

## **CINDERFORD REGENERATION BOARD**

### **MINUTES**

Wednesday 22 January 2020

Meeting minutes of the Cinderford Regeneration Board held on Wednesday 22 January 2020 at the Belle Vue Centre, Cinderford

#### **PRESENT:**

|                |   |
|----------------|---|
| Chairman:      | Councillor Graham Morgan – Cinderford Town Council  |
| Board Members: | Simon Excell – Gloucestershire County Council<br>Councillor Terry Hale – Gloucestershire County Council<br>Councillor Tim Holder – Cinderford Town Council<br>Garry King – Two Rivers Housing<br>Councillor Richard Leppington – Forest of Dean District Council<br>Sandra Tyrell – Gloucestershire College<br>Dave Wildin – Steam Mills Primary School<br>Peter Williams – Forest of Dean District Council |
| Ex-Officio:    | Wendy Jackson – Forest of Dean District Council<br>Louise John – Forest of Dean District Council  |

#### **1. APOLOGIES**

Apologies were received from: Claire Giles (Homes England), Lewis James (Forestry England), Nigel Johnson (Forest High School), Ian Mean (GFirst LEP), Mike Price (Blaenau Gwent County Borough Council).

#### **2. WELCOME & INTRODUCTIONS**

Councillor Graham Morgan welcomed everyone to the meeting, including Sandra Tyrell, Site Principal – Forest of Dean Campus.

#### **3. CHAIRMAN'S ANNOUNCEMENTS**

No chairman's announcements.

#### **4. DECLARATIONS OF INTEREST**

- Simon Excell – Lead Commissioner (GCC), involvement with Gloucestershire Infrastructure Investment Fund and Growth Deal projects.
- Garry King – Two Rivers Housing Chief Executive, involvement with multiple housing projects within Cinderford and the Forest of Dean. Potential interest in sites at the Cinderford Northern Quarter.

- Councillor Richard Leppington – Cabinet Member, Forest of Dean District Council, Landowner within the Northern Quarter and related sites.
- Peter Williams – Head of Paid Service, Forest of Dean District Council, Landowner within the Northern Quarter and related sites.

## **5. MINUTES OF MEETING ON 3 July 2019 & MATTERS ARISING**

The minutes of the last meeting were agreed.

## **6. TOWN CENTRE UPDATES**

### **Future High Street Fund (FHSF)**

Wendy Jackson provided an update. Work is continuing on the business case preparation for the FHSF bid. The bid covers the following:

- Cinderford Methodist Church – Purchase the church (which is now closed to worship) and seek to maintain activities that are run within the building. Plans also include designating the Church as an Asset of Community Value.
- Triangle – Fully pedestrianise the triangle to increase open space and market space.
- BT Exchange Site – Create a long stay car park adding 20 extra car parking spaces to the town centre.
- HSBC Bank – Cinderford Town Council have already purchased the buildings. Plans would see the building bought back into use as a retail space.
- Acorn House – Seek to acquire the building and bring back into use as housing.

## **7. FODDC LED DEVELOPMENT**

### **One Public Estate: Northern Quarter Spine Road Phase 2 & Development Plots**

Councillor Richard Leppington provided an update.

As referenced at the last Board meeting, the current planning permission at the Cinderford Northern Quarter specifies that no other development plots (other than that of the College) can come forward for development prior to the completion of the whole of the spine road.

As such, the District Council are looking to progress the scheme in order to allow some of the development plots to come forward, with an extension to the spine road.

This will require a Section 73 Amendment (Variation of Planning Condition application) and a Reserved Matters application (for the access points into the plots only).

The District Council have appointed consultants RSK ADAS to complete the planning submission work.

The anticipated submission date is now early March 2020. There is a delay in the programme due to an ongoing discussion regarding traffic modelling requirements at the site with Gloucestershire

County Council. This has now been resolved and work on the highway surveys is due to be completed by the end of this month.

We held a members briefing in early December which was open to members of the public and was also live streamed.

**POST MEETING NOTE:**

OPE Phase 8 – details of the next round of OPE funding are anticipated following the budget and spending review in March. The informal advice from Cabinet Office is that a pipeline of projects are needed which will be place based or theme based. The focus in this latest round is likely to be on carbon neutral and sustainability benefits.

**Plots F1 & F2**

The District Council are looking to develop Plots F1 and F2. This would see two modern workspace units on the plots (with associated parking and servicing arrangements). The Council have an end user in mind for the plots, and are currently going through the necessary legal procedures to formalise the agreement. Once this is completed, further details can be provided.

Following a competitive tender process the District Council appointed Roberts Limbrick Architects to complete the design work for the site. They also completed the College design. Their submission was high quality and provided a competitive quote.

We have appointed Roberts Limbrick to work through Stages 1-3 of the RIBA Plan of Work, which will enable designs and cost details to be presented to Cabinet on 12 March. If approved this will then move on for Full Council approval in April.

We are holding a member briefing on 24 February to present the work to date.

The timeline is to submit the planning application in March, with construction commencing in early Summer (subject to Full Council approval). Completion of development will be late Summer 2021.

**8. LOCAL ENTERPRISE PARTNERSHIP UPDATE**

Wendy Jackson ran through an update.

Chair, Diane Savory steps down as chair this year after serving 9 years as Chair. Adam Starkey is also standing down as a Director this year.

The Local Industrial Strategy (LIS) was approved by the LEP Board at their December meeting.

The LEP are now a fully signed up member of the Western Gateway (WG) partnership. There is currently a strong focus on connectivity and the environment.

The Forest Hub is due to open its doors in the next few months, although there is no firm date for this.

## **9. CINDERFORD AAP PROJECT UPDATES**

### **Northern Quarter Spine Road Phase 1 – Adoption & Lighting**

Simon Excell provided an update. The GCC legal officer dealing with the Cinderford Dedication Agreement is now Clare Bonser, as the previously assigned officer has left the legal department.

GCC officers are about to instruct Atkins to produce new plans detailing the area to be dedicated to address the clarifications legal have asked for.

It is expected that one dedication agreement will be produced with all parties included.

Street lighting:

GCC officers are talking to the GCC street lighting team to make sure they have everything they need to instruct them to provide more shielding on existing lights, to prevent light spillage.

This should make lighting more bat friendly.

We should be in a position to instruct now which would mean that the shielding can be installed within a month.

### **Homes England Site Marketing and Disposal (Plot G2)**

Claire Giles provided a written update to be presented at the meeting, as follows:

*Steam Mills – Claire Giles*

*Legal and financial due diligence underway. Should exchange and complete on an unconditional freehold basis in the next two weeks or so.*

*Northern United – Mike Bradford*

*Site is scheduled for disposal in March/ April. The site will be openly marketed for freehold disposal.*

*Five Acres – Simon Herring*

*Simon who has taken over from Tim on this site is scheduled to have a conference call with yourselves to talk through next steps on January 29<sup>th</sup>.*

### **Ecological Monitoring Work & Wildtowns Project Funding**

Work has started in Cinderford, with the first conservation grazing area behind Bilson Green sewage works.

Following consultation with residents, a section of Church Bank will be fenced with post and rail fencing. The area will be grazed by Dexter cross cattle. The fencing will be installed by the end of March. Some of the areas with bramble and scrub will be cleared to help increase area for grazing. Whilst they are fairly docile cattle, the advice is to still use good practice, respect cattle and make sure dogs are kept under close control (further details on grazing of animals is on the Forest of Dean District Council website).

Contractors will be working in Ruspidge Halt, Church Bank and Laymoor Quag in January. This work may include some temporary path closures. Some of the large trees will be climbed and dismantled aerially due to the proximity to powerlines. Wildtowns are hoping to engage with local schools during this process so they can see wild spaces on their doorstep.

The Wildtowns team will be leading work parties on 6 and 15 February at Church Bank to clear some of the bramble, gorse and scrub.

## **10. CRB GOVERNANCE**

### **Communications**

Louise John provided an update. There is a planned member briefing on 23 February for the Southern Gateway development. Unfortunately details on the development cannot be released at this time due to commercial sensitivities.

### **Risk Register**

Louise John ran through the risk register for the project. Risk S02 relating to a change of Government was suggested for removal. All members agreed.

**ACTION:** Louise John to update risk register.

## **11. AOB**

None

## **12. 2020 MEETING DATES**

Wednesday 29 April, Wednesday 8 July, Wednesday 14 October 2020.

**MEETING END: 15:40**