

Shaping the heart of Stroud
Note of meeting with SDC 11th March 2015

Present: Leonora Rozee Chair Shaping the heart of Stroud Steering Group;
Hugh Barton member of Steering Group;
John Bloxsom Administrator to Steering Group
Barry Wyatt Strategic Head of Development Services SDC
Darryl Rogers Principal Planning Officer Development Control SDC
Nick Gardner Development Control SDC

Purpose: To discuss major developments in the Stroud area which might affect the town centre and thus be of relevance to the Neighbourhood Development Plan.

Key points:

ASDA application

LR noted that Paul Fong acting for ASDA had suggested that the NDP team talk to SDC about S106 discussions which have relevance to the town centre. SDC said that the application had been deferred pending a possible application coming forward for the Market Tavern site which might have had some relevance in terms of the application of the sequential test referred to in the NPPF. ASDA have appealed on non determination but have a parallel application which will be considered by the Committee on 14th April alongside other major retail applications. Discussions have been entered into about what contribution ASDA might make to public realm improvements in the town centre to mitigate the impact of the development. At this stage there is no decision on what that might entail and it is not clear whether any undertakings would be supported by the Inspector who will deal with the appeal.

LR noted that STC objected to the proposed out of town developments. However if approved by SDC or on appeal she expected that there would be interest in ensuring that any contributions made to public realm enhancements in the town centre were consistent with what is emerging through the NDP process.

Market Tavern site

No planning application has been made for this site and the offer by SDC to enter into pre-application discussions have so far been refused.

Wallbridge

SDC has not yet taken ownership of the land being transferred by GCC as there remains an issue about the stability of the remains of the Brewery building.

Cheapside Quay – Newlands development

HB flagged up concerns that key components are retained in the scheme notably access through the site to the canal and high quality design. SDC were asked to keep the NDP team informed of any developments on this scheme

Town centre retail offer

BW suggested that a key challenge for the NDP was in deciding what the retail offer should be in the town centre – over the next 20 years the nature of centres could change radically.

Finally SDC were asked to keep the NDP team informed of any major issue which might affect the designated area.