

## TERRIERS FARM LAISON GROUP MEETING

16 August 2016 7.30pm

Committee Room 1, WDC Offices, Queen Victoria Road

### Minutes

#### Present

Matt Knight (Chairman)

Ian Guy (Widmer End Residents Association)

Sara Perry (Hazlemere Rights of Way)

Andrew Cole (High Wycombe Society)

John Bland

Catherine Oliver (WDC)

Alan McGovern

Richard Newman (WDC)

Chris Wood (East of Amersham Hill Residents Association)

Tony Green (WDC)

Sarfaraz Raja (WDC)

Charles Power (WDC)

Sarah Oborn (WDC)

	Item	Notes	Action (who)	Completed
1.	Introduction and apologies.	Apologies: Hugh McCarthy (WDC) and Dave Wainman		
2.	Minutes of the last meeting.	The minutes of the meeting on 25 May 2016 were agreed.  It was noted that Richard Atkinson was not present as stated and that Nick Ralph had attended on his behalf.		

3.	Actions arising from Last Meeting.			
4.	Footpaths	In the event of a planning application, BCC would prioritise the recent footpaths application. Off-road routes to local schools should be considered within brief	CDP/SO	On-going
5.	Community facilities	It was suggested that the new community facilities at Totteridge Recreation Ground have the potential for larger facilities which could be in part funded by the Terriers Farm development. However, this would be contrary to the strategy for community facilities in the district which has only recently been adopted and which requires the development of a sports hub on site.		
6.	Update on the Development Brief	<p>Presentation – CDP presented the current position regarding the Development Brief.</p> <p>General agreement has been reached on Sections 1-5, with on-going discussions continuing with the developers on Sections 6-7 to resolve some key issues. WDC is now going to produce the brief the developers will comment upon it.</p> <p>Timetable for consultation on the brief is Sept 16.</p> <p>(The developers have booked St Francis Church in October to consult on their masterplan for the site.)</p> <p>Comments:</p> <p><b>Parking</b> – general concern that adequate parking is provided and that a higher standard should be employed than on the Wellsbourne development where parking issues have arisen. Since that development approved, BCC has produced new standards which WDC has adopted.</p> <p><b>Access</b> – The Terriers House redevelopment cannot provide an alternative vehicular access to the Terriers Farm site owing to the inability to upgrade the</p>		

		<p>width of the road between the 2 listed buildings; the approved scheme includes the maximum number of houses permitted by BCC.</p> <p>The general view of the LG is that traffic on Amersham Road is at capacity and that additional access should not make matters worse. The brief will set out various options but the number/location of access(es) will be determined through the planning process and the developers' Transport Assessments.</p> <p><b>Bus routes</b> – the LG feel the brief should be future proofed in the eventually that the Widmer End service is reinstated or routes are diverted through the site</p> <p><b>Existing Green Space</b> – it was discussed whether the green space associated with Terriers House should remain in situ; however, the brief will consider it within the totality of the development and there are a number of environmental, ecological and placemaking benefits which arise from its relocation within the reserve site area.</p> <p><b>Working hours</b> – the Wellsbourne development caused nuisance by flouting working hours and contractors parking in the adjacent roads. These are not matters covered by the development brief but are either subject to planning conditions or enforced by Environmental Health.</p> <p><b>Section 6</b> of the brief sets out specific design principles for the development. WDC is currently consulting on the draft Residential Design Guide (see website). It is anticipated that this document will be adopted as a supplementary planning document in October 2016, and will then be used to support the brief through the planning process.</p>		
7.	<p>AOB</p> <ul style="list-style-type: none"> <li>Date of next meeting</li> </ul>	<p>The next meeting will be programmed prior to the development brief going out to consultation.</p> <p>Persimmon and Redrow Homes to be invited to present their masterplan</p>	<p>CDP</p> <p>CDP</p>	

	proposals to the Liaison Group.	
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