



**WATERLOO RESIDENTS' FORUM**

25<sup>th</sup> November 2019 - 2.00 p.m.

Council Chamber, Trinity Road, Cirencester

**Present:**

**Councillors:**

Jenny Forde  
Joe Harris  
Mark Harris  
Tony Berry  
Julia Judd  
Rachel Coxcoon  
Clive Webster

**CDC Officers:**

Andrew Dike (Property and  
Facilities Manager)  
Carl Jones (Project Delivery  
Manager)

**External:**

Juan Murray (The  
Environment Partnership)

Item	Notes	Action
1.	<p><b><u>Welcome and Introduction:</u></b></p> <p>Councillor Joe Harris welcomed everyone to the Meeting.</p> <p>Councillor Harris explained that the Council's independently-appointed Chartered Planner, Juan Murray from The Environment Partnership, was present at the Meeting following a request by residents at the last Meeting. Mr. Murray would be producing the Environmental Impact Assessment (EIA) on behalf of the Council, which would form part of the planning application submitted to the Council.</p>	
2.	<p><b><u>Discussion:</u></b></p> <p>Mr. Murray addressed the Meeting and explained that the Council, whilst not legally obliged to, had agreed to the production of an EIA as the car park site was located within a heritage area (Scheduled Ancient Monument) and the EIA would determine if a significant environmental impact would be caused by the application's proposals. Mr. Murray then highlighted the various aspects that would be contained within the document:-</p> <p>(i) Air Quality - the construction and consequent operational effects of the car park</p> <p>(ii) Noise - (the levels permitted would be between 1 - 2.9 decibels and current noise levels from the site were recorded at 1.2 - 1.3 decibels).</p> <p>(iii) Townscape - the views both of and from the car park and how the site</p>	



	<p>was influenced by existing developments in the area - current investigations had suggested there would be significant visual effects arising from the proposed car park, given that the car park would be visible from parts of Cirencester Park and from private land to the north of the town, but not from the historic market place.</p> <p>(iv) Archaeology/Heritage - there were several nearby listed buildings to the site and work was currently being undertaken with Heritage England and the Council's Conservation Officer and this remained an ongoing assessment.</p> <p>(v) Highways - the EIA would be supported by a Transport Assessment and it was recognised that there would be a notable percentage change to the traffic flow in the area - a crossing was also considered necessary from the car park and there were existing concerns regarding the junction and the possibility this would require changes to signal timings in the future.</p> <p>(vi) Flooding/Drainage - flowing and drainage was not considered to increase or decrease given the site was currently tarmacked - the planning application would be supported by a Flood Risk Assessment and there was a requirement that any future development on the site would need to have a 30% improvement on the existing site development.</p> <p>(vii) Land Contamination - a Phase 1 assessment had been undertaken in 2017, followed by a ground investigation in mid-2019 and these had determined that there would be no risk to land contamination at the site.</p> <p>Councillor Harris explained that slides from Mr. Murray's presentation would be circulated following the Meeting.</p> <p>Carl Jones, Project Manager, then addressed the Meeting and explained that the results of the environmental statement would be expected in early 2020 and would be published on the Council's website and made available for inspection at the Council's Offices.</p>	<p>Cllr. Joe Harris</p> <p>Carl Jones</p>
3.	<p><b><u>Public Discussion:</u></b></p> <p>Councillor Joe Harris explained he welcomed any questions which any members of the public present wished to ask of the Officers.</p> <p><b><u>Questions:</u></b></p> <ul style="list-style-type: none"><li>● Geraldine Ventham: 'How high will the car park be and what arrangements will the Council make for loss of value, light and increased pollution to nearby properties?'</li></ul> <p>Juan Murray:</p>	



The height would be 18.5 metres/circa 62 feet. The central tower of the car park would be between 20-21 metres. As light is a material consideration, a survey will be undertaken on all properties that may be affected as part of the submission of the planning application.

Councillor Joe Harris:

The Council will not compensate for any potential loss of value to nearby properties. Property owners could consider a legal challenge if they consider there to have been a loss of value.

- Andrew Tunnicliffe:  
'Will the Council commission a third party review of the EIA to ensure the assessment is objective? Residents also require an assessment as to the term 'negligible'.

Juan Murray:

The Council is well below the thresholds for requiring an EIA and the application is considered very small for an EIA to be undertaken, despite it being located in a sensitive area. The application would also require the consulting of any statutory consultees. All work undertaken on the EIA will also be subject to a peer review by a professional body and I will also provide detailed information on how the assessment methods are reached.

Councillor Joe Harris:

I and Councillor Mark Harris would be happy to meet with Mr. Tunnicliffe to discuss this further.

- Ruth Iliffe:  
'Who makes the judgement on the human health impact of nearby residents?'

Juan Murray:

The decision on this had been reached as there will always be some impact from development, but this is considered small. This could however change in further modelling.

- Peter Durnley:  
'What are the background levels of pollution in the area and has modelling included the full impact levels of the Chesterton development?'

Juan Murray:

An EIA is usually based on the size of the application, but transport and noise assessments are undertaken on all planning applications. Other, nearby applications also have to be considered.

**Juan  
Murray**

**Cllrs. J &  
M Harris**



- David Fowles:  
'Is the Council confident that the current work in progress will be completed before the planning application is submitted?'

Juan Murray:

Yes the EIA and Environmental Statement will be submitted as part of the suite of supporting documents to the application.

- Mark Booth:  
'Is there a requirement to attenuate for flooding risk at the site even though it is currently fully-surfaced?'

Juan Murray:

The site will be attenuated so a 30% improvement can be achieved.

Councillor Joe Harris then invited Councillor Rachel Coxcoon, Cabinet Member for Planning Policy, Climate Change and Energy to address the Meeting. Councillor Coxcoon informed the Meeting that whilst the Council had a published Local Plan, Council Officers were aware of the changing trends with regard to retail and transport and that the Council would therefore be required to research more sustainable methods in the future. Councillor Coxcoon concluded that the Council needed to ensure it was not solely focussed on building a car park which only addressed the immediate future and one that was therefore dependent upon fossil fuelled cars.

- Don Pines:  
'There has been little consultation with local residents regarding the proposals. Is it the intention of the Council to sell off the other car parks within the town once the proposed increased size car park at the Waterloo has been built?'

Carl Jones:

1,198 responses were received to the consultation held at The Fleece. The least popular option proved to be the Hare and Mosaic design, which was eliminated from the selection process. The Council invited the remaining 2 architects, Wooden Weave (by BDP) and Aluminium on Stone (by PCH) to the Council for the final stage of the process, which entailed detailed discussions regarding technical aspects of the designs, such as fire resistance and construction considerations as well as costings etc. This resulted in the Aluminium on Stone option being chosen, with input from both planning and conservation officers.

At this juncture, Mr. Jones then displayed the new plans proposed for the car park and confirmed these would be published on the Council's website and that comments from any interested parties on the designs would be welcomed by Officers.



**Carl  
Jones**

- Judith Norris:

'I have concerns regarding the sustainability of the proposals and am unsure if the Council has engaged with any landscape architects and that the three pillars of sustainability have not been considered from the beginning. How will maintenance costs of the car park be maintained?'

Mark Harris:

The attempt has always been to design a car park that functions and, as always, the design is subjective.

Carl Jones:

Part of the overall planning submission will show the Landscape Plan.

- Malcolm Lewis:

'Would the Council consider holding an open meeting at the Church at which it could display the Plans for public inspection?'

Councillor Joe Harris:

If there is considered to be a need, I would be happy to arrange this, but the Meeting would need a clear Agenda and associated papers.

- Mike Davis (of CJ Hole):

'The Council has previously stated that a park and stride would be unpopular due to the walking distances involved. If one was built and parking spaces can be guaranteed here, will traders simply walk to the parts of the town that are nearest, with consequent effects to business situated in other parts of the town?'

Councillor Joe Harris:

The town has seen a shift in retail to the western part of the town, with effect to the eastern part of the town. The Council has purchased the previous Argos building in this part of the town however, and it is hoped this part of the town will see an improvement in the future.

Councillor Mark Harris:

There has always been an issue with businesses committing to their employees using a park and stride, though this facility will be implemented at the Rugby Club and will lead to improvements to the environment, from reduced emissions in the town centre.

- Graham Baber:

'Has a financial model been produced for the project covering best and worst case scenarios to include interest and loan repayments, not forgetting maintenance and running costs? Could this also be made



public?

What is the cheap loan rate of the Public Works Loan Board being provided to the Council?

The cost per extra parking space should be researched, which is less than 500. The present surface car park is paid for, and needs little or no maintenance.

Once costs are converted into actual charges per hour or per day, surely potential users will go elsewhere, leaving the District's Council Tax payers to meet the financial obligations.'

Councillor Joe Harris:

- (i) the Business Case will inform the running and maintenance costs.
- (ii) the Public Works Loan Rate has now increased by 5% and the Council will be borrowing and introducing other measures to increase parking charges.

Councillor Mark Harris:

The total number of spaces (639) is driven by the business case.

- Simon Barlow:  
'Bromford are already facing difficulties renting flats within Smythe House and there are points in the day when pollution levels are high. Why does the car park need to be of such a large scale when a park and stride is being introduced at the Rugby Club?'

Councillor Joe Harris:

I will happily respond to your concerns directly, following the Meeting.

- David Fowles:  
'Given that transport needs are changing and the nature of market towns is also changing, can the Council not review the neighbourhood development plan first, before the car park is built?'

**Cllr. Joe Harris**

Councillor Joe Harris:

The planning application will not be deferred, but could change in the future, reflecting future needs. Any planning permission granted will also not require immediate construction.

- Joe Barraclough:  
'How will the Council ensure fairness will be present when the planning application is submitted?'

Councillor Joe Harris:



The application will be presented to a full, Special Meeting of the Council and not to the Planning and Licensing Committee.

Carl Jones:

The Council is awaiting a response from Historic England (HE) regarding the recent archaeological evaluation that took place (three trench excavations); this is expected in December. The Council is required to submit an application for Scheduled Monument consent alongside the Planning application and will require HE support. By mid-January 2020 the exterior wrap of the building should be finalised. A report setting out the principles of the Planning application is anticipated to be taken to Full Council on 22<sup>nd</sup> January 2020. This will seek agreement to proceed with Planning submission. The planning application will then, in theory, be submitted early in February 2020.

- David Morley:  
'People largely park in the town as commuting workers or as visitors; why can't different sites be purchased by the Council in the town and used for smaller, single storey car parks?'

Councillor Mark Harris:

The Council's Parking Board has instigated the park and stride at the Rugby Club and this will be delivered in Spring 2020. The intention is to move permit holders (generally workers) out of the town centre. There are also concerns however that high parking charges will affect the town's businesses and trade.

- Mark Booth:  
'There is a belief that all sites allocated for development in the town by the Council are for parking (e.g. the Old Memorial Hospital site). Workers will always want more car parking, but the question should be where they should go.'

Councillor Joe Harris:

There are discussions going on regarding the police station and old magistrate's court and I will confirm these details once I have confirmed them with Officers.

- Andrew Tunnicliffe:  
'Whilst this has been a good Meeting, residents have significant concerns regarding the impact on the immediate environment around the car park site and, as the size proposed is the main concern, the Council needs to consider a compromise. I will write to the Leader, Councillor Joe Harris, outlining some suggestions.'

**Cllr. Joe  
Harris**



4.	<p><b><u>Closing Comments:</u></b></p> <p>Councillor Joe Harris explained that he hoped those present had found the Meeting useful and confirmed that the Minutes of the Meeting would be circulated after the Meeting.</p> <p>He also reminded residents of the dedicated residents email address, for residents to submit any questions for responses:- <a href="mailto:waterloo.residents@cotswold.gov.uk">waterloo.residents@cotswold.gov.uk</a></p>	
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**The Meeting closed at 4.40 p.m.**

**Note:**

**The next Waterloo Residents' Forum will take place on:-**

**Monday 27<sup>th</sup> January 2020 (2 p.m. - 4 p.m.)  
Council Chamber, Trinity Road, Cirencester.**

**(END)**