (item 13/16)
Robert Duncan
Joyce Clifford
Michael Ratcliffe
Diane Savory
Bernice Thomson
Rosaline Andrews

Other: Jeremy Williamson
Cllr Steve Jordan
Mike Redman
Howard Barber
Wilf Tomaney
Scott Tompkins
Chris Riley
David Roberts
Adrian Phillips (item 08/16)

No.	Item	Action
01/16	Apologies: Nigel Riglar, Andrew North, Ross Simmonds, Jeff Brinley, Cllr Vernon Smith, Cllr Andrew McKinlay, Stephen Clarke, Fraser Reid, Tracey Crews, Dorian Wragg, Amanda Lawson-Smith	
02/16	Declarations of Interest: <ul style="list-style-type: none">SE confirmed declaration of interest as sponsor of GLTB projects (item 39/16); and also in relation to the TRO issues (item 35/16).JCS update item 06/16; the Chair noted an interest as chair of a neighbourhood planning group.	
03/16	Minutes of previous meeting 09/10/15 Open minutes – issues of accuracy below: Accuracy – agreed Matters Arising – were picked up from the agenda. Item 68/15 (LEP Strategic Economic Plan) – DS noted her aim to secure funding for Cheltenham as a High Street exemplar.	

	<p>Confidential minutes – approved as accurate. Accuracy – agreed Matters Arising – were picked up from the agenda.</p> <p>Item 83/15 (Minster Project) - BT confirmed that David McKee had been appointed as the artist and workshops with families had already begun. Work was on schedule for completion by September 2017.</p> <p>Regarding the Minster collective – JW explained that the site may be difficult to release and that capital funding received by the LEP from Central Government may mean having to separate the 'creative hub' from the 'retail hub'. A further update would be provided in due course.</p>	
04/16	<p>Action Matrix and Matters Arising JW confirmed items were either actioned, or on the agenda.</p>	
05/16	<p>Confirmation of confidentiality of items As proposed.</p>	
Matters for information		
06/16	<p>Wider matters:</p> <ul style="list-style-type: none"> • Joint Core Strategy TC had provided MR with a written update highlighting the following: <ul style="list-style-type: none"> • The Inspector had published her preliminary findings prior to Christmas, giving her initial views on spatial strategy and green space, which held no weight in Planning terms. Feedback provided had been welcomed and would be incorporated in the next session at the end of January. As yet the inspector had not drawn her conclusions on housing numbers or the transport and infrastructure elements of the Examination but conclusions anticipated soon. • The current EiP session re-opened on 12th January and continues until 28th January. The primary basis was the "homework" set previously. • On 19th January employment was discussed and the Inspector accepted the arguments about the need for new employment land particularly in respect of allocations in the West of Cheltenham. Discussion took place about deliverability of sites contributing to 192 ha identified by the councils but the Inspector was not fully convinced with the information put forward and has asked for more detail about economic development. <p>RD commented that most of the 192 ha was made up of Gloucester's regeneration land, and that further land needed bringing out of the green belt. The Inspector had asked that further sites be looked at in the immediate vicinity of Gloucester, but RD stressed that even if the safeguarded land around J10 were released now it would probably not be realisable until 2026.</p>	

	<p>Other points were: (i) Ashchurch being identified for mixed use but still unavailable, (ii) 9th February session would hopefully determine the shortfall in new employment land and where it would be allocated, (iii) RD believed the release of land needed to be front loaded, (iv) the Inspector also acknowledged that land West of Cheltenham would need to be released as soon as possible, although accepting temporary planning consent had been granted for 4,500m² on the existing GCHQ site.</p> <ul style="list-style-type: none"> • 20th January session focussed upon safeguarded land. Discussions also took place on boundaries in regard to North West Cheltenham, extent of proposed development and work around J10 on the M5. Cllr CN confirmed that the MP, Alex Chalk was pushing hard for the land issue to be driven by employment and not residential. Further details JW covered under item 12/16. • The JCS timetable for stage 3 covered weeks beginning 21st - 28th March and 4th April when transport, infrastructure, and development management policies would be discussed plus the review of any new material requested. That should conclude the examination sessions and if successful the Inspector's findings would be awaited. Once the proposed main modifications to the plan have gone back to councils it will go out for consultation before going to all three Councils for approval. It was hoped to achieve this by the end of the current calendar year. • GG noted alleged illegality mooted in relation to Redrow SD2 land. Cllr CN explained that the Inspector took issue with the language used in the QC's letter. MR highlighted however that the Inspector's preliminary findings had always been heavily caveated, and RD pointed out that the inspector had been meticulously fair in her approach. • Cllr SJ noted that the Secretary of State had instructed Tewkesbury BC to not determine the application for Farm Lane at this time. He noted that the Local Plan would sit beneath the Joint Strategic Plan but the Inspector was seeking much of that local Plan detail now. 	
	<ul style="list-style-type: none"> • LEP Strategic Economic Plan DS reported that following the Government's spending review £8bn had been set aside for use by the LEPs, although it was not clear yet whether that would be allocated on a proportionate basis or that a bid process would be implemented. The LEP were looking for projects that will drive economic growth in the County and anticipated extra funding after the March budget round. Action: DS to update at the next meeting (22/04/16). 	DS

	<ul style="list-style-type: none"> • J10 SE reported that the M5 bridge improvement works were now completed. The J10 working group had met twice, and costed the traffic modelling exercise. This would assess growth figures from the LEP and JCS and determine when the trigger point for a four way junction would be reached. Work on the traffic modelling had now started and the outcome anticipated during late spring early summer. The results would be taken up with the relevant authorities involved with the JCS. SE confirmed that funding for the exercise had been met by the HCA. Action: SE to update progress at the next meeting (22/04/16). 	SE
	<ul style="list-style-type: none"> • Cheltenham Plan Update had been provided under item 29/16 but Cllr SJ added that as work on the CIL was still progressing he would report to Council on that in April. 	
07/16	<p>Public Realm update and plans</p> <ul style="list-style-type: none"> • Promenade phone boxes – refurbishment works were now complete and replacement of the boxes had been anticipated that week but it had been too cold to cast the concrete foundations so works had been provisionally moved back a week. Expected completion was mid-February, which includes re-installing electrical supplies in each kiosk. • Pedestrian Wayfinding phase II – a contract package had been put together and would be let in two weeks' time for installation during the Spring / Summer. • Minster alleyways – would be covered later on the agenda by BT. Trees in pots – now ready for delivery so plan to install week commencing 1st February. 	
	Matters for consideration	
08/16	<p>Bath Square Transformation Project Adrian Phillips, Peter Sanderson and Dave Savell from Connect Regen presented the Task Force with some interesting ideas around a vision for regenerating Cheltenham's car parks, but an initial focus on Bath Terrace & Commercial Street. They had formed a community benefit society as a limited company, with five directors. With their broad range of skills they had already delivered the project to decorate the utility boxes with common consent of the residents and traders in Bath Road, but improving the car parking facility was proving a bigger challenge.</p> <p>The Bath Square project aimed to encourage visitors, offer sustainability in terms of green credentials, and improve toilet and recycling facilities. It aimed to create a positive environment for shoppers and residents to enjoy. The space could also be used for Farmers' Markets and street art. If a pilot was successful, the template could be used to improve other towns' car parking areas as well as Cheltenham's.</p>	

	<p>Ideas within the project directly reflected many areas within the TF business plan. Support had been given by AN, Cllr SJ and WT and the next steps included public consultation and securing capital funding. Connect Regen were seeking TF feedback on their vision and guidance as to how the remaining funding gap could be bridged. Cllr SJ endorsed the project and hoped that despite Government grants being reduced there would still be a way to achieve the £10k gap, subject to the CBC budget setting process. Cllr CN likewise endorsed the scheme and stressed the need for CBC to help facilitate and help achieve its delivery.</p> <p>Cllr CN noted potential GCC ward monies if not allocated – CN to liaise with Cllr T Harman. SE noted that further LSTF may be available although the assessment criterion was as yet unknown. CBC to liaise with LSTF team to maximise any opportunity. It was also suggested that the local community in Bath Road be encouraged to help fund, as well as scoping the project for crowd funding. DS also thought funding via a second Business Improvement District could potentially be utilised.</p> <p>Actions: JW to follow up discussion with GCC over potential funding, and Cllr CN to speak with Cllr Tim Harman, Ward Councillor for Park Ward.</p>	<p>JW/ Cllr CN</p>
<p>09/16</p>	<p>Cheltenham Transport Plan ST confirmed that phase 1 works would be starting on Albion Street in March / April.</p>	
<p>10/16</p>	<p>Lower High Street Matt Ayres had provided a written update on public realm, and BT highlighted:</p> <ul style="list-style-type: none"> • that the University students had undertaken a survey on traffic movements but a final report was awaited. • In the LTP3 consultation document a recommendation was to make part of Lower High Street one-way for buses, but there was concern that it may affect some businesses with unloading, so this was also being looked at with other traffic issues in that locality. • CR was not aware GCC was considering it as part of Transport Plan, but would check that. BT explained that residents and traders in that area were being encouraged to take part in the consultation which covered the stretch between Normandy House and Poole Way. SE confirmed that consultation would conclude on 5th February so it was important to receive as much representation as possible. WT flagged up a possible anomaly in the current version of the document out for consultation, in that the blight by Honeybourne Bridge had been mentioned in a previous version but not the current. <p>Action: SE to check both issues and follow-up.</p>	<p>CR</p> <p>SE</p>

	<ul style="list-style-type: none"> • Woody's were applying for a new trading licence in High Street car park which would help enable the Minster alleyway project. • Positive responses in relation to alcohol management. A number of off-licences in the High Street would be visited by Licensing, and the University would be doing some research through the Cheltenham Partnerships that would include on street drinking as part of the Late Night Levy. • Work with Public Protection was also taking place to monitor the situation regarding household waste and the potential for community bins in the long term. • GG queried wither the disused toilet block being converted into an art gallery was deemed viable. HB explained that the concept was based on the University running a programme to engage students within the community, and also working on the Chester Walk proposals, so the opportunity was just being explored. DR confirmed having withdrawn the property from the market, but was interested in the quantum of capital receipt it would attract in order to demonstrate best value. HB noted that in renewing their trading licence Woody's had considered the disused toilet blocks but preferred to locate on the end of Henrietta Street car park – either option supports the Lower High Street regeneration. 	
<p>11/16</p>	<p>Business Plan – next steps Cllr SJ explained that at the October meeting the Task Force agreed to update its Business Plan. A review from 2015-2017 had therefore taken place together although funded initially just until 2017. He confirmed that the Council was committed to the process and congratulated the Task Force on the really good work it had achieved and would like to keep going. As a consequence he felt it would be beneficial to synchronise the Business Plan with a re-confirmed 3 year CBC funding package that was being proposed in the Council budget.</p>	
<p>Confidential items</p>		