

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL held on **Thursday 1st November 2018**, at 7:00pm in the Council Chamber at 28 High Street, Winslow.

Present: Cllrs Cawte (chair), Chandler, Knight, Rees, and van de Poll
Members of the Press and Public: None

Absent: Cllr Slevin
Clerk: S Carolan

D18/63	Apologies for Absence: Cllr Slevin - accepted
	Declarations of Interest and Applications for Dispensation: None
D18/64	Minutes of Meeting held on Thursday 11 th October 2018: the Committee RESOLVED that the minutes be signed as a true record. The Committee noted a request from AVDC regarding s.106 funds relating to 18/03421/AOP and 18/03422/AOP and RESOLVED to recommend to Council that any such funds be allocated to a new community facility.
	Items delegated by Council: None
D18/65	<p>Planning - Current Consultations: Rosies, 14 High Street Conversion of garage into dwelling (18/03577/APP)</p> <p>The Committee discussed the planning history of this property and RESOLVED to OBJECT to the application which (a) constitutes overdevelopment that is detrimental to the conservation area and therefore is contrary to Policy 5 of the Winslow Neighbourhood Plan; (b) does not respect or compliment the site and fails to improve the character or quality of the area which is contrary to AVDLP saved policy 35 and paragraph 130 of the NPPF; (c) causes a reduction in the number of parking spaces available while at the same time increasing demand for parking spaces which is contrary to AVDLP saved policy GP24, the Council's SPG Parking Guidelines, and the guidance set out in the NPPF; (d) creates a house significantly smaller than Government guidelines on new homes and fails to ensure safe and healthy living conditions contrary to paragraphs 117 and 122(e) of the NPPF; and (e) reduces the residential amenity of neighbouring properties contrary to AVDLP saved policy GP8..</p>
D18/66	<p>Other Planning Matters: East West Rail - The Committee noted that Statements of Case have been exchanged and that a detailed response is still awaited from Network Rail. Self/Custom Build at The Grange - The Committee noted recent correspondence with AVDC. Expressway - The Committee noted a recent invitation from Highways England and RESOLVED that Cllrs Slevin and van de Poll represent the Town Council at the event. WNP Revision - The Committee noted further correspondence from Gleeson Strategic Land requesting a meeting and RESOLVED that the Clerk respond, declining the invitation, as the site concerned has very little chance of being developed in the foreseeable future, being outside the Winslow Settlement Boundary, not included in VALP, and has already been the subject of a series of unsuccessful applications and appeals. Volunteer Tree Warden - The Committee noted that the single application has been withdrawn. Cllr Cawte will produce an updated draft role specification. Tomkins Park (18/02700/APP) - The Committee noted that the application remains undetermined and awaiting comments from the AVDC Tree Officer. RESOLVED that the Clerk should write to the Amenities Committee to: (a) request that the application be chased up with AVDC and that the communication problems should be highlighted, and (b) that if the application remains undetermined that consideration be given to withdrawing the application and proceeding under the Council's permitted development rights.</p>
D18/67	<p>Highways Matters: Condition of High Street Pavements - The Committee noted that the application for LAF funding is awaiting costing by TfB. Buckingham Road zebra crossing - Members noted various correspondence from BCC and TfB regarding the timing and detailed design of the crossing, including the start date of 5th November 2018 and the improvements to the exit of the petrol station. RESOLVED that the Clerk responds to TfB to query the absence of a 'Give Way' line at the exit from the garages adjacent to the petrol station.</p>
	<p>Outside Bodies: Winslow & District Local Area Forum - minutes of 27th September 2018 meeting circulated. Winslow District Community Bus - no report. North Bucks Parishes Planning Consortium - minutes of 24th October 2018 meeting circulated. BCC Parish Liaison Meeting - no report</p>
	<i>Meeting closed 8:12pm</i>

Signed: _____ (Chairman) at a Meeting on 22nd November 2018.