

## Gerrards Cross Neighbourhood Plan

### Minutes of Steering Group Zoom Meeting 1<sup>st</sup> April 2021

<b>Present:</b>	Sue M (Town Clerk), Diane, Hellen, Norman, Becky, Liz, Alistair, Sue Z, Jane	<b>ACTION</b>
<b>Apologies:</b>	Nick, Julia, Richard, Heather	
<b>Welcome:</b>	Norman thanked everyone for sticking with the NP and Sue M for facilitating the Zoom meeting.	
<b>Update:</b>	<ul style="list-style-type: none"> <li>Liz explained that after we put forward sites for assessment they were discussed with their planner, Chris, in terms of our overall vision and objectives. While most of the sites are Green Belt he was asked to assess them as if they were not. The Local Plan, when it is made, will be short of sites and they will be casting around for some. Our statement will show that we have looked really hard but could only find one. However, if they are thinking about removing sites from the Green Belt, these are the ones we have selected and in this priority order of release.</li> <li>Becky has been working on the screening document which could be ready in 2 months. Having no Local Plan means there is no housing number but she has gone with gut feeling. Chris had RAG (red, amber, green) rated all the sites. If we put forward Site One (Orchehill Rise Car Park), the only one green rated, what would we want to see on there? Chris assessed it as 21 dwellings at high density 60dph.</li> <li>It was noted the site is in private ownership and leased so may come up in a few years anyway.</li> </ul>	<b>Steering Group</b>
<b>Where we are now:</b>	<ul style="list-style-type: none"> <li>It was pointed out that since we started the NP many office buildings had been converted into flats and can now get automatic change of use up to a certain size. This means we may want to review the NP in favour of medium sized houses rather than smaller flats.</li> <li>If we don't want flats we can get a grant for a design code, which isn't a policy so can't be enforced but can make it difficult for developers.</li> <li>Clearly the Steering Group needs to look at the draft NP again in light of changes that have happened in the last couple of years.</li> <li>Becky will finish updating it lightly so that we can look at it again before she finalises the document for screening.</li> <li>Alistair's document is a good starting point for the design guide. Liz can apply for a grant for this and will contact the Town Clerk to progress the application.</li> </ul>	<b>Becky</b>  <b>Liz/Sue</b>

<p><b>Colston Court:</b></p>	<ul style="list-style-type: none"> <li>• We had mentioned wanting to make Colston Court a community asset. The Town Council feared that if it were, they would be obliged to take it on and keep it as a home for the elderly. They have discussed developing it for council offices, a GP surgery and flats. The owners L&amp;Q are in talks with Buckinghamshire Council. There are no residents, just guardians living in. The Town Clerk is trying to find out what the owner's intentions are. Liz pointed out that listing as a community asset does not mean the council has to take it on, just that they get notified and have a six month window in which to put forward a business plan. Liz will write to the Town Clerk with the wording for this.</li> <li>• It was noted that there was much more to setting up a town GP surgery than just finding premises.</li> <li>• Heritage buildings such as the cinema and The Grocer's windows to be looked at when we review.</li> </ul>	<p><b>Sue</b></p> <p><b>Liz</b></p> <p><b>Steering Group</b></p>
<p><b>What happens next:</b></p>	<ul style="list-style-type: none"> <li>• Becky to complete the remainder of the NP update with a light touch so that it can get back to the Steering Group for review quickly.</li> <li>• Steering Group to review NP without delay and to agree order of priority for release of Green Belt sites identified in assessment.</li> <li>• Liz to liaise with Sue, Town Clerk, re grant for design code.</li> </ul>	<p><b>Becky</b></p> <p><b>Steering Group</b></p> <p><b>Liz/Sue</b></p>