

**TERRIERS FARM  
LAISON GROUP MEETING**

12<sup>th</sup> September 2017 6.30pm

Committee Room 1, WDC Offices, Queen Victoria Road

**Minutes**

	Item	Notes	Action (who)	Completed
1.	Introduction and apologies.	Apologies: Cllrs Hussain and Cllr Raja (may be late)		
2.	Matt Knight	Has been a longer process than originally intended/expected. Thank you very much for your commitment. You have been very valuable to the process.		
3.	Minutes of the last meeting.	none	CDP	On line
4.	Update on the Development Brief	<p>Consultation took place over a year ago. Developers disagreed between themselves and with the Council, over the brief and over finance, and over the site access. meanwhile we've been getting on with other work. We've been reviewing the comments, some of which do not related directly to the brief.</p> <p>Where is this site's progress in relation to other reserve sites? ABS adopted brief. ABN is catching up – no draft brief. GV&amp;A – adopted brief but new owners. Slate meadow up to consultation now. ABN and Terriers Farm – transport work has been going on over the past 6 months or so.</p> <p>CDP presented a summary of the consultation responses, by topic. See presentation – to be added to website</p> <p>Various members of the LG pointed out that there is a great deal of concern about the lack of public transport options from the site to schools, and there was significant discussion about the scope for public transport, likelihood of</p>	CDP	Sent to the group members 18/9/17

services being stopped, and the impact of development on traffic. School traffic is a significant issue. Should the need for a bus route down Kingshill Road be explored? Some discussion about why it was discontinued. This issue is outside the scope of the brief but should be taken up with local Councillors.

Some discussion about parking provision, current standards, difference between on-plot and off-plot. Some discussion about pros and cons of garages and impact on parking and anti-social parking.

LG welcomed the news that the idea of an access through the recreation ground would be removed from the brief due to lack of community support.

Some discussion about community facilities. WDC community would use monies from the development to improve existing facilities rather than to provide new facilities. Will discuss this issue with them again; there is a need for a new community needs assessment. If there is a problem. Please speak to Cllr Raja who is Deputy Cabinet Member for Community Services.

Some discussion about the possible impact of flood lighting on the AONB and residential amenity. This needs to be considered and strengthened in the brief.

Some discussion about flexibility within the brief in terms of the number of units on the site, to ensure the development is of good quality. The brief is not prescriptive in terms of numbers, but if the developers and the Council ultimately disagree, the decision may come down to the Planning Inspectorate.

Some question about enclosure hedges and the legal issues around removing them, a legal issue which will need to be considered by the developer(s)

Some discussion about ecological offsetting, the provision and maintenance of open spaces. The detailed work in respect to ecological assessment and

		<p>specific proposals for minimising impacts and mitigation measures has not been done.</p> <p>Some discussion about the second access point, the work that has been undertaken in the past 6 months, the option of a signalised junction v a roundabout, issues relating to traffic speeds, the impact on the existing pair of mini-roundabouts, and the benefits and disbenefits of only one access onto Kingshill Road. As the work progresses it will be shared with the LG.</p>		
5.	Potential timeline	As discussed.		
6.	AOB	<p>The group would like to be sure to see the brief, and the comments and council's response before the brief goes to cabinet.</p> <p>Some issues will not generate a shared view from a LG, as many members have different interests in the matter [with regard to one or two access points for example]</p> <p>There is scope to share the Acom work with the LG before the draft brief is 'finalised' for approval by cabinet.</p> <p>Could we use average speed cameras to deal with traffic speeds?</p>	<p>CDP</p> <p>CDP</p>	
7.	Date of next meeting	To be discussed.		