

**PRINCES RISBOROUGH TOWN COUNCIL
MINUTES OF AN EXTRAORDINARY MEETING OF THE TOWN COUNCIL
HELD ON TUESDAY 14th NOVEMBER 2017 IN THE PRINCES CENTRE,
CLIFFORD ROAD, PRINCES RISBOROUGH AT 6.30 PM**

PRESENT

Cllr M Walsh – Chairman

Cllrs P Summerbell, A Turner, J Coombs, A Ball, N Davis, I Pearce, A Rolfe, G Hall, J Roberts and D Knights

Susanne Griffiths -Town Clerk

6 members of the public

1. TO RECEIVE, NOTE AND AGREE APOLOGIES FOR ABSENCE

RESOLVED: To receive, note and accept the following apologies from Councillors for non-attendance at the meeting. Apologies were received from Cllr I McLauchlan who had work commitments.

2. MINUTES

Resolved: To agree as a correct record, the Minutes of the Town Council meeting held on 26th September 2017.

3. DECLARATIONS OF INTEREST

Members were asked to declare any pecuniary or non-pecuniary declarations of interest and the nature of that interest which they may have in any of the items under consideration at this meeting.

Cllrs A Turner, D Knights and G Hall declared a non-pecuniary interest in agenda item number 4.

4. THE TOWN COUNCILS RESPONSE TO THE LOCAL PLAN

Cllr M Walsh thanked the Steering Group for the work that they had done on the Local Plan and recommended that as the work has now reached its conclusion, the Steering Group is dissolved. **All present agreed.**

Further to a detailed discussion the following response was agreed.

Resolved to send the following response on the Local Plan.

Subsequent to the Princes Risborough Town Council's (PRTC) initial (2015) response to Wycombe District Council's (WDC) preliminary Local Plan proposals for Princes Risborough, and in the light of subsequent Government guidelines on the formula for "Objectively Assessed Housing Need" via the HEDNA process, PRTC have updated its position statement on the Draft Local Plan as submitted to the Inspectorate by WDC and is outlined below.

Whilst PRTC would have preferred a lower quota of new housing for the Town we do accept that the District as a whole is heavily restricted by Greenbelt and AONB and that whilst Aylesbury Vale District Council, through the Duty to Co-operate, have agreed to take a proportion of our unmet need there is a heavy requirement on Princes Risborough to take the proposed level of growth as outlined in the Local Plan.

However, in the interest of offering a balanced perspective within our submission, listed below are our concerns, what we see as opportunities afforded by growth and the measures we believe must be implemented if we are to achieve the sustainable expansion of Princes Risborough. It should also be mentioned that, with the guidance and input of WDC planning officers and external specialist technical advice, PRTC formed a Local Plan Steering Group to participate in and inform the process. The Steering Group comprised of local Councillors from Town, District and County, plus representatives from Risborough Area Residents Association, Risborough Area Partnership, local schools, the Business Group, the Askett Society, Monks Risborough Society and a retired Head of County Highways (a local resident) along with other individuals/organisations/consultants as and when required/appropriate. We believe that the work undertaken by the Steering Group has helped to influence the Plans impact on

Princes Risborough, with much of the 2015 PRTC vision statement included in the Draft Plan. Particularly in relation to schools, doctor's surgery, town centre regeneration and Community Land Trusts which will provide local homes for local people.

CONCERNS.

PR3 policy is unsound because it is not effective.

The Town Council is concerned that the policy PR3 does not provide certainty that the necessary infrastructure will be delivered early enough in the development program. WDC should be outlining, in detail, how the infrastructure can be delivered in the early stages of the plan.

PR7 policy is unsound because it is not effective.

The Town Council believes that PR7 requires more detail on the phasing of the delivery of infrastructure. Infrastructure must be phased and furthermore the Town Council believe this should be outlined in the policy.

PR12 policy is unsound because it is not effective.

Further detail should be outlined in this policy. Policy should set out the process / timetables to ensure the issues are addressed,

CP3 policy is unsound because it is not effective.

Phasing of infrastructure must be delivered as housing is delivered. All developments within the area of Princes Risborough must contribute to infrastructure.

CP4 policy is unsound because it is not effective.

Homes must be delivered alongside infrastructure. Infrastructure being delivered at the end of construction is not acceptable.

Whilst we accept that currently there are insufficient financial resources to fund a fully-fledged Town Bypass to the South West of the existing settlement, in the long term (20 – 30 years hence) it is viewed as an essential requirement in order to cope with the potential growth in North – South traffic as future Local Plans add more and more housing to the North of the County.

NEED TO ENSURE.

In no particular order:

- ❖ It is absolutely essential that the expansion area is bounded by a Green Buffer, to include outdoor sports provision, in order to prevent further urban sprawl into the open countryside and to maintain gaps between the present local settlements.
- ❖ The current planning application (which aims to pre-empt and depart from the Draft Local Plan) to build 300 houses off Mill Lane, between Kingsmead and the railway line, should be resisted as it would contradict the concept of a Green Buffer and would link the villages of Monks Risborough and Askett through urbanised development in the open countryside.
- ❖ Likewise, any further planning applications for housing development on the Molin's Sports Ground (in the Greenbelt & AONB) should be resisted and the ground restored to outdoor sports provision. The PRTC have a long-standing interest in facilitating such.
- ❖ Both the Town Centre and the Railway Station will require large scale car parking capacity increases.
- ❖ The existing Town Centre must remain the key retail and focal point of the expanded Town. NB – see also "Opportunities".

- ❖ To ensure the last bullet point is successful, large scale through traffic needs to be re-routed from the town centre via the proposed new relief road, allowing for the expansion and re-development retail of parts of it, such as New Road (Back Lane), Horns Lane and including the implementation of “shared space” with a particular focus on linking the High Street and Horns Lane.
- ❖ If forward funding can be achieved we would want to see the early delivery of the proposed relief road.
- ❖ The two new primary schools should be built at the appropriate points of housing delivery.
- ❖ Sufficient care should be taken to preserve key environmental areas within the expansion area.
- ❖ Sustainable Urban Drainage Systems (SUDS) should be sympathetically planned to take advantage of existing watercourses and the rural setting.
- ❖ There must be a broad mix of housing types both for sale and social/affordable rent, including Help to Buy, starter homes and self-build and in particular emphasis on homes for local people via “Community Land Trusts”.
- ❖ Further work needs to be undertaken to avert Mill Lane, Crowbrook Road and Askett village becoming “rat runs” with the increase in local traffic generated by the new developments.

OPPORTUNITIES.

The following opportunities are welcomed

- ❖ The economic regeneration and expansion of the existing Town Centre in both its retail offering and improvements to the public realm, in particular by means of the creation of “shared space” between pedestrians, cyclists and vehicles. Along with increased parking capacity and other improvements to make Princes Risborough a “destination town” including leisure and recreation for all ages.
- ❖ The proposed new Relief Road will help to alleviate current Town Centre traffic congestion.
- ❖ The provision of new sports grounds/facilities, parks and other green spaces. The creation of a central natural park running through the spine of the expansion area is particularly exciting.
- ❖ The potential to provide much needed homes (rental, shared ownership and for sale) for local people, particularly by means of Community Land Trusts.
- ❖ New businesses are already beginning to relocate here and hopefully more will be encouraged to do so as the Town grows.
- ❖ Providing current discussions with the relevant Clinical Commissioning Group and local GP surgeries progress positively, provision is made within the Local Plan for a new, state of the art surgery within the expansion area, could provide extra services which are not currently offered by the existing practices, with improved parking arrangements.

Princes Risborough Town Council wish to appear in front of the inspector.

5. TO PASS A RESOLUTION TO EXCLUDE THE PUBLIC AND PRESS IN ACCORDANCE WITH SECTION (12) OF THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Cllr M Walsh proposed to pass a resolution to exclude the public and press in accordance with section (12) of the public bodies (admission to meetings) act 1960 to decide on quotations received for the Wades Park storage facility. **All present agreed.**

5. DATE OF NEXT MEETING.

The next meeting of the Town Council will take place on Tuesday 28th November 2017 at 7.00pm in the Princes Centre, Clifford Road, Princes Risborough.

There being no further business to discuss the Meeting closed at 8.15pm

Chairman..... Date.....