

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL held on **WEDNESDAY 11th September 2013**, at 7pm in the Council Chamber at 28 High Street, Winslow.

	<p>Present: Cllrs Reeves (Chairman), Cawte, Knight, Payne, van de Poll and Wiseman. Apologies: none Clerk: B Bradford There were no members of the public or press present.</p>
	<p>Declarations of Interest: Consideration of Applications for Dispensation – none</p>
D13/116	<p>Minutes of Meeting held on Wednesday 21st. August 2013: It was identified that minute D13/113 had been omitted, RESOLVED that a revised print of minutes be signed as a true record once the following had been included: D13/113 Neighbourhood Plan (D13/104). A grant of £7,000 had been awarded by Localities towards costs of work to be undertaken It was further noted that leaflets had been delivered to every household (with the assistance of Scouts - £50 donation to funds) and notification sent to all statutory consultees and other interested parties. Matters Arising none</p>
D13/117	<p>Items delegated by Council: 13/02174/AOP Land to the East of Sheep Street (13/125) Confirmed that rCOH will draft a response and represent at the hearing, within the allocated budget.</p>
D13/118	<p>Items deferred from previous meeting: New Homes Bonus (D13/114) RESOLVED that the Clerk submit and Expression of Interest in allocation of a Grant of around £200,000 to purchase land within the parish as a community asset. RESOLVED also that the Clerk and Cllr van de Poll prepare the application for submission by 30th September.</p>
D13/119	<p>Applications Received: <u>13/02031/APP- 29 Leapingwell Lane</u> Two storey rear extension, single storey side and front extension, conversion of existing garage into living accommodation and provision of new parking spaces to front. After careful consideration of neighbour's comments Members concluded that, whilst they were sympathetic, they could not identify a sound planning ground for objection. RESOLVED No Objection <u>13/02135/APP - 11 Parsons Close</u> Two storey side extension and two storey front extension and erection of car port. Cllr Wiseman declared a Personal Interest, due to living close by. Having considered a neighbour's comments RESOLVED No Objection and request that all removed trees and hedges are replaced with native species that would not become overbearing. <u>13/02140/APP- 48 Elmfields Gate</u> Single storey rear extension RESOLVED No Objection <u>13/02112/AOP - Land at Buckingham Rd</u> Outline application for B1 (Business) B2 (General Industry) and B8 (Storage and Distribution) uses with ancillary office accommodation, provision of rail station with associated parking, landscaping and access. It was noted that this application has been submitted in order to extend the existing planning permission and that alternative land use has been discussed with the developer and included in the Draft Winslow Neighbourhood Plan. The following comments are made in order to address issues of concern with this plan, in case this permission were exercised in the event of the Neighbourhood Plan failing to be adopted. <ul style="list-style-type: none"> • B8 use is contrary to the Neighbourhood Plan and it is desirable that it could only be used as ancillary to another activity within the site. • Access arrangements for the A413 are inadequate for anticipated traffic volumes in this area – a roundabout is required. • Road layout for the station approach is inappropriate for efficient use by public transport – it is highly likely that buses would cause traffic to back up onto the A413. • All hedges and trees should be retained on this site in order to retain the rural feel of this approach to Winslow. It is evident from WNP responses that significant numbers of residents consider the rural feel of this approach to Winslow very important to the character of the town. • The scale, placement and design of the buildings are inappropriate for the entrance to this rural small market town – again the importance of this is addressed by the WNP. The </p>

	<p>application is proposing an off the peg urban business park wholly unsuitable for this site.</p> <p><u>13/02283/APP - 24 Elmside</u> Replacement front windows with No.2 smaller windows RESOLVED No Objection</p> <p><u>13/02328/ATP - Land to the East of Sheep Street</u> Works to 3 Lime Trees RESOLVED No Objection, however it is felt the work should be undertaken sympathetically with care, not by use of a flail.</p> <p><u>13/02329/APP - 9 Ovitts Close</u> Erection of rear conservatory RESOLVED No Objection</p>
D13/120	<p>Permitted: 13/01843/APP - 66 Magpie Way Rear conservatory 13/01786/APP - 128 High Street Single storey rear extension and tile cladding to flank wall</p>
D13/121	<p>Appeals: 13/00082 & 3 14C Market Square Retention of painted shop front and alleged unauthorised re-painting</p>
D13/122	<p><i>Winslow Neighbourhood Plan</i> Cllrs Monger & van de Poll will meet with AVDC on 20th September for discussion of their response. No feedback from BCC as yet. There may be a need for another Steering Group meeting once the consultation has closed and probably an Extraordinary Council Meeting to ratify any amendments to the Draft.</p>
D13/123	<p>LAF: Terms of Reference: No further progress Priorities Budget (13/118) Noted that the application for funds towards Playground improvements had been rejected as too late.</p>
D13/124	<p><i>Weight Restriction</i> Horn Street – The BCC Cabinet Member’s assistance had been enlisted to clarify procedures for introducing a scheme. To date no response had been forthcoming.</p>
D13/125	<p>Correspondence: NALC – Members felt that WTC had no evidence to be submitted in relation to the Draft De-Regulation Bill in relation to Recorded and Unrecorded Rights of Way: AVDC: Vale of Aylesbury Plan: Scope of Development Management Policies – deferred for consideration at the next meeting (closing date 10th October) AVDC Streetnaming – request for name for 1 courtyard in Verney Rd Phase II - RESOLVED to RECOMMEND Furze Close, or if ruled out by AVDC, Gorse Croft. Suggestions to be placed on file for future use, Ridge and Furrow.</p>
	<p>Reports from Outside Bodies: Local Councils Planning Liaison Group: no meeting currently scheduled WADLAF: meeting tomorrow North Bucks Parishes Planning Consortium: next meeting 16th October</p>
	<p>Items for Information: AVDC Local Office advised that this will only open on a Monday w.e.f. 1st October</p>
	<p>Meeting closed 8.30 pm</p> <p>Signed: (Chairman) at Meeting (date):</p>