

MINUTES of a MEETING of the DEVELOPMENT COMMITTEE of WINSLOW TOWN COUNCIL
held on WEDNESDAY 7th March 2012, at 7pm in the Council Chamber at 28 High Street, Winslow.

	<p>Present: Cllrs Cawte (Chair) Knight, Payne, Reeves, van de Poll and Wiseman. Apologies: None. Clerk: C Loch No Members of the Press and one member of the Public was present</p>
	<p>Declarations of Interest: none</p>
D12/47	<p>Minutes of Meeting held on 15th February: RESOLVED that the minutes be signed as a true record having made a minor amendment re NHB. Matters Arising: Members considered 1 Granborough Road and noted new development work at 7 Granborough Road. The Deputy Clerk to contact the Enforcement officer as appropriate.</p>
	<p>Items delegated by Council: None</p>
	<p>Items deferred from previous meeting: None, not dealt with elsewhere on the agenda. <i>The meeting was adjourned to allow members of the public to speak.</i> <i>A resident expressed concerned regarding the proposed development 12/00201/APP</i> <i>The meeting was reconvened.</i></p>
D12/48	<p>Applications Received: 12/00201/APP 26 Tank House Road Single storey side extension RESOLVED to object on the grounds that the position of the property in the context of the slope at the site does not provide clarity as to building work required to make the footings and retaining wall safe. The retaining wall is not shown on the plans and the weight of the extension on the footings and retaining wall could lead to a failure in wet weather, particularly as run off drains down the slope. Members were also concerned that the retaining wall was not shown on the cross section plans, that the extension would make it difficult for the neighbour to erect a ladder for maintenance (possibly some future rights should be incorporated), and the loss of the garage would further add to congestion in the road and existing safety / visibility problems.</p>
D12/49	<p>12/00227/APP 62 Magpie Way Single storey side extension RESOLVED to object on the grounds that the proposed development was overbearing for this site and possibly would be better with a hip roof, that the plans indicated that the roof will overlap the boundary and also interfere with existing maintenance rights of the neighbouring property (in particular the fence which has to be lifted out of its supports for maintenance), as well as the provision of adequate fire access windows.</p>
D12/50	<p>12/00285/APP 4 Beamish Way Erection of rear conservatory RESOLVED no objection</p>
D12/51	<p>12/00226/APP Redfield Cottage Buckingham Rd Demolition of existing rear extension. Single storey Rear extension with rear dormer for lift.</p>
D12/52	<p>RESOLVED no objection 12/00331/APP 36 Courthouse Close Single storey rear and side extension RESOLVED no objection</p>
D12/53	<p>Permitted 11/02770/APP 42 Vicarage Road Demolition of existing single garage and rear lean and erection of part single storey/part two storey front,side and rear extension.</p>
D12/54	<p>12/00017/APP Land to rear 8 Verney Road Erection of one dwelling with detached garage. Appeal Dismissed 11/02010/APP Winslow Industrial Estate Erection of steel clad building and use of the building for car dealership including preparation of vehicles for sale (retrospective)</p>
D12/55	<p>Vale Plan: Meeting with AVDC. Members considered what next steps should be taken following the meeting with A. Barton on Feb 20th. It was still unclear as to the worth of pursuing a full "legalised" Neighbourhood Plan although the opening of East West Rail in 2017 added to the threat of excessive development in the town. The costs of conducting a sustainability study could also be high and Members agreed to wait until there was feedback from further meetings before deciding on the way forward.</p>
D12/56	<p>VAHT: The information on Affordable Housing would have to be obtained from AVDC and it would be kept as an agenda item.</p>
D12/57	<p>Stakeholders Meetings. Noted that places had been booked for the meetings to be held 26th (Buckingham) and 28th (Aylesbury) March.</p>
	<p>AVDC – New Homes Bonus:</p>

D12/58	New Homes Bonus: Members considered a draft policy document and Cllr. Knight would finalise for circulation and approval. The document would then be circulated to other main parties to help establish a consistent approach to dealing with AVDC and BCC on the distribution of these funds. The Deputy Clerk was asked to respond to a letter from Mr. Roger Marcus, BCC, to express the Committee's view that the existing policy was not satisfactory and that there should have been proper consultation.
D12/59 D12/60 D12/61	Consultations. BCC: <i>Consultation into the areas of focus for a Buckinghamshire Health and Wellbeing Strategy 2012-15.</i> Due 9 th April 2012 Better Healthcare in Bucks - Consider and approve response due 16 th April. Cllr Reeves would circulate a draft response. BCC Travel Bucks Strategy - Noted the response submitted for 5 th March. Economic Development Strategy for the Vale Consultation 2012-14: Members did not consider a response appropriate.
D12/62 D12/63	Correspondence: <i>Not dealt with elsewhere on the agenda.</i> Verney Road Development: Noted that the issue of parking spaces has been taken up by VAHT. BCC: Energy from waste facility at Greatmoor Farm. Noted that this will be heard again on April 17, 19 and 20. The Committee also agreed to write to David Evershed to thank him for the excellent work he had done on this matter.
D12/64	Reports from Outside Bodies: Winslow & District Local Area Forum: Members noted revised recycling/refuse arrangements as from Sept 2012, a possible need to assist with funding for future meetings and the lack of progress in implementing priorities for LAF budgets.
	Items For Information: RESOLVED that the next meeting be held on 29 th . March 2012
	Meeting closed 8.56 pm Signed: (Chairman) at Meeting (date):