

ABBEY BARN NORTH AND SOUTH

LIAISON GROUP MEETING

Meeting Notes

NB These are draft minutes subject to approval at the next meeting

Meeting Title:	Liaison Group Meeting
Date:	3 rd September 2015 7.30PM
Location	Council Chamber, Wycombe District Council Offices
Chaired By	Cllr Hugh McCarthy

Attendees		Present/Apologies
Stewart Armstrong	Daws Hill Neighbourhood Forum	
Paul Bowyer	Wycombe Wildlife Group	Apologies
Valerie Brownridge	Little Marlow Parish Council	
Sue Cavalier	Abbey and Ryemead NAG	
Cllr Lesley Clarke OBE	Abbey Ward	
Cllr Alan Hill	Abbey Ward	Apologies
Councillor Marten Clarke	Abbey and Ryemead NAG	
Patricia Curtis	Cobbles Farm	Apologies
Cllr Ray Farmer	Ryemead Ward	
Jeff Herschel	Chepping Wycombe Parish Council	Apologies
Ann James	Resident (Kingsmead Road)	
Liz Johncock	Flackwell Heath Residents Association & Hawthden PPG	
Mike Overall	Chiltern Society and Revive the Wye	
Barbara Price	Abbey Barn North & South	
Trevor Snaith	Wycombe Marsh Forum	
Andrew Taylor	High Wycombe Society	
Officers In attendance		
Richard White	Lead officer ABS	
Robert Harrison	Deputy Officer ABN (Taking Minutes)	
Representatives of the Developers		
None present.		

Points of Agreement/Actions	Notes	Action	Completed
1. Apologies and introductions	Introductions and apologies as above.		
2. Minutes of the last meeting and matters arising.	<p>Concerns raised that the Infrastructure Round table is progressing at a slow pace and disjointed from ABS Brief.</p> <p>A member of the group advised that the solar panels project on M40 not going according to plan and therefore may not happen.</p> <p>In addition to the minutes a group discussion broke out re the location of employment uses; the retention/location/relocation of the baseball pitches; the location of new sports pitches; and the scope for improvements to facilities at the Rye. The view was expressed that the development Brief is a very nice document, but unclear what the outcome will be. Nothing concrete.</p> <p>A member of the group repeated his request for a density analysis comparing proposals at ABS with proposals for other reserve sites and other development sites. None of the reserve site work has progressed to the point where this would be possible.</p>		
3. Membership	<p>The Chair reported that following discussions with the Cabinet member for Planning, Cllr Johncock, all local members were to be invited to attend liaison group meetings (subject to existing Liaison group approval).</p> <p>RW distributed a paper listing what this would mean for this group together with a ward area map to aid discussion.</p> <p>The group felt that representation could also be required from Tylers Green and Loudwater in respect of transport issues. A member of the group offered to involve the Loudwater forum however this change is about increasing Councillor access to these discussions. As such this would not be specifically followed up</p>		

	<p>although the group was reminded that if they are aware of other groups etc who would like to become involved with this Abbey Barns group they should encourage the individuals involved to contact the Chairman (Cllr McCarthy) and RW.</p> <p>The group discussed whether it was an oversight to not include County Council members, or whether their input was best made via the infrastructure roundtable. No consensus was reached on this issue.</p> <p>Members of the group from the Ryemead area expressed the view that they should also be included on the Gomm Valley and Ashwells group. Post meeting note: As above, the general principle is that anyone that feels they should be involved with a particular group should approach the chairman and lead officer of the group in question.</p> <p>The group expressed a concern that if all of the Councillors attended each meeting this could become unmanageable. It was felt unlikely that this would become a problem in practice.</p>		
<p>4. Infrastructure</p>	<p>RW updated the group on progress.</p> <p>The group expressed the view that information from the infrastructure work is not filtering through to Liaison Group in a timely manner. RW explains that whilst the group is in a position of receiving information before the general public this did not mean that they would necessarily have access to the same information as Council Members and Officers at exactly the same time.</p> <p>It was reported back that when the transport work was discussed the Roundtable meeting it was put back for further work. Therefore, currently nothing to report.</p> <p>The group discussed a range of infrastructure issues and re-emphasised how critical this is.</p> <p>The group discussed the need for the infrastructure group reps to report back at</p>		

	<p>each meeting and also their role in taking any infrastructure questions or issues from the Abbey Barn group across to the town wide infrastructure group.</p> <p>Cllr McCarthy reminded the group that the Development Brief cannot be adopted without Infrastructure Package being agreed.</p>		
<p>5. Discussion on the draft brief.</p>	<p>RW/SO introduced the draft brief. (This had been emailed to members of the group in August.)</p> <p>The key points were that:</p> <ul style="list-style-type: none"> • This is about shaping and guiding the development of the site • Not about resolving infrastructure questions • This is a work in progress • The group is not being asked to proofread the document • We want you to tackle the big issues <p>Members of the group offered the following preliminary comments:</p> <p>Need to prevent the developer imposing covenants on homeowners restricting white vans etc, need to accommodate white vans.</p> <p>Parking standards need to be as per Daws Hill</p> <p>Community Centre, Village shop should be included in the proposal.</p> <p>Concern over rat run through development. Need to discourage rat runs. Design introduces too much clutter.</p> <p>Need to reflect the fact that the site borders countryside.</p> <p>Cycle routes and footpaths proposed, but these do not link to a wider network.</p> <p>The Ride should be left clear. Facilities will attract people/traffic. Cannot see the value of cycle parking given location at the top of a hill.</p>		

	<p>Work required on Utilities (Water, sewage, gas etc.).</p> <p>Ride should stay as is. Maintenance remains an ongoing concern.</p> <p>P.18 Higher density will be affordable housing, which is all located along the Ride. Three stories should be a maximum.</p> <p>SO – density is more landscape led. Large structural vegetation = larger buildings.</p> <p>Site needs doctors surgery.</p> <p>The Development Brief will proceed with multiple iterations.</p> <p>High density up against the Ride, but not the woodland. Why not?</p> <p>SO – Ride is a manmade feature. The woodland is not. Hence different approach.</p> <p>Football pitches do not appear on the map in Development Brief?</p> <p>RW – development needs more football pitches. Proposal is to put pitches on the other side of Abbey Barn Lane.</p> <p>Mrs Johncock - Water came up at first infrastructure meeting. Matter remains unresolved at the present time.</p> <p>Sports fields should be on the site, not adjacent land.</p> <p>RW - Potential sports grounds are on Carrington Land, who also owns ABS.</p> <p>SO – Gives thanks for points raised.</p> <p>The chairman proposed that members of the group should email any further comments to himself, RW and SO by 14.9.15 in order that these can be discussed at the next meeting.</p>		
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	In connection with this the next meeting was rearranged to Monday 21.9.15		
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Agreed Membership List	
Cllr Hugh McCarthy	WDC (Chairman)
Cllr Valerie Brownridge	Little Marlow Parish Council
Barbara Price	Resident (Kingsmead Road)
Sue Cavalier	Abbey and Ryemead NAG
Cllr Marten Clarke	Abbey and Ryemead NAG
Patricia Curtis	Cobbles Farm
Andrew Taylor	High Wycombe Society
Paul Bowyer	Wycombe Wildlife Group
Cllr Jeff Herschel	Chepping Wycombe Parish Council
Liz Johncock	Flackwell Heath Residents Association
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