



Minutes of Steering Group Meeting 19th March 2019

		ACTION
	Present: Norman, Peter, Julia, Hellen, Alistair, Richard, Diane Apologies: Rhiannon, Christine, Anne, Jane, Nick, Leighton, Lorraine, Heather	
	Members had attended the memorial service for Dr Jane Chambers. The business of the meeting would be to review the draft plan, specifically to respond to the items in red.	
4.2.5	Can we have some photos of where commercial / retail premises have been turned into flats and also any photos of vacant retail premises. There were several vacant retail premises. Conversions of commercial premises were Edricks and Aston House in Oak End Way and the flats at the junction of Station Road and Marsham Lane. Sue offered to take photographs.	Sue Z
3.22	Will need a map defining town centre. Norman would ask Sue Moffat for such a map.	Norman
Housing	Potentially add residential parking policy? Isn't this in the Local Plan? But yes we should. Should explore commercial enterprises having to think about where their employees will park even if it just means they buy them season tickets for the car park. Norman will send Bucks Countywide Parking Guidance	Norman
	Also potentially add a garden policy. The desire is to avoid front gardens being paved over completely and should be incorporated into housing design. There should be no erosion of existing gardens and new developments of houses to incorporate green areas. Is there something in NPPF about gardens? What does Local Plan say?	
	Flats were very unpopular in the comm eng. 71% said no or little need for more flats. Another potential policy regarding housing style? SG would prefer smaller houses/townhouses/terraced houses with gardens such as West Common/Miller Place to flats. Also prefer 3 bed houses to more 1-2 bed flats.	
	Also maybe have a brownfield first policy?? SG says Yes. CPRE website says use brownfield first.	
4.7.1	60% said great or strong need for affordable market housing. 35% said the same for social housing Why are we saying 10 when SBDC says 5? There is affordable housing in the Police Station, Tatling End development. Peter will read Planning Application	Peter
	find examples of good and bad design to show here Can't use actual homes as examples of bad design. Good design – new semis on East Common. Alistair will work with Nick on design guide.	Alistair/Nick
Policy 6	Wonder if this should be amended to 3 bedrooms or less. Comm engagement shows the same strength desire for medium (3 bed) houses as for small (1-2 bed) housing. Yes	

Policy 10	<p>We need to work out whether this is an either / or policy or whether this policy is trying to provide for both. Engagement has shown that parking is probably the biggest issue for the community.</p> <p>We need another objective ie to resist the change of use for existing car parks ie don't want flats built on them but keep them as car parks.</p> <p>List: Orchehill Rise, Barclays Bank, Packhorse Road, Bulstrode Way, Cinema, Sainsbury's, Ethorpe.</p> <p>Also try to create additional parking.</p>	
	<p>Can we start compiling a list of those spaces you feel need to be protected under this policy? If you can give us such a list, we will research whether they already have protection under national / local authority policies, and whether they meet the criteria in the NPPF for protection. If there is any possibility, could you also mark on a map for us please? Hellen says list of local green spaces already done. Will find and pass on. Will ask if Sue Moffat could produce map</p>	Hellen
P30	<p>In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions.</p> <p>GX Station, Cinema, St James, The Bull, The Apple Tree, St Huberts Cottages, Hartley Court, Conservation Areas</p>	Members to think and add to list
4.17.1	<p>4.4 miles from GX to Beaconsfield, which part needs protecting? Can someone please provide us with a map showing the section we are referring to. Please remember it needs to be within the Neighbourhood Plan area. Raylands Farm</p> <p>All fields on Tatling End side. Investigate woods near motorway on Windsor Road</p>	Hellen
4.17.3	<p>Wapseys Wood landfill site in the gap-does this need protecting?</p> <p>Wapsey's Wood is on green belt but needs protecting</p>	
	<p>Additional policy from engagement (this could be extended to encompass other areas and not just the common): this policy is just indicative at this point to gain approval to its development or otherwise. Yes to additional policy on biodiversity. Starfruit plant – Hellen to provide details.</p>	Hellen
4.18	<p>Obj 17 Colston Court, East Common suggested as site for new GP surgery</p>	
Note	<p>Chiltern & South Bucks draft Local Plan goes to inspector in June. Need to look at and see if we want to suggest additions before end April.</p>	All
	<p>Next meeting tba</p>	