

GLOUCESTER HERITAGE URBAN REGENERATION COMPANY LTD

MINUTES OF GHURC BOARD MEETING

The Cory Room, National Waterways Museum

Friday 31st July 2009, 1.30pm

Present:	(DB)	David Bush	(IM)	Ian Mean
	(PF)	Peter Foyle	(DO)	David Owen
	(MO)	Mark Owen	(MS)	Martin Seccombe
	(PJ)	Paul James	(GS)	Greg Smith
	(IJ)	Ian Jarvis	(MS)	Mary Smith
	(MB)	Maggie Bolt	(MTW)	Michael Tallett-Williams
	(CF)	Chris Foley	(AS)	Antonia Shield
	(CH)	Chris Hallam	(MW)	Mark Hawthorne
	(WWC)	Will Windsor-Clive (for A Gravells)	(GM)	Greg Morgan (for David Warburton)
Observers:				
	(CFO)	Chris Oldershaw	(MT)	Mike Tilt
	(NG)	Nicky Godding	(MTh)	Mick Thorpe
	(RO)	Richard Owen	(JS)	John Seddon
	(ST)	Stuart Tarr	(JL)	James Llewellyn
	(PS)	Philip Staddon		
Minutes:				
	(JM)	Jo May		

GS welcomed Mark Hawthorne back to Board and also Stuart Tarr from the Government Office South West.

331/09	Apologies	Action
	<u>Board Members:</u> Sally Pearson Andrew Gravells Michael Perham Ian Knight Sally Pickering Franco Muccini David Warburton	<u>Observers:</u> Andrew Vines
332/09	Declarations of Interest	
	Mark Owen Allstones, Railway Triangle Peter Foyle Ecclesiastical Mary Smith Planning Committee Ian Jarvis Gloucester Quays, Bakers Quay Chris Foley Gloucester Docks Antonia Shield Allstones, Railway Triangle	
333/09	Minutes of the previous Board Meeting on 25th June 2009	
	The minutes of the previous meeting were agreed as a true and accurate record of the meeting.	

334/09	Matters Arising	
324/09	<p><i>Bakers Quay</i> CFO reported that good progress has been made with Dick Bishop and all actions requested at the June Board meeting are being met, a start on site is anticipated for June 2010. The proposed programme will be discussed at the Design Review Panel in August, and Masterplan proposals at the September Board.</p>	
325/09	<p><i>Gloucester Docks</i> Further discussions with EIG have taken place. The RDA have been very supportive. CFO feels a lot more optimistic of EIG acquiring the Southgate Mooring site, the decision deadline is October 2009.</p> <p><i>Economic Linkages</i> CFO sought to clarify the articles which have recently been published in the press. The RDA funding allocation of £10million over the next 2 years includes £7.4m for the Economic Linkages. There are two projects which form Route 1 – a SWRDA contract for the section in the Docks, and a County Council contract for Southgate Street/Kimbrose Triangle. The current RDA funding in the Docks has exceeded the £10m ceiling which then requires government approval. Letters supporting the project have been issued from the FSB, Aviva, EIG and the Mall and the governments decision is expected in August 2009.</p> <p>CF confirmed CFO’s update, and also advised that the delay is partly due to the government prioritising funds for “recession busting” projects.</p> <p>CFO confirmed that assuming funding is granted by the end of August there would be no issues with spending the allocation within the timeframe allowed.</p> <p>ST advised that the Minister of State (BIS) has shown interest in the project, work is going on behind the scenes to ensure a positive outcome.</p> <p><i>Gloucester Quays</i> The directional signage should all be in place by next Tuesday, 4th August 2009.</p> <p><i>Kings Square</i> Temporarily on hold, awaiting next tranche of funding from HCA, due mid August 2009.</p>	
335/09	Redevelopment of the former Gloscat College sites at Greyfriars – presentation by Linden Homes	
	<p>A presentation was given by Linden Homes and Stride Treglown.</p> <p>The presentation was well received at the Residents and Community Forum, DB asked for confirmation that the “diagonal line” would be pedestrianised. This was confirmed, car parking would be under the buildings. MS said that the R&C Forum members had felt that the proposed home designs were not particularly “family friendly”. The design had been based more on City Living, but there were some homes with gardens available and Gloucester Park is just 5 minutes walk away.</p>	

	<p>MTW advised that the presentation had received positive feedback from the Business Forum and it was felt that the majority vote would be to demolish the Gloscat building and the public consultation should focus on the positives of the proposed scheme.</p> <p>MO asked how many business premises would be included in the scheme. Alder King are preparing a strategy in conjunction with the City Council.</p> <p>MH feels the design on offer is far better than the original but emphasised the need to look beyond the immediate development boundary and to remember future developments by the Mall and to the indoor market. Linden offered to take the problems associated with the indoor market building in hand.</p> <p>It was agreed the consultation process needs to be handled carefully and that the public need to be kept involved throughout.</p> <p>CFO thanked both Stride Treglown and Linden Homes and acknowledged that bringing their 'A' Team along to the forum meetings was appreciated.</p> <p>Recommendations: Comments on the evolving proposals for Greyfriars are required by 12th August 2009.</p>	
<p>336/09</p>	<p>Greater Blackfriars – Masterplanning and Delivery Arrangements</p>	
	<p>CFO advised that the Masterplan presented at the July 2008 Board Meeting had not been signed off due to the University not being able to formally agree to the proposals, funding restrictions within the SWRDA and uncertainty over the County Councils future office requirements. In view of this delay further work had been done by FCB on scale/massing and the Princes Regeneration Trust had been commissioned to 'run' a series of community workshops.</p> <p>Geoff Rich from Fielden Clegg Bradley gave a presentation on various phases of the Blackfriars project, including the University's proposals for the north/east ranges, the Language Immersion Centre, Hotel/MSCP/Police Station and the Barbican and Fleece hotel site.</p> <p>MSec asked if building to replace the Clutch Clinic would give views of the priory. GR advised that this was still to be decided.</p> <p>IM agreed that the scheme was complicated, but that this had been the first time he was able to understand what the scheme was about and this must be put to the public in a similar way.</p> <p>CF - this is both a fascinating and challenging project and is impressed with how much work has so far been undertaken, however he feels that the scheme could take at least the next 10 – 20 years to achieve all that is proposed.</p> <p>MB is keen to get local artists involved and work with the architects to keep the momentum going and help with the public perception of the scheme. MB to speak with GR.</p>	

	<p>MH asked the meeting to remember that one of the many reasons for establishing GHURC was for Blackfriars and that we will be judged on the success of the project and to suggest that the scheme would not be complete for the next 10-20 years is totally unacceptable. MH also advised that the County Council have confirmed that their preferred location for the Immersion Centre is at Blackfriars.</p> <p>CFO confirmed that RO had today received confirmation from Central Networks that they will demolish the empty buildings on the site and are prepared to renegotiate a new access through their land for the MSCP.</p> <p>Recommendations:</p> <p>It was agreed that the Board note the report and endorse the final draft Masterplan for Blackfriars for the purposes of consultation and that feedback is presented at the September meeting on any amendments proposed to the Masterplan following the consultation process. The Board agreed to approve ‘in principle’ the proposals for the Priory Complex and also to delegate authority to the Executive Board the following actions:</p> <ol style="list-style-type: none"> 1) the approval of the final proposals for the north and east ranges of Blackfriars 2) the approval of the final proposals for the south range/Clutch Clinic sites 3) the approval of development briefs for the Fleece and the Barbican sites 4) the approval of the programme of property acquisitions. 	
337/09	Greater Railway Triangle – Feedback on draft Masterplan	
	<p>Antonia Shield and Mark Owen left the meeting for this item.</p> <p>A presentation from EDAW was given at the last Main Board meeting. Tremendous support had been received by Board Members and the County Council, however the City Council have raised questions on technical issues and they want Allstones included within the Masterplan.</p> <p>GS advised that he had met with Simon Ford on two occasions and it was clear at the first meeting that Simon Ford did not trust the URC. However at a more recent meeting he requested further information on how a ‘deal’ could be structured and GS therefore felt that another request for a meeting should be made.</p> <p>DB advised that the local residents were fed up with the dust and noise created by Allstones.</p> <p>CFO recommended that a final attempt to get Allstones around the table should be made in order to achieve a comprehensive master plan for the Greater Railway Triangle area. This was approved by all Board members on the basis that we would seek to make a final decision on the Masterplan at the September Board Meeting.</p>	CFO

338/09	Elmbridge Transport Major Scheme	
	<p>Antonia Shield and Mark Owen rejoined the meeting.</p> <p>John Seddon introduced James Llewellyn who delivered the presentation.</p> <p>The previously submitted ITEC scheme had been agreed to be progressed in phases. The Elmbridge Transport scheme (phase one) is focussed upon the transport corridor linking Cheltenham and Gloucester, the scheme is a package of individual transport infrastructure and service improvements comprising:</p> <ul style="list-style-type: none"> - Capacity improvements to the Elmbridge Court junction - 1,000 space Park & Ride site, adjacent to the Elmbridge Court Business Park, with access off the A40 Golden Valley bypass and a bus lane leading from this access westbound to the Elmbridge Court roundabout; - 10 minute frequency six days a week Park & Ride bus service from Elmbridge Court to Gloucester city centre; - Closure, to general traffic, of the B4063 Cheltenham Road East from the new link road to the Elmbridge Court junction. New highway link between B4063 Cheltenham Road East and A40 Golden Valley bypass; - Five bus priority schemes at the following locations <p>The proposals could take approximately 7 years to complete.</p> <p>MH – this is not ITEC 2, it is a Park and Ride scheme and is key for the URC with its developments and the overall strategy for Gloucestershire and is hopeful that the URC can support the proposals.</p> <p>IM concerned on the length of time required to complete the project, we must be clear to the public why it will take this long.</p> <p>MS would like to see the buses from the City Centre go down to the Quays. PF asked if support from Tewkesbury Borough Council was required, and if so, how were we to go about getting this following the difficulties encountered during the ITEC scheme proposals.</p> <p>DB expressed his concern on the proposed new junction. JL advised that in-depth modelling had taken place and that this would not have been proposed if it were to cause more traffic problems.</p> <p>Recommendations: The Board noted the progress of the MSBC work and agreed to support the submission of the Elmbridge Transport MSBC with the following reservations:</p> <ol style="list-style-type: none"> 1. issues with the proposed new junctions 2. concern on the timescales <p>A letter of support for the proposals will be submitted to DfT before September 2009.</p>	

339/09	Gloucester 7 Magazine	
	CFO advised that the magazine was being issued to over 3,000 companies. Board Members were asked to distribute copies where appropriate, more copies are available from the URC offices.	
340/09	Any Other Business	
	DB showed the Board a double page spread on Gloucester that had been included in the local Norfolk Paper. JM to issue to all Board Members.	JM
	Future Meeting Dates:	
	13:30 Friday 25 September, Cory Rooms, Waterways Museum 13:30 Friday 27 November, Cory Rooms, Waterways Museum	