

GLOUCESTER HERITAGE URBAN REGENERATION COMPANY LTD

MINUTES OF BUSINESS FORUM MEETING

Venue: Cory Room, British Waterways Museum, Gloucester

Monday 27th July 2009

Present	Business Forum - Board Members	
	Michael Tallett-Williams (MT) Chair	Peter Foyle (PF) Vice Chair
	Martin Seccombe	
Present	Panel Members	
	Angela Presdee (AP)	Ian Simpson (IS)
	Chris Gabb (CG)	Paul Hopkins (PHp)
	Chris Hayes (CH)	Peter Rust (PR)
	David Tate (DT)	Phil Hanman (PHa)
	Doreen Davies (DD) (standing in for Roger Hanbury)	Rachel Hossle (RH)
	Fred Reed (FR)	Sholto Thomas (ST)
	Geoff Day (GD)	
GHURC	Chris Oldershaw (CO)	Martin Wallace (MW)
Guests	Dominic Eaton – STG	Andrew Godden – Linden
	Rob Winstone – Linden	

Refs.	Item Title	ACTION
166/09	Apologies Mark Owen, Sam Hoad, Neil Draper, Roger Hanbury, Tony Markey, Paul Bolton	
167/09	Declaration of Interest: Sholto Thomas – refs Elmbridge Transport	
168/09	Minutes of the Business Forum Meeting held 26th May 2009 Agreed as an accurate record of the meeting	
169/09	Matters arising from the minutes of previous meeting CO updated the forum on the situation with the SWRDA £10m funding allocated over the next 2 years including the £7.4m allocated for linkage improvement. Due to the total spend on the Docks including the planned linkages as part of Route 1, exceeding £10m for an individual project (Docks Public Realm) this needed to be agreed by the Government (CPRG). Final decision expected end of August. Work anticipated to start on site October 2009. FR updated the forum on the changed dates for the ballot for the Canal Corridor BID namely 7 th July to 6 th August. The result should be known 7 th August 2009.	
170/09	Feedback from the Board meeting 25th June 2009 The Board received a presentation from Bob Beswick consultant for Dick Bishop on the latest proposals for Bakers Quay. The Board were pleased that the Bishops were progressing the scheme but had concerns that the masterplan was not yet complete or development timescales known. GHURC is pursuing this with the	

	<p>Bishops Gloucester Quays had a successful launch and has good footfall. Phase 2 of the scheme is due to finish shortly which it is hoped will increase the dwell time that shoppers spend in the centre. A number of new retailers have moved in over the past few weeks since the original opening in May 2009 with more expected in the coming months.</p>	
<p>171/09</p>	<p>Main Board Agenda Items</p>	
	<p>335/09 Redevelopment of former GlosCat site at Greyfriars – CO advised the forum that funding for the proposed 4-Gates Community Centre from SWRDA had been withdrawn. The Trust were exploring alternative options. Strictly speaking the Greyfriars ruins were outside the development area. Stride Treglown Architects and Linden Homes gave a presentation on the development processes for the site including concepts sketches and site analysis. The Greyfriars monument which was originally omitted from the URC scope of activity is now being integrated as part of the scheme following the Alan Baxter report and Heritage Audit PR commented that he felt the front façade of the 1930s building should be retained to signify architecture from that era PH commented that older heritage was more significant The consultants wanted to know where the commercial aspect would be best sited. RH commented that her preference would be something more modern FR advised caution, being careful to think what it would look like in say 30 years time The consultants noted that they were in the business of replacing buildings with better buildings and noted an improved shift in Architectural design, quality and attention to detail AP liked the idea of “Paintworks” – Bristol, a good example of what could be achieved in the Greyfriars development The consultants commented it was vital to gauge the demand, providing the right pitch and getting the commercial location right GD – in his opinion a restaurant fronting Brunswick Rd would be better positioned opposite open space versus to attracting passing trade down narrower streetscape. The consultants expressed that it was difficult to create openings with the site if the 1930’s building is retained. Open space would provide the framework for site development. GD - wanted to see the right type of building materials supporting any substantial building Linden wanted to ensure any new building development was bespoke to Gloucester ST liked the diagonal concept proposed through the development area and that it should lend itself to natural sunlight PH liked the public square and congregational areas, good for bars and restaurants and tighter streets Linden commented the brief wasn’t so clear any more due to the economic position – there was now a new approach to housing rather than apartments Generally the forum were supportive of the ideas presented (Note: the Presentation slides can be accessed via GHURC intranet)</p>	
	<p>336/09 Greater Blackfriars Master Plan Delivery Arrangements CO confirmed that the university’s preferred site for the Pseudo Language Immersion Centre was Blackfriars and that a 4* hotel were interested in the Barbican site. The new square proposed would occupy the surface level car park on Ladybellegate Street adjacent to the Priory GD wanted to know if it was the intention to keep the County Council in the city as he wanted to retain commercial activity in the centre. CO confirmed that it was but that the County’s requirements were not yet known PH asked if the courts were considering moving to Waterwells to be nearer the Police HQ</p>	

	<p>CO said the police wanted to retain a central position within the city; Longsmith Street car park is currently owned by the City Council, options may include the City Council becoming a partner in the new replacement car park. There was a need for additional car parking or to refurbish existing. The ground floor of the Longsmith St car park was used for disabled spaces ST commented that in the next 2 years wheel chair use would be available on busses</p>	
	<p>337/09 Greater Railway Triangle – In response to GD question of timing CO hoped site servicing / reclamation timescale would be in place by Sept /Oct. Further discussions were had on whether the Coroners court was still interested and whether anything was being done about the level crossing. CO commented; a larger consideration was the improvement of the existing central Gloucester rail station itself</p>	
	<p>338/09 Elmbridge Major Scheme One main concern; is there the capacity to put in a new station without it being detrimental to Cheltenham Spa. This was subject to the Rail Utilisation Study (RUS). It was always assumed that a new station would be funded by the private sector DD – the majority of people who use the train station want it within walking distance AP – noted there were concerns about a new parkway station CG – commented that we need direct connections to London PR – cited an example in Stourbridge where they have a dedicated line and shuttle service ST – commented the two park and ride services in the city consume a ¼ of their budget</p>	
	<p>339/09 Gloucester 7 Magazine Copies of the magazine were distributed. CO advised that it was aimed at professional / investors and the business sector. It was highlighted that Gloucester's two major assets are its heritage and its waterfront location. Forum members were invited to advise the office manager or MW of additional copy requirements for their offices and reception areas to ensure as wide a distribution as possible</p>	
172/09	<p>Any other Business</p>	
	<p>IS gave a brief update of EIG's current position regarding Southgate Moorings and that there was a surge of activity with SWRDA so a decision could be reached by October. He was more optimistic they could make it work AP advised that GlosFirst were in dialog with the Indian Barracks in regard to taking up location in the former RAF Innsworth site in 2010, stating it was right for the city and for tourism, GD welcomed the good news of the Gloucester Quays and its proximity to the centre and the positive spin offs DT wanted to know if there were any signage to the Quays from the motorway AP encouraged that new signage should include local attractions e.g. the warehouse climbing centre PR stated that linkage Route 3 was busier than last year PH wanted to see links with the Greyfriars and Blackfriars developments</p>	
	<p>Future Meeting Dates:</p>	
	<ul style="list-style-type: none"> ▪ Monday 21st Sept. 2009, 6:00pm – Cory Room, British Waterways Museum 	
	<ul style="list-style-type: none"> ▪ Monday 23rd Nov. 2009, 6:00pm – Cory Room, British Waterways Museum 	

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