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WINSLOW TOWN COUNCIL

MINUTES of the MEETING of COUNCIL

Tuesday 15th. April 2025, at 7.00pm, at 28 High Street Winslow MK18 3HF

Present: Cllrs. Wiseman (Chair), Castle, Cawte, Cornell, Hamley, Ives, Keys and Monger.

Absent: Cllrs Goss, Slevin. Apologies accepted.

Clerk: C Loch: Deputy Clerk: S Carolan

In attendance: Bucks Cllr. B Stanier and one member of the public were present. No press attended.
Apologies from Bucks. Cllrs. J. Chilver.

The Chairman opened this last meeting of the current term by thanking all for their hard work and support over the year.

25/25 Declarations of Interest in matters to be discussed:

None.

Consideration of Applications for Dispensation:

None

25/26 Minutes of Meetings held 13th. March 2025:

RESOLVED that the minutes be signed as a true record.

Matters Arising: None

25/27 Co-option: Following the uncontested election, members considered the need to co-opt a further two councillors and RESOLVED that the Clerk should advertise the vacancies to attract expressions of interest. The procedure for co-option would be decided when the new Council met in May.

25/28 Administration, Finance and Payments for Signature:

Authorisation of payments: Members considered the payments listings for March totalling £79,280.93 and RESOLVED to approve the listing for electronic payment.

Annual Town Meeting: This meeting would be held on Thursday 24th April 2025. The guest speaker would be from Chiltern Railways.

Standing Orders and Financial Regulations: Updated versions had been circulated for consideration and it was RESOLVED that the new version be adopted and also updated for the change in Procurement law when issued by NALC.

The meeting was adjourned to allow members of the public to speak.

A member of the public asked if there was any further progress on the Buckinghamshire Parking consultation, in particular in respect of on street parking control. While Buckinghamshire Council had again indicated that the formal consultation was planned there was as yet no date set. Charging in Greyhound Lane car park would start on June 1st. It seemed unlikely that Buckinghamshire Council would be offering season permits.

Buckinghamshire Cllr. B Stanier noted that housing development and the proposed Theme Park in Bedford would create major traffic problems on the A421

The meeting was reconvened.

25/29 Correspondence Received: If not addressed elsewhere on the agenda

Best Kept Village: The Clerk noted that an email from one of the judges had been had received. It was felt to be inappropriate and would be forwarded to the organisers for comment.

25/30 Reports from Outside Bodies

Rogers Educational Trust: There were no matters to report.

Winslow Association of Business and Community: The Clerk reported that he had now been given a date to meet with WABC and the Buckinghamshire technician to discuss the plan for hanging baskets in the town centre.

25/31. Committees

Amenities:

Members considered the proposed new playground and the recommendation of the Amenities Committee. This would now be run in conjunction with the other elements of Phase II of the Community Facilities project and once plans and costings for the pavilion and car parking were in hand it would be possible to progress to planning and funding. It was noted that relevant Football Association rules were being taken into account and that the Sports Club were involved in the project team which was lead by PCMS as the project manager. It was also agreed that any redundant playground equipment would be offered to other organisations where feasible and that it was desirable to have the car park completed as early as possible. It was RESOLVED to accept the Amenities recommendation that Council adopt the design (Drawing No: CAS-402681-M6R5W0, Rev D) for the new playground, and accept Kompan's quotation for £470,000 subject to: (a) the progression of the wider community facilities project; (b) planning approval; and (c) any minor changes to the internal layout that may become necessary.

Members noted that the planning application for change of use for the Burial Ground extension had been submitted. This would formally direct that the land be used only as a burial ground as per the covenant on transfer.

Development:

Tinkers End: Members discussed the planning application for industrial units and housing at this site and considered the recommendations of the Development Committee.

For the following reasons, subject to the imposition of a planning condition requiring the completion of the commercial units before occupation of the first dwelling, and with a request that the planning officer examines certain issues in more detail before considering any reserved matters application, Council RESOLVES to support the application.

While the housing delivered by this application lies outside of the Winslow Settlement Boundary and ought normally to result in a refusal, we accept the Applicant's argument that the housing is necessary to establish the viability of the site as a whole, including the commercial units that deliver Winslow Neighbourhood Plan Policy 5C.

Furthermore, the ongoing lack of suitable alternative premises within the Town has prevented the relocation of businesses from Station Road and thereby prevented delivery of the housing set out in WNP Policy 2(a). The units proposed in the current application may provide the suitable alternative premises that will unlock the Station Road site, thereby allowing delivery of WNP Policy 2(a).

On balance, the delivery of Policy 5C, and the potential unlocking of Policy 2(a), outweigh any detriment caused by what amounts to an infill development on land outside the Settlement Boundary.

The matters that we request are considered in greater detail before any reserved matters application is considered are:

- The historic contamination of parts of the site which were used as a landfill;
- The existence of the 'sequential test' of flood risk that the applicant supposes has already been supplied (at para 5.32 of the Planning Statement);
- The degree to which the site benefits from public transport links;
- The amount of parking that is provided, and what degree of flexibility for expansion ought to be built-in given that the nature of the businesses that will operate from the units is unlikely to be known at the time of any reserved matters application.

Events:

The Clerk reported that some 20 groups were involved in the joint WABC and WTC event for VE Day. The Mayors Cadet would be invited to participate in the VE Celebrations where possible.

Finance & Resources:

Public Hall Trust: One nominee letter of agreement was still outstanding. They had been sent a further letter to state that if no response was received by April 30th then it would be taken as their agreement.
Bowls Club: The order for the replacement changing rooms had been placed. A revised build plan had been requested, and installation would be coordinated through the club secretary.

Biodiversity Steering Group:

The next meeting would be held in May.

25/32 Reports from Buckinghamshire Councillors

There were no reports from Buckinghamshire Councillors.

Community Board Matters

The new Community Board organisation was noted. Andy Chapman would remain as the Manager for the North Bucks Community Board.

25/33 Current Strategic Issues

East West Rail

EWR would be making a presentation at the Annual Town Meeting on April 24th.

Community Facilities Phase II; Recreation Ground Project.

The next project management meeting would be held on April 30th. Future management of the project would be considered when the new Council took office.

E V Charging:

Installation would follow the connection of power, but considerable delays were being experienced with connection works. There was no firm date for charging to become operational. Future management of the project would be considered when the new Council took office.

Parking.

There had been no further progress with Buckinghamshire Council. It was noted that charging in Greyhound Lane would now commence on June 1st.
The introduction of parking control in the Public Hall car park involved a number of technical issues and it was RESOLVED that Broadfields be asked to quote for advice and to draft a suitable lease and then be engaged to do this work if the costs were within the 25/58 budget for professional fees. Future management of the project would be considered when the new Council took office.

Winslow Centre Development /Sports Hub.

No further information was available.

Items for Information:

The next meeting was scheduled for Thursday May 8th.

It was noted that there would be a meeting of interested parties to discuss a clean up of the Shipton layby on April 29th.

Meeting Closed 20.12 pm.

Signed: (Chair) at Meeting (date)