

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL held on **Wednesday 9th November 2016**, at 7:00pm in the Council Chamber at 28 High Street, Winslow.

D16/68	<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>	
D16/69	<p>Minutes of Meeting held on Wednesday 5th October 2016: the Committee RESOLVED that, subject to the correction of two typographical errors, the minutes be signed as a true record.</p>	
	<p>Matters Arising: 16/03132/ADP - 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. The Chairman reported that the Council's objection was submitted to AVDC.</p>	
	<p><i>The meeting was adjourned at 7:03pm for members of the public to address the Committee and reconvened at 7:37pm.</i></p>	
D16/70	<p>Items delegated by Council: Allocation of s.106 funds from the forthcoming Granborough Road development. The Committee RESOLVED to delegate the decision to its members; Cllr van de Poll will report the outcome at the Committee's next meeting.</p>	
	<p>Items deferred from previous meeting: None</p>	
D16/71	<p>Planning Current Consultations:</p> <p>16/03573/APP 19 Elmfields Gate Two storey front and side extension and single story front extension. The Committee RESOLVED not to object to the application.</p> <p>16/03325/APP 164 High Street Two storey rear extension and part infill of covered area to create a ground floor side extension. The Committee RESOLVED not to object to the application.</p> <p>16/03717/APP Sir Thomas Fremantle School Variation of conditions from 15/01734/APP. The Committee RESOLVED not to object to the application.</p> <p>16/03672/ALB The Pygthle Shipton Increase the height of the existing chimney from 1.3 metres to 1.8 metres above the thatch ridge. The Committee RESOLVED not to object to the application.</p> <p>16/03839/APP 21 Old Mill Furlong Single storey rear extension and two storey side extension. The Committee RESOLVED not to object to the application.</p> <p>16/03693/APP 19 Ovitts Close Demolition of existing ramp and erection of new ramp. The Committee RESOLVED not to object to the application.</p> <p>16/03821/APP 14 Leapingwell Lane Amendment to approved planning application reference 16/02081/APP. Two storey rear, first floor side extensions and canopy to front. The Committee RESOLVED not to object to the application.</p> <p>16/03913/APP 14 Vicarage Road Two storey side & front extension and & single storey front extension. 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 further amendments to the application received after its objection was submitted and RESOLVED to submit a revised objection on grounds that the parking allocation remains unsuitable, cluster sizes have not been addressed in the updated plans, and all other outstanding issues from the Committee's original objection.</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 discussed further correspondence relating to the application and deferred making any further representation until the next Committee meeting.</p> <p>Recent AVDC Decisions:</p> <p>16/02989/APP Garage Park Road South Demolition of the commercial units and the erection of two detached dwellings with parking and detached garage to rear. Approved</p> <p>16/02939/APP 5 Elmside Single storey rear extension. Approved</p>
<p>D16/72</p>	<p>Other Planning Matters</p> <p>Glebe Farm Appeal: the Committee noted a letter from the Planning Inspectorate informing that the Secretary of State's decision on the appeal will be issued by 15th January 2017. The Committee also noted AVDC's recent interim position statement on its five year housing supply and RESOLVED that the Clerk should write to the Planning Inspectorate stressing the impact of the statement on the appeal, i.e. that the Housing Land Supply Policy contained in the Winslow Neighbourhood Plan should now be considered to be up to date and therefore afforded very substantial weight.</p> <p>Land East of Granborough Road: The Committee noted that the application was being delayed by issues with the public space requirements but considered that the matter is one for the Developer and AVDC to resolve.</p>
<p>D16/73</p>	<p>Highways</p> <p>Greyhound Lane Car Park: the Committee considered representations from a resident about the land to the rear of the Co-op and RESOLVED that the Clerk should write to the Co-op highlighting the issues, and write to AVDC requesting that any planning and conservation area issues be addressed.</p> <p>Horn Street HGV Contols: The Committee noted a recent email from TfB and that the new signage should be in place early in the New Year.</p> <p>MVAS Monitoring – A413 Shipton: The Committee reviewed the results of the recent two month long MVAS survey of traffic speeds, noted that the MVAS warning sign had a negligible effect on traffic speeds, and RESOLVED that the results be shared with all interested parties.</p> <p>Public Footpath WIS/4/1: the Committee noted the recent response from BCC's RoW team .</p> <p>High Street Potholes: The Committee noted the recent email from TfB and that a survey would take place this week.</p> <p>Tomkins Park Access Markings: The Committee RESOLVED that the Clerk request that TfB paints an 'H-bar' to mark the High Street vehicular entrance to the Park at a cost of £90.</p>
<p>D16/74</p>	<p>Consultations:</p> <p>Street Naming – Station/School/Industrial Land access road. The Committee discussed correspondence from AVDC and RESOLVED to reaffirm its decision that the common access road be named for George Pass. The Committee noted that the various side roads on the development will need naming in due course and RESOLVED to accept the name 'Fremantle Way' or 'Sir Thomas Fremantle Way' for the section of road that serves only Sir Thomas Fremantle School.</p> <p>Street Naming – Land East of Furze Lane. Members noted the formal consultation and the need to respond by 8th December 2016 and RESOLVED that the matter be delegated to the Committee's members and that Cllr Knight report the outcome at the Committee's next meeting.</p>

<p>D16/75</p>	<p>Correspondence:</p> <p>NBPPC re AVDC Facilities Survey: the Committee noted the recent communication from NBPPC regarding possible uses for the survey data.</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 takes place in the New Year and that neighbouring parishes should also be invited.</p> <p>Residents re Rear Access to Station Road Properties: Members discussed various representations from Station Road residents regarding a gate that has been erected across the lane to the rear of their properties. Members also discussed the extent of the Council's ability to intervene in the matter. The Committee RESOLVED that the Clerk should write to AVDC Planning Enforcement to clarify whether the new gate requires planning permission.</p>
<p>D16/76</p>	<p><i>At 9pm the Committee RESOLVED to suspend its Standing Orders to allow proceedings to continue.</i></p>
<p>D16/77</p>	<p>Outside Bodies:</p> <p>Winslow & District Local Area Forum: No report.</p> <p>Winslow District Community Bus: No report.</p> <p>Local Councils Planning and Liaison Group (AVDC): No report.</p> <p>North Bucks Parishes Planning Consortium: Members discussed a resolution by Great Horwood Parish Council, and circulated by NBPPC, regarding the Secretary of State's recent decision to uphold the Inspectors recommendation and accept the Inspector's reasoning and conclusions in refusing planning permission for land South of Western Road. The Committee noted that the decision further highlights fundamental issues in the way AVDC treats applications that conflict with a made neighbourhood plan and RESOLVED that the Clerk should write to the appropriate AVDC Members and Officers to express WTC's support for the GHPC resolution.</p>
	<p>Meeting closed 9:15pm</p> <p>The next meeting is scheduled for Wednesday 14th December 2016.</p> <p>Signed: _____(Chairman) at Meeting on 14th December 2016.</p>