

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL held on **Wednesday 14th December 2016**, at 7:00pm in the Council Chamber at 28 High Street, Winslow.

	<p>Present: Cllrs Cawte (Chairman), Chandler (in part), Gray, Knight, and van de Poll. Apologies: None Clerk: S Carolan. Members of the Press and Public: 3 members of the public.</p>
	<p>Declarations of Interest: None Consideration of Applications for Dispensation: None</p>
D16/78	<p>Minutes of Meeting held on Wednesday 9th November 2016: the Committee RESOLVED that the minutes be signed as a true record.</p>
	<p>Matters Arising: None</p>
	<p><i>The meeting was adjourned at 7:04pm for members of the public to address the Committee and reconvened at 7:10pm.</i></p>
D16/79	<p>Items delegated by Council: Allocation of s.106 funds: the Committee RESOLVED to recommend to Council that the s.106 funds raised from the new development at Granborough Road be assigned for 'Improvements to green spaces and/or new or improved sports facilities and/or community facilities and/or youth facilities in the Town'. The Committee also considered the wider issue of s.106 fund allocation and RESOLVED to recommend to Council that the matter be considered by the full Council taking input from the Amenities, Development and Finance & General Purposes committees.</p>
	<p>Items deferred from previous meeting: None</p>
D16/80	<p><u>Planning</u></p> <p>Current Consultations:</p> <p>16/04265/APP Winslow Hall Demolition of south west corner and 8m front section of boundary wall and rebuilding at a lower height of 2.1m - 2.6m high. Lower eastern end of front boundary wall and re-point and replace broken/lost bricks (Amendments to planning permission 16/01836/APP)</p> <p>The Committee RESOLVED to support the application.</p> <p>16/04266/ALB Winslow Hall Demolition of south west corner and 8m front section of boundary wall and rebuilding at a lower height of 2.1m - 2.6m high. Lower eastern end of front boundary wall and re-point and replace broken/lost bricks (Amendments to planning permission 16/01836/APP)</p> <p>The Committee RESOLVED to support the application.</p> <p>16/02945/APP 50 Elmfields Gate Part single and part two storey front, first floor side and single storey rear extension.</p> <p>The Committee RESOLVED not to object to the application.</p> <p>16/02504/ADP Land Adjacent to Furze Lane Approval of reserved matters of appearance, landscaping, layout and scale for the erection of 241 dwellings pursuant to outline permission 13/02837/A</p> <p>The Committee discussed recent correspondence with AVDC and RESOLVED to delegate drafting any further grounds for objection to Cllrs Cawte and van de Poll.</p> <p>16/03132/ADP Land at Buckingham Road Approval of reserved matters pursuant to outline permission 13/02112/AOP relating to access, appearance, landscaping, layout and scale for the provision of the rail station building, associated parking and internal road.</p> <p>Members have been informed that some items of apparent detail were approved as part of the outline planning consent and cannot be challenged in this reserved matters application. A meeting is to be held with AVDC on 16th December 2016 after which the grounds for objection will be reconsidered.</p>

	<p>16/04287/APP 28 High Street</p>	<p>Change of use of existing building to create four one-bedroom apartments with associated works including alterations to the front and rear elevations including the creation of additional openings; demolition of rear extension; demolition and alterations to outbuildings and landscaping.</p> <p>Members discussed the application and expressed disappointment that the applicant has not approached the Council at any point. The Committee considered the application in relation to both the neighbourhood and local plans and RESOLVED to object to the application and to delegate drafting the detailed grounds for objection to the Clerk.</p> <p>Recent AVDC Decisions:</p> <p>16/A0009/DIS Rosies, 16/A0148/DIS 14 High Street</p> <p>16/03672/ALB The Pygthle Shipton</p> <p>16/03693/APP 19 Ovitts Close</p> <p>16/03717/APP Sir Thomas Fremantle School</p> <p>16/03573/APP 19 Elmfields Gate</p> <p>16/03436/APP 3 High Street</p> <p>16/03325/APP 164 High Street</p> <p>16/01563/APP Land at rear of 16/01564/ALB 4 High Street</p>
<p>D16/81</p>	<p>Other Planning Matters</p> <p>Glebe Farm Appeal: the Committee noted recent correspondence from AVDC, the Developer and The Department of Communities and Local Government (CLG) regarding the implications of AVDC's 5 year housing land supply on the appeal, and a very recent announcement from CLG that councils with made neighbourhood plans need only demonstrate a 3 year housing land supply. As WTC will be consulted by CLG on the Developer's latest submission no action is required at this time.</p> <p>Oxford – MK – Cambridge Corridor: the Committee noted the recent interim report by the National Infrastructure Commission and decided to defer detailed consideration until its next meeting.</p> <p>Gate at Buckingham Road: the Committee noted AVDC Planning Enforcement's response.</p> <p>Highfield Road building site: the Committee noted a resident's concerns over the state and safety of the derelict site and RESOLVED that the Clerk should investigate what powers are available in such circumstances.</p>	
	<p>Highways</p> <p>Tomkins Park Access Markings: The Committee noted the recent reply from TfB and will take no further action at this time.</p> <p>Street Naming – George Pass Avenue. The Committee noted the recent correspondence from AVDC.</p>	

<p>D16/82</p>	<p>Consultations:</p> <p>BCC – Aylesbury and Buckingham Transport Strategies: the Committee RESOLVED that the Clerk should write to Buckingham Town Council requesting a their observations and to delegate any response to the consultation to Cllr Cawte and the Clerk.</p> <p>BCC – Revised Highways Safety Inspection Policy: the Committee noted that the policy does not cover repairs and RESOLVED that the Clerk should respond to BCC to request the matching highways repair policy.</p> <p>Street Naming – Land East of Furze Lane. The Committee discussed a list of suggested names and RESOLVED to propose that the new streets be named: John Rawbone Close, Hazelton, Palmers Path, Chandos Croft, Turnham Close, Hedge Furlong, Carters Gate, Gibbs Close, Minter Rise, Lacemakers, Orrell Place, Gubblesgore, and Little Hill.</p>
<p>D16/83</p>	<p><i>At 9pm the Committee RESOLVED to suspend its Standing Orders to allow proceedings to continue.</i></p>
<p>D16/84</p>	<p>Correspondence:</p> <p>A421 Junction: the Committee noted the recent communication from Cllr Chilver regarding road safety.</p> <p>Land East of Little Horwood Road – the Committee noted recent correspondence from Linden Homes and Gleeson Strategic Land.</p> <p>Quatro re Proposed Verney Junction Development: the Committee noted the recent letter from Quatro requesting a meeting with the Council and RESOLVED that the Clerk should reply suggesting that a meeting be held on 10th or 17th January 2017.</p>
	<p>Outside Bodies:</p> <p>Winslow & District Local Area Forum: No report.</p> <p>Winslow District Community Bus: No report.</p> <p>North Bucks Parishes Planning Consortium: Members noted the recent report on the Weston Road, Great Horwood appeal.</p>
	<p>Meeting closed 9:25pm</p> <p>The next meeting is scheduled for Wednesday 11th January 2017.</p> <p>Signed: _____ (Chairman) at Meeting on 11th January 2017.</p>