

High Wycombe Town Committee Minutes

Date: 28 July 2016

Time: 7.00 - 8.58 pm

PRESENT: Councillor A R Green
(in the Chair)

Councillors Z Ahmed, M Asif, Mrs L M Clarke OBE, M Clarke, R Farmer, M Hanif, M A Hashmi, A E Hill, R Raja, S K Raja and N J B Teesdale,

ALSO PRESENT:

Mr Joe Collins President, Bucks Students' Union

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ms A Baughan, M Davy, A Hussain, Mahboob Hussain, Maz Hussain and M Knight.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on the 1 March 2016 be agreed as a correct record.

4 PROPOSAL FOR MURAL IN LILLY'S WALK SUBWAY

The Committee welcomed Joe Collins, President, Bucks Students' Union to the meeting who provided information on a project to provide a mural in Lilly's Walk subway. The aim was to create a 'transitional gateway' from the town into the University.

The Committee was informed that graphic art students at the University were invited to submit a design; submissions were then shortlisted and the winner selected by a panel of judges. The winner received £250 in prize money and the runner up also received a prize, with both being presented at the end of year degree show. The artist selected to produce the design was Dan Wilson, who had studied a degree in fine art at Bucks New University and had previously undertaken the mural on the former goods shed.

The overall cost of the project had been calculated at £2640 with costs being met from a HWTC community support grant, HWBIDco, Bucks New University, Bucks Students' Union, and Bucks County Council.

Brief discussion took place, during which the Chairman and Members thanked Joe Collins for his attendance and presentation.

5 MASTERPLAN UPDATE INCLUDING PROPOSALS FOR THE DESIGN OF THE NEXT STAGE OF THE ALTERNATIVE ROUTE ROUND HIGH WYCOMBE TOWN CENTRE - CONSULTATION

John Callaghan, Team Leader (Environment and Infrastructure) provided an update on the High Wycombe Town Centre Masterplan. The update included information on proposals for the design of the next stage of the alternative route around High Wycombe town centre (between Westbourne St and Lily's Walk. Information was also provided on work to be undertaken to assess options to remake the River Wye along sections of the A40 through the town centre.

Members made a number of points and received clarification of various queries as follows:

- In May 2016 the Local Enterprise Partnership had agreed the release of £8.5m of funding towards the programme to add to the £5.64m CIL funding committed by the Council, totalling approximately £14m to be spent by 2019.
- Improvements to Westbourne Street had been completed. Some damage had been made to the planters and the Committee were informed that replacement parts were available and would be obtained.
- The first priority was to deliver the next stages of the alternative route. Design work will also be getting underway regarding the Oxford Road or Easton Street areas.
- Whilst considering the Oxford Road area work would be undertaken on the feasibility of restoring the river in parallel with this schemes. If funding were available to remake the river together with the road works this could enable savings to be made, however funding was a significant challenge, even if the options to remake the river prove technically feasible.
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- There was a large amount of work to be delivered by 2019 with work scheduled to start in early September 2016. Procurement is at an advanced stage.
- In the short term a river improvement project in the Swan frontage area was being carried out in August, in conjunction with Chiltern Rangers. Any adverse effects during the works to the trout in the river would be minor and temporary and would be positive in the longer term.
- Consultation had been undertaken, for example during 2013 with stakeholder meetings at the time of the agreement of the Adopted Delivery and Site Allocations Plan. However further consultation could be undertaken with regards to the bus companies and taxi drivers.
- The emergency services had not reported any problems at Westbourne Street in relation to the improvements.

- Once the alternative route was completed appropriate signage could be put in place at Westbourne Street.
- Contamination on the gas works site was an issue and was the responsibility of the developer to decontaminate. A remediation process would be required prior to the start of development on the site.
- There was discussion about the scope of the project and the extent to which it included Desborough Road.

Members thanked the officer for his presentation.

6 LOCAL PLAN UPDATE

Ian Manktelow, Team Leader Planning Policy, provided an update on the new Local Plan. During the presentation and discussion, the following points were made:

- Previous consultation on the new Local Plan had taken place two years ago.
- A separate consultation was currently being undertaken due to end on 8 August with the plan being submitted to the Government early 2017.
- A newsletter regarding the consultation on the draft new Local Plan had been distributed to households during 2016.
- The requirement was for up to 15,000 homes to be found in the Wycombe District area. There was a current deficit of 5000 homes and work had been undertaken with Aylesbury Vale District Council to see if development needs for Wycombe District could be met within Aylesbury Vale.
- Included in the new Local Plan would be site proposals and Development Management Policies.
- The vision and strategy were set out in the document with six key themes identified.
- Key site proposals for High Wycombe included housing, employment and gypsy and traveller sites.
- Work would be undertaken with Highways England, the LEP, Bucks County Council and the railways regarding improving connectivity across the district. Including access to High Wycombe from the M40.
- The Committee received information regarding issues with road infrastructure works and standards required by Highways England in relation to junction separation distances.
- The draft Plan identifies the aim to commission a study to look at the scope to re-establish the High Wycombe to Bourne End rail link as part of improving north/south rail connectivity.
- Members were concerned regarding the use of green belt land for development in the High Wycombe unparished area. It was confirmed that a small amount of green belt land had been proposed however this was a very small percentage of the overall housing requirement and a very small amount of the District's green belt.
- Members were also concerned regarding the use of land at the back of properties on Hughenden Road.
- Current High Wycombe town centre policies such as the Masterplan and the recently adopted Delivery and Site Allocations Plan would remain in place.

- It was noted that there were constraints on development around Marlow due to the flood risk, AONB and Green Belt reasons.

The Chairman thanked the officer for his attendance and presentation.

Chairman

The following officers were in attendance at the meeting:

Ian Manktelow

John Callaghan

Ian Hunt

Jemma Durkan

Team Leader, Planning Policy

Team Leader, Environment and Infrastructure

Democratic Services Manager

Senior Democratic Services Officer