

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL held on **Wednesday 9th March 2016**, at 7pm in the Council Chamber at 28 High Street, Winslow.

	<p>Present: Cllrs Cawte (Chairman), Chandler, Knight and van de Poll Apologies: Cllr Chambers - Accepted Clerk: C Loch <i>Cllr Renshell (AVDC) and one resident also in attendance</i></p>																									
	<p>Declarations of Interest: none Consideration of Applications for Dispensation – none</p>																									
D16/09	<p>Minutes of Meeting held on Wednesday 9th February 2016: the Committee RESOLVED that the minutes be signed as a true record.</p>																									
	<p>Matters Arising: None</p>																									
	<p>Items delegated by Council: None</p>																									
	<p>Items deferred from previous meeting: None</p>																									
D16/10	<p>Planning</p> <p>Applications Received:</p> <table border="0"> <tr> <td style="vertical-align: top;">16/00345/ADP</td> <td style="vertical-align: top;">Land Adjacent to Furze Lane (previously Land adjacent to Verney Road)</td> <td style="vertical-align: top;">Approval of reserved matters pursuant to outline permission 13/03827/AOP for the construction of up to 250 dwellings with associated public open space, new vehicular, pedestrian and cycle accesses relating to access into the site.</td> </tr> </table> <p>The Committee RESOLVED to COMMENT on the application requesting that the footpath, currently shown to stop short of the junction with Furze Lane, be extended to allow safe pedestrian access.</p> <table border="0"> <tr> <td style="vertical-align: top;">16/00403/APP</td> <td style="vertical-align: top;">34A High Street</td> <td style="vertical-align: top;">Change of use of first and second floors to residential use.</td> </tr> </table> <p>The Committee RESOLVED to OBJECT to the application due to the adverse visual impact of the external steel staircase and the lack of provision of an additional parking space for the new dwelling, and noted that these issues have not been addressed since they were raised on the previous application (15/03053/APP)</p> <table border="0"> <tr> <td style="vertical-align: top;">16/00497/APP</td> <td style="vertical-align: top;">15 Missenden Road</td> <td style="vertical-align: top;">Erection of two attached dwellings with associated parking, bin and cycle stores</td> </tr> </table> <p>The Committee RESOLVED to COMMENT on the application, that the provision of a single parking space per dwelling is likely to add further pressure on parking in the area and that the location of the bin and cycle storage is not clear from the plans.</p> <table border="0"> <tr> <td style="vertical-align: top;">16/00514/APP</td> <td style="vertical-align: top;">23 Station Road</td> <td style="vertical-align: top;">Erection of one detached dwelling with attached double garage</td> </tr> </table> <p>The Committee RESOLVED to OBJECT to the application due to the visual impact of the proposed double garage on the street scene within the conservation area.</p> <table border="0"> <tr> <td style="vertical-align: top;">16/00561/APP</td> <td style="vertical-align: top;">16 Station Road</td> <td style="vertical-align: top;">Conversion of loft into additional living accommodation including dormer window to rear roof slope</td> </tr> </table> <p>The Committee RESOLVED NOT to OBJECT to the application.</p> <p>Decisions</p> <table border="0"> <tr> <td style="vertical-align: top;">15/02451/APP</td> <td style="vertical-align: top;">Land adjoining Furze Lane</td> <td style="vertical-align: top;">Erection of new 3 storey building to form Sir Thomas Freemantle Secondary Free School (Class D1), including sports hall, external play space, car parking and cycle provision, and associated works - Approved</td> </tr> <tr> <td style="vertical-align: top;">15/04154/ALB</td> <td style="vertical-align: top;">25 High Street</td> <td style="vertical-align: top;">Demolition of existing conservatory. Part single, part two storey side extension - Consent Granted</td> </tr> <tr> <td style="vertical-align: top;">15/04153/APP</td> <td style="vertical-align: top;">25 High Street</td> <td style="vertical-align: top;">Demolition of existing conservatory. Part single, part two storey side extension - Approved</td> </tr> </table>		16/00345/ADP	Land Adjacent to Furze Lane (previously Land adjacent to Verney Road)	Approval of reserved matters pursuant to outline permission 13/03827/AOP for the construction of up to 250 dwellings with associated public open space, new vehicular, pedestrian and cycle accesses relating to access into the site.	16/00403/APP	34A High Street	Change of use of first and second floors to residential use.	16/00497/APP	15 Missenden Road	Erection of two attached dwellings with associated parking, bin and cycle stores	16/00514/APP	23 Station Road	Erection of one detached dwelling with attached double garage	16/00561/APP	16 Station Road	Conversion of loft into additional living accommodation including dormer window to rear roof slope	15/02451/APP	Land adjoining Furze Lane	Erection of new 3 storey building to form Sir Thomas Freemantle Secondary Free School (Class D1), including sports hall, external play space, car parking and cycle provision, and associated works - Approved	15/04154/ALB	25 High Street	Demolition of existing conservatory. Part single, part two storey side extension - Consent Granted	15/04153/APP	25 High Street	Demolition of existing conservatory. Part single, part two storey side extension - Approved
16/00345/ADP	Land Adjacent to Furze Lane (previously Land adjacent to Verney Road)	Approval of reserved matters pursuant to outline permission 13/03827/AOP for the construction of up to 250 dwellings with associated public open space, new vehicular, pedestrian and cycle accesses relating to access into the site.																								
16/00403/APP	34A High Street	Change of use of first and second floors to residential use.																								
16/00497/APP	15 Missenden Road	Erection of two attached dwellings with associated parking, bin and cycle stores																								
16/00514/APP	23 Station Road	Erection of one detached dwelling with attached double garage																								
16/00561/APP	16 Station Road	Conversion of loft into additional living accommodation including dormer window to rear roof slope																								
15/02451/APP	Land adjoining Furze Lane	Erection of new 3 storey building to form Sir Thomas Freemantle Secondary Free School (Class D1), including sports hall, external play space, car parking and cycle provision, and associated works - Approved																								
15/04154/ALB	25 High Street	Demolition of existing conservatory. Part single, part two storey side extension - Consent Granted																								
15/04153/APP	25 High Street	Demolition of existing conservatory. Part single, part two storey side extension - Approved																								

	15/04179/APP	50 Avenue Road	Replacement of existing front porch with new PVCu porch and new front door - Approved
	15/03947/APP	47 Station Road	Two storey rear and single storey front extension - Approved
	16/00203/APP	Plot 10, 23 Station Road	Construction of attached double garage - Withdrawn / Not Proceeded With
D16/11	<p>Other Planning Matters:</p> <p>Glebe Farm Appeal: Rule 6 Status has been granted and counsel (Mark Westmoreland Smith) has been engaged to represent WTC at the Appeal.</p> <p>23 Station Road: No progress has been reported by AVDC regarding the felled TPO trees. It was RESOLVED that the Clerk will write to AVDC to chase progress.</p> <p>Great Horwood Public Inquiry: The Inquiry is due to start 15th March 2016. The Committee RESOLVED that Cllr van de Poll will make a submission to the Inquiry.</p> <p>Haddenham Neighbourhood Plan: The Members noted that AVDC will no longer be supporting the Haddenham NP.</p>		
D16/12	<p>Consultations:</p> <p>New Homes Bonus: It was RESOLVED that the Clerk collate Members' individual responses, and reply to the consultation.</p> <p>Parliamentary Petition on Right to Appeal Planning Decisions: The members noted that the petition is a matter for individual citizens but support the aim of the Petition and RESOLVED to promote the Petition if and where possible.</p>		
D16/13	<p>Highway Matters</p> <p>Weight Restriction and Zebra Crossings (Avenue Road): No progress reported</p> <p>Moveable Vehicle Activated Signs (MVAS): The Members noted that seven sites have been selected for the MVAS and residents close to the sites will be invited to comment in due course.</p> <p>Shipton Crossing: The Members noted the residents' concerns and that the matter has been forwarded to BCC for further consideration.</p> <p>High Street Vibration: The Members noted the resident's concern.</p> <p>High Street Parking: Cllr van de Poll reported that the provision of parking signs on the High Street is variable and in places does not conform to best practice. The Members RESOLVED to report the matter to TfB.</p>		
D16/14	<p>Correspondence:</p> <p>Letter from the Department for Communities and Local Government re: Neighbourhood Plans: The Members noted the contents of the letter.</p> <p>National Association of Local Councils: The Members noted that NALC membership is tied to membership of Buckinghamshire Association of Local Councils and RESOLVED to carry the issue of membership forward to the Annual Meeting.</p>		
D16/15	<p>Reports from Outside Bodies and appointment of representatives:</p> <p>Winslow & District Local Area Forum (LAF). Members noted that the LAF has new terms of reference and expressed concern that the chair is to be elected for a full 4-year term. RESOLVED that the Clerk will draft a response to BCC regarding reintroducing annual re-election of the chair.</p> <p>Winslow District Community Bus: Cllr Cawte reported that construction of the new bus is expected to be complete in May.</p> <p>Local Councils Planning and Liaison Group (AVDC): No update</p> <p>North Bucks Parishes Planning Consortium: No meeting has been held this month. The next meeting will be held on 6th April 2016.</p>		
D16/16	<p>Items for Information:</p> <p>Deputy Clerk: The Members RESOLVED to thank the outgoing Deputy Clerk for her diligent service to the Committee.</p> <p>Homes for Buyers with a strong link to Winslow: Members noted that the Verney Road development has not achieved the target of 25% of homes being let to people with a strong link to the Town, and RESOLVED that the matter be added to the Committee's April agenda.</p>		
	<p>The next full meeting will be 13th April 2016. It is expected that the optional meeting on 23rd March 2016 will NOT be required.</p> <p>Meeting closed 8:21pm</p> <p>Signed: _____(Chairman) at Meeting on 13th April 2016</p>		

