

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL held on **WEDNESDAY 14<sup>th</sup> May 2014**, at 7pm in the Council Chamber at 28 High Street, Winslow.

	<b>Present:</b> Cllrs. Cawte (Chairman), Chambers, Knight, Laws, Payne and van de Poll, <b>Apologies:</b> Cllr Wiseman, accepted Deputy Clerk ("Clerk"): K Oddey Several members of the public joined the meeting for the 23 Station Road discussion.	
<b>D14/54</b>	<b>Election of Chairman:</b> Cllr Cawte proposed as Chairman. Cllr Cawte accepted and elected Chairman.	
	<b>Declarations of Interest:</b> none <b>Consideration of Applications for Dispensation – none</b>	
<b>D14/55</b>	<b>Minutes of Meeting</b> held on Wednesday 23 <sup>rd</sup> April 2014: the Committee RESOLVED that the minutes be signed as a true record.	
<b>D14/56</b>	<b>Matters Arising:</b> The Clerk was asked to forward a copy of the letter cf. 23 Station Road/W.E. Black to Cllrs Payne and Chambers	
	<b>Items delegated by Council:</b> None	
	<b>Items deferred from previous meeting:</b> None	
	<b><u>Applications Received:</u></b>	
<b>D14/57</b>	14/01015/APP 17 St.Laurence Rd	Front porch (Part retrospective) [by 29.5.14] RESOLVED not to object but to comment that had the Council known about this application prior to the building of the Front Porch it would have objected as the design of the Porch creates a highly disjointed street scene and is detrimental to the local area.
<b>D14/58</b>	14/00970/APP 23 Station Road	The demolition of outbuildings. The partial demolition of the existing house (No.23) and its refurbishment to create a single house. The construction of 10 No. two storey houses with associated road-works, parking and landscaping [by 14.5.14*]  Members of the public presented their objections as they'd submitted to AVDC. Several arguments were presented and included within Council's response. RESOLVED to object on same grounds as previous application and highlighting: (a) that the Council recognises that the site will be developed but that every effort should be made to ensure the development is safe and sensitive to the Conservation Area and (b) including the following points: - Road safety (loss of footpaths, additional pressure on parking further limiting visibility) - Congestion (fewer parking spaces, additional entrance to plot 10) - Parking (as above plus parking at front of plot 10 contrary to planning guidance) - Noise (raised table, heavy traffic) - Heritage (emphasis on Planning Considerations), - Planning Considerations (Housing Officer's refusal of previous (similar) applications). - AVDC's guidance suggests developments in or close to Conservation Area should preserve and enhance the Area - contrary to this development. - Maintaining character of the original property – particularly rebuilding property prior to the sale of other properties - Housing mix particularly 2 bedroom properties - Volume of local residents objecting to the application and the loss of amenity cf. Neighbourhood plan - S106 - need to ensure appropriate provision included as part of any final decision
	<b><u>Appeals</u></b>	
	13/03448/APP 23 Station	The demolition of existing outbuildings. The partial demolition of existing house (No.23) and refurbishment to create a single dwelling. Construction of 10 No. dwellings with associated roadworks, parking and landscaping. Mr Eric Gadsden  Member advised that this appeal had been withdrawn
	APP/J0405/A/14 /2213924 Land to East of Winslow	Gladman Development (East of Little Horwood Rd) – 100 residential units, associated infrastructure and access

	<p>Response from Planning Inspectorate (Alan Ridley) – see email 24.4.14. (Claim for costs (by 15.5.14), Consider request for Rule 6 status)</p> <p>It was noted that the Public Inquiry is due to commence on 9th September 2014</p> <p><b>8 (c) Appeals dismissed</b> – noted at meeting</p> <table border="0"> <tr> <td>13/00508/ALB</td> <td>The Book Nook 14C Market Sq</td> <td>Retention of painted shop front (retrospective) See paper work distributed w/c 21.4.14</td> </tr> </table> <p><b>8 (d) Permitted/Householder Approval</b> – noted at meeting</p> <table border="0"> <tr> <td>14/00459/APP</td> <td>30 Offas Lane</td> <td>Single storey side &amp; rear extension (noted in minutes 26.3.14)</td> </tr> <tr> <td>14/00604/APP</td> <td>2 Offas Lane</td> <td>Two storey side extension (noted in minutes 26.3.14)</td> </tr> <tr> <td>14/00726/ATC</td> <td>1 Sheep Street</td> <td>Fell No.2 Sycamore Trees (permitted, 30.04.14)</td> </tr> <tr> <td>14/00318/APP</td> <td>White lodge, Sheep Street</td> <td>Conversion and extension of outbuilding to 2 Storey detached dwelling with detached garage. Erection of detached garage for White Lodge (23.4.14)</td> </tr> <tr> <td>14/00467/APP</td> <td>5 Lake Close</td> <td>Erection of porch (7.5.14)</td> </tr> <tr> <td>14/00568/APP</td> <td>10 Shepherds Row</td> <td>Two storey side extension and erection of front porch (7.5.14)</td> </tr> </table>	13/00508/ALB	The Book Nook 14C Market Sq	Retention of painted shop front (retrospective) See paper work distributed w/c 21.4.14	14/00459/APP	30 Offas Lane	Single storey side & rear extension (noted in minutes 26.3.14)	14/00604/APP	2 Offas Lane	Two storey side extension (noted in minutes 26.3.14)	14/00726/ATC	1 Sheep Street	Fell No.2 Sycamore Trees (permitted, 30.04.14)	14/00318/APP	White lodge, Sheep Street	Conversion and extension of outbuilding to 2 Storey detached dwelling with detached garage. Erection of detached garage for White Lodge (23.4.14)	14/00467/APP	5 Lake Close	Erection of porch (7.5.14)	14/00568/APP	10 Shepherds Row	Two storey side extension and erection of front porch (7.5.14)
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<b>D14/59</b>	<p><b>Winslow Neighbourhood Plan</b></p> <p>Examination hearing was held 1<sup>st</sup> May 14. Attendance indicated strong support from residents (c.100 residents, double expectations). The draft report is expected late May 14. The Committee expect requests for minor modifications (eg. update reference to Aylesbury Vale Plan). The goal is to hold the referendum prior to the holidays requiring preparation work to commence prior to the formal process.</p>																					
<b>D14/60</b>	<p><b>Vale of Aylesbury Local Plan (VALP)</b></p> <p>Scoping Consultation is due 28<sup>th</sup> May 2014. The Committee noted that a draft submission had been circulated and comments received. They RESOLVED the Clerk submit the final version to AVDC.</p>																					
<b>D14/61</b>	<p><b>Winslow and District Local Area Forum (WADLAF or LAF):</b></p> <p>The Clerk advised that agenda topics (as discussed D14/49) had been proposed to LAF. In response to action D14/49, the Clerk noted the feedback from Big Society (distributed to members) and once feedback from Ramblers is received, the topic would be placed on agenda.. Cllr Cawte provided an update on the bus services, noting “real time information” to be rolled out and the committee discussed timetables/services. Cllr Payne noted that an answer didn’t seem to have been received following the complaints question. Cllr Payne will forward the question so the Clerk can request it again from LAF. The Committee requested the Clerk express our interest in participating actively into the inquiry into public transport provision across Buckinghamshire under the leadership of Warren Whyte.</p>																					
	<p><b>Consultations – none</b></p>																					
<b>D14/62</b>	<p><b>Highway Matters</b></p> <p><b>Zebra Crossing (High Street near Avenue Road):</b> The Clerk summarised the response from Transport for Bucks (TfB) outlining their recommendations, in short: adding new warning signs (requiring a new post on East side of High St) and fitting extension brackets for the zebra beacons to make them more prominent; the changes to the zig/zag and yellow line road markings were not considered practical. TfB will follow up on the warning signs and provide a quotation for the extension brackets allowing the Council to consider funding. Committee RESOLVED to ask the Clerk to contact the near-by shop owner cf. parking near the crossing.</p>																					
<b>D14/63</b>	<p><b>Weight Restriction Horn St:</b> The Clerk summarised a discussion and response from TfB on this issue: TfB would respond to the local resident who’d raised the issue; they did not consider a weight restriction as a practical solution nor one that would necessarily address the problem and they suggested the Council engage directly with local residents and HGV owners who most frequently use the road to determine the best course of action and request their support. Committee RESOLVED to follow up on the suggestions.</p>																					
<b>D14/64</b>	<p><b>Petrol Station Road Markings:</b> The issue brought up at the Annual Town Meeting (including the route into parking spaces and the exit to main road). After discussion the Committee RESOLVED the Clerk write to the relevant party to establish a solution.</p>																					

<b>D14/65</b>	<p><b>Correspondence:</b> Not dealt with elsewhere on the agenda.</p> <p><b>Phase 3 Verney Road, email from Mr R Newall (AVDC Planning)</b>  Cllrs Cawte and van de Poll summarised Mr Newall's response to the Council's objections, including: they had removed the French windows due to security issues, as there was no sign of wildlife there was no reason to respond on this point, the agreed cycle parking would be added and Bloor homes would replace plot 16 with 2, two bed units. With the exception of housing numbers and mix the response was considered reasonable. The concern around the lack of the total number of houses and of affordable and 1 or 2 bedroom "market" houses was discussed and it was RESOLVED to reply to Mr Newall with an appropriate objection on this point.</p>
	<p><b>Reports from Outside Bodies:</b></p> <p><b>Winslow &amp; District Local Area Forum (WADLAF).</b> See WADLAF above  <b>Winslow District Community Bus:</b> no update  <b>Local Councils Planning and Liaison Group (AVDC):</b> no update  <b>North Bucks Parishes Planning Consortium:</b> no update, next meeting 18<sup>th</sup> June 2014</p>
<b>D14/66</b>	<p><b>Items for Information:</b></p> <p>Great Horwood Neighbourhood plan should be added to the agenda for the next meeting (28<sup>th</sup> May 2014)</p>
	<p>Meeting closed</p> <p>The date of the next meeting 28<sup>th</sup> May 2014 (planning topics only)</p> <p>Signed: ..... (Chairman) at Meeting 28<sup>th</sup> May 2014</p>