

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL  
held on **WEDNESDAY 9th January 2013**, at 7pm in the Council Chamber at 28 High Street, Winslow.

	<p><b>Present:</b> Cllrs Knight, Cawte, Payne, Reeves, van de Poll and Wiseman  <b>Apologies:</b> None  <b>Clerk:</b> C Loch  Three members of the public and or press were present for part of the meeting</p>
	<p><b>Declarations of Interest:</b> None</p>
	<p><i>The meeting was adjourned to enable members of the public to speak.</i>  The Committee heard concerns that any further development on land behind the Winslow Centre would require a new access road to avoid an unacceptable level of traffic on existing streets. This matter was well recognised by Council.  <i>The meeting was reconvened.</i></p>
	<p><i>Members RESOLVED that in view of the confidential nature of the business about to be transacted it was advisable in the public interest that the public be temporarily excluded and they duly left the meeting.</i></p> <p>Members received a report and considered a draft document relating to the Vale of Aylesbury Plan. The document would be published by AVDC for public comment in due course.</p> <p><i>The meeting was reconvened.</i></p>
<b>D13/1</b>	<p><b>Minutes of Meeting</b> held on Wednesday 5th. December 2012: RESOLVED that the minutes be signed as a true record.  <b>Matters Arising:</b> None</p>
	<p><b>Items delegated by Council:</b> None</p>
	<p><b>Items deferred from previous meeting:</b> None. Not dealt with elsewhere on the agenda.</p>
<b>D13/2</b>	<p><b>Applications Received:</b>  12/01011/APP Rugby Club Winslow Centre. Erection of No.5 x 5.5 mtr floodlight and poles and siting of shipping container (Retrospective)  RESOLVED no objection</p>
<b>D13/3</b>	<p>12/02659/APP Rooms 43 &amp; 44 Bell Hotel Change of use of detached ancillary buildings (C1) into residential dwelling (C3) with two associated parking spaces.  RESOLVED to object on the grounds that the development is within the Conservation Area and does not make a positive contribution to the character and local distinctiveness of the historic environment There are concerns regarding the lack of planning permission for the original building a change of use from hotel to private dwelling will also impact on hotel capacity in the town. There is no provision for recycling storage bins the development will impact on the amenity of neighbouring cottages and the site would be better suited to a single storey dwelling the potential damage to a holly tree during construction.</p>
<b>D13/4</b>	<p>12/02674/APP 6 Highfield Road Removal of existing garage and construction of a new two storey side and rear extension.  RESOLVED to object on the grounds that although it was difficult to determine as no plans of the footprint has been included, the development would be detrimental to the street scene and overbearing in relation to neighbouring properties.</p>
<b>D13/5</b>	<p>12/02682/ACD 23 Station Road Demolition of existing building and Outbuildings  and  12/02683/APP 23 Station Road Demolition of existing buildings and erection of NO.14 dwellings with access drive, car parking, refuse storage and landscaping.</p> <p>Members noted the substantial and comprehensive public objection to this development and RESOLVED to object to applications 12/02682 and 12/02683 on the grounds that both buildings are within the conservation area and the house itself has been identified by the Historic Buildings Officer as of local note and to be a local heritage asset. The buildings make a considerable contribution to the street scene in terms of the character and appearance of the conservation area and justification for any demolition on this site has not been shown. There are also a large number of significant trees on this plot (identified in a recent Tree preservation order) and any development would be</p>

	<p>detrimental to the amenity of the area and neighbouring properties.</p> <p>The development will also contribute to traffic problems and safety on what is already a busy road. There is a shortage of off street parking and the site will be opposite a very busy junction with Lowndes Way which carries traffic to a major housing estate, the school, through traffic as well as frequent emergency vehicles and heavy goods vehicles going to the industrial estate. The development would also add to traffic to the busy roundabout at the A413 junction which is already the scene of frequent accidents.</p> <p>The site is home to wildlife and in particular bats living in the area. The latter should be addressed.</p>
<b>D13/6</b>	<p>12/02572/APP Old Coach House Greyhound Lane Erection of shed RESOLVED no objection</p>
<b>D12/216</b>	<p><b>Permitted:</b> 12/02130/APP5 Comerford Way Part conversion of garage into kitchen (Retrospective) 12/02191/APP8 Old Mill Furlong Extension of residential curtilage by 2 linear metres to side and erection of new boundary fencing. 12/02338/ADD Lloyds Market Sq. Replacement non-illuminated signage 12/02402/APP 2 Byford Way Single storey rear extension 12/02810/ATC33 Horn St. Reduce 25% Cherry Tree 12/02807/ATC The Stable, Horn St. Reduce 25% Ruberia and reduction of No. 2 Conifer</p>
<b>D13/7</b>	<p><b>Neighbourhood Plan: (D/203)</b> Members noted correspondence from CIB and asked the Deputy Clerk to arrange a scoping meeting as soon as possible.</p>
<b>D13/8</b>	<p><b>Affordable Housing:</b> AVDC Housing Allocation Policy: (D12/204): Members noted that no satisfactory progress had been made on getting AVDC to call relevant councils and other parties together to discuss Bucks Home Choice (BHC) affordable housing allocations policy and the lack of provision for Local Lettings Policies. Members agreed that the issue of affordable housing would continue to be dealt with under the Neighbourhood Plan.</p>
<b>D13/9</b>	<p><b>New Homes Bonus (D12/205)</b> Members noted that this issue had been taken up by AVALC through BALC. Members agreed to monitor the situation until an opportunity arose to make further representations.</p>
<b>D13/10</b>	<p><b>LAF: Outcome of Overview &amp; Scrutiny Committee: (D12/206)</b> Members again noted that the agenda item on East West Rail in particular did not reflect what had actually been requested on two occasions. The Deputy Clerk was asked to write again on this matter.</p>
	<p><b>Correspondence:</b> LAF: 0</p>
<b>D13/11</b>	<p><b>Reports from Outside Bodies:</b> <b>LCPLG:</b> The meeting to be held 12<sup>th</sup> December 2012 was cancelled.</p>
<b>D13/12</b>	<p><b>Arriva – 60 Service:</b> Members were still awaiting a response on the outcome of the formal complaint lodged by BCC before taking further action.</p>
<b>D13/13</b>	<p><b>Zebra Crossing:</b> Members noted that BCC had now undertaken to make improvements and had agreed to a meeting with Council representatives to ensure that all the issues were clearly understood.</p>
	<p><b>Items for Information: None</b></p>
	<p>Meeting closed 9.29 pm</p> <p>Signed: ..... (Chairman) at Meeting (date): .....</p>