

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL
held on **Thursday 10th April 2025**, at 9am at the Council Offices, 28 High Street, Winslow

Present: Cllrs Cawte, Ives, Monger and Slevin **Absent:** None **Clerk:** S Carolan

Also Present: Cllrs Hamley and Keys and one member of the public

Apologies for Absence: None

Declarations of Interest and Applications for Dispensation: None

Minutes of Previous Meeting and matters arising:

D25/22 The Committee RESOLVED that the minutes of its 1st April 2025 meeting be signed as a true record

Matters Delegated by Council: None

The meeting was adjourned at 9:02am to allow representations from members of the public and was reconvened at 9:11am.

PLANNING CONSULTATIONS

25/00883/AOP, Land off Granborough Road: Demolition of existing buildings and commercial redevelopment with residential development, including affordable housing, along with associated access and infrastructure.

D25/23 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, the Committee RESOLVED to recommend that Council supports 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 ought to be build in given that the nature of the businesses that will operate form the units is unlikely to be known at the time of any reserved matters application.

25/00855/APP, 42 Beamish Way: Part single storey, part two storey side extension, fenestration amendments and external rendering.

D25/24 The Committee RESOLVED not to oppose the application.

ITEMS FOR INFORMATION

The Committee's next meeting is scheduled for 7pm, Tuesday 29th April.

The chairman closed the meeting at 10:00am.

Signed: _____ (Chairman) at a Meeting held on **29th April 2025**