

**TERRIERS FARM  
LAISON GROUP MEETING**

6 March 2018 7.00pm

Committee Room 1, WDC Offices, Queen Victoria Road

**Minutes**

	Item	Notes	Action (who)	Completed
1.	Introduction and apologies.	<p>Apologies: Debbie White – Chiltern Society, Chris Wood, Paula Day, David Waynman,</p> <p>Richard Atkinson – has read the document and has no questions he wished to raise so will not be attending.</p> <p>Attending</p> <p>John Bland, Andy Baldwin, Andy Cole, Sara Perry, Ian Guy, Simon Kearney, Cllr Green, Cllr Raja, Cllr McCarthy, Cllr Oliver, ,</p>		
2.	Minutes of the last meeting.	<p>Circulated</p> <p>Not a list of attendance – but WDC has the signed sheet and this can be appended.</p> <p>Presentation from previous meeting has been sent to the members of the group</p> <p>Minutes agreed</p>	CDP	
3.	Update on the Development Brief	<p>The circulated draft brief will be presented to Cabinet next Tuesday by Cllr Johncock, members of the public can attend the meeting but there is no public</p>		

speaking (CDP sought an indication as to whether members of the group were planning to attend)

while we (officers) will not be proposing any further changes to the document, the elected Members can. So part of the reason for this meeting is to give the group the opportunity to ask questions so that the group or individuals can then – if they so wish - seek an amendment through the Cabinet meeting. This would be done through the Cabinet Members being asked to put forward a question or local District Council elected Members could if they so wish notify the Chair prior to that meeting that they wish to ask a question or make a statement regarding the document.

The draft Brief that is being presented has been circulated to members of the LG and Mr Power is available to answer questions on that document.

Minutes of this meeting can be made available to the local member to raise issues at cabinet if required.

Sara P – vision statement. Development is reducing the green wedge, not facilitating? CDP - This has to be read in the context that this is a housing site, and the brief is aimed at the developers.

HMc - will the new NPPF impact upon this brief? CDP- This brief is based upon on the currently legislation, We do not yet know what the new NPPF will say as the consultation draft was only published yesterday.

HMc, is anticipated that the new NPPF has a stronger slant on GI and biodiversity.

A lot of concern about the protection of Lady's Mile. Concern that the boundary will be eroded. Would like to consider a stronger boundary. Would be appropriate to consider estate fencing along this boundary to prevent erosion of the boundary.

Can we condition the planting of the boundary before works start on the site?  
Planting in the margins done at the earliest possible stage, prefer on day 1?

There was some discussion as to when it would be most practical and appropriate for planting to be introduced. RH and CDP agreed that it would be preferable if the margin with the Lady's Mile and the GI area were planted at the earliest opportunity and that this could be required through the brief.

Point of clarification in terms of 'second' access. It isn't a second access it is the access onto the A404.

Some confusion of Green Street which is in Hazlemere and Green Road which is in Terriers and whether the brief has the correct road names. RH to check the brief and alter as necessary with other 'typos' that have been pointed out.

Catherine O - With regard to Terriers there are not a number of 'shops' - these are now restaurants. There are more facilities, doctors surgeries and shops/schools etc than are shown on the diagram. CDP- This is acknowledged but the diagram gives a snapshot and simply makes the point that there are facilities in the local area.

Tony G - Roads suitable for a bus, but no pressure on a developer to put a bus in. can there be an obligation requiring a bus or contributing towards a bus? CDP - There is a bus route on the A404, we can't make the developers provide more or additional routes, but we need to ensure that if the bus companies want to extend a route into the site at a later date the road layout can accommodate it.

Catherine O -Green space/sports provision – vehicle access provided to the sports fields. What sort of access is this? CDP - We don't know yet precisely what is required – will depend on the detailed planning for this sports facility.

## Conservation

Have focused on the big tile-roof barn, and the house, and have accepted that the other barns and sheds are not historic features which 'must' be kept. The buildings are not listable or locally-listable based on the info we currently have.

Overall structure of main hedges will be retained, but not possible to retain all of them in their current location and state. Don't know yet who will be responsible for maintenance of the hedges.

Green corridor – road thorough narrows to a single lane where it goes though the hedge.

Some discussion about the actual route of the NS PROW but designated route shown in the Brief.

Some discussion about community infrastructure, in particular schools. The utilities will be dealt with by developers in consultation with the service providers.

## Landscape and green infrastructure

If there is a footpath from the rec to the new pitches, then what sort? -  
Compacted gravel path is felt likely to be more appropriate than tarmac

Some discussion about a proposal from one developer about a possible access across the common. The group agreed that this had been previously discounted and felt that the arguments put forward by the developers raised no issues that had not already been considered.

Brief has taken on-board comments from the local flood authority.

## Traffic

		<p>Some discussion about traffic impacts – dealt with at the application stage</p> <p>Some discussion about the design of the access on the A404.</p> <p>Some discussion about character areas and difficulty in finding examples from the developers involved that work well together.</p> <p>With regard to the diagrams, we've moved from density to height, focusing on lower height closer to the AONB</p> <p>Have included lifetime homes standard.</p>		
4.	AOB	<p>Terms of reference allow LG to carry on through the planning application stage.</p> <p>The Council will use the LG distribution list to keep in touch. Members of the group agreed that it would be good to know when applications come in so that everyone is aware, and decide at that point if another meeting is required.</p> <p>Hugh McC asked that it be minuted and it was agreed that thanks be given to the Officers for their work on brief.</p> <p>The Chairman thanked all for the positive and collaborative way in which they had approached the process.</p> <p>The group paid special thanks to the Chairman</p>		
5.	Date of next meeting	<p>There will be no further meetings until there is something to report back in terms of progress on an application.</p>		