

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL
held on **WEDNESDAY 29th January 2014**, at 7pm in the Council Chamber at 28 High Street, Winslow.

	<p>Present: Cllrs. Cawte (Chairman), Knight, Laws, Payne, van de Poll and Wiseman. Apologies: None Clerk: C Loch There were two members of the public present for part of the meeting.</p>	
	<p>Declarations of Interest: Consideration of Applications for Dispensation – none</p>	
D14/01	<p>Minutes of Meeting held on Wednesday 4th. December 2013 RESOLVED that the minutes be signed as a true record. Matters Arising: None</p>	
	<p>Items delegated by Council: None</p>	
	<p>Items deferred from previous meeting: None <i>The meeting was adjourned to allow residents to speak.</i> Residents spoke in support of an objection <i>The meeting was reconvened.</i></p>	
D14/02	13/03448/APP23 Station Road	<p>The demolition of existing outbuildings. The partial demolition of existing house (No 23) and refurbishment to create a single dwelling. Construction of 10 No dwellings with associated roadworks, parking and landscaping.</p> <p>RESOLVED to object on the grounds that the entrance to the development would further reduce parking on a road that is already over burdened with parked cars, would add to traffic congestion in Station Road and in particular at the junction with Lowndes Way which a busy junction and much used by school children. Station Road also carries industrial traffic at all hours of the day and with cars parked both sides, is narrow and further congestion is unacceptable. The provision of a raised table or mini roundabout at the junction would not solve the problems and almost certainly adds to traffic noise. Further the development also adds an additional entrance to the street from one residence. The mix of housing could be better with more smaller affordable housing.</p> <p>The plan would mean the loss of a heritage site and it is noted that the Historic Buildings Officer supports refusal. The development also has a detrimental impact on the street scene and Conservation area and also constitutes a loss of amenity for neighbouring residences through a lack of privacy and green space which supports a variety of wildlife. This cramped form of development adds nothing to the Conservation area. We would also ask for a more sensitive treatment of the site to ensure that more of the trees are protected and that attention is paid to protected species as well as a residents letter raising the issue to proper consideration being given to the likelihood of an EPS licence being granted by Natural England.</p> <p>We would note that the objection to this development was strongly supported by residents at the Development Meeting and that the development is not in keeping with the wishes of the community as expressed in the Neighbourhood Plan which has been submitted for examination.</p>
D14/03	13/03567/APP Auction Room Bell Walk	<p>Change of use from B1 to mixed use (office/residential B1 and C3)</p> <p>RESOLVED to object on the grounds that the original planning application was granted on a clear condition of use as an office space. The building is already the subject of an Enforcement investigation for residential use. Permission for residential use would also undermine the clear aims of the Neighbourhood Plan to preserve and encourage employment in the town. We would also comment on the damage done to the Conservation area in granting the original application in that what should have remained an historic feature in the town was effectively destroyed. Approval of this application would set a further precedent for undesirable development.</p>

D14/04	13/03325/APP7 Fledgelings Walk	Change of use of land from public open space to Residential use.
	RESOLVED to object on the grounds that conversion of this open public space to private land with the erection of a high fence would constitute a lack of amenity for neighbouring properties and is an unnecessary erosion of green spaces within the town.	
D14/05	13/03507/APP5 Dove House Close	Erection of porch
	RESOLVED no objection	
D14/06	13/03446/ADPLand at Station Road	Approval of reserved matters pursuant to outline permission 12/0575/AOP relating to appearance, layout and scale for 4 semi detached dwellings
	RESOLVED no objection	
D14/07	Applications Determined at Council:	
	13/03436/APP11 Parsons Close	Single storey side and rear extensions and a two storey side extension.
	RESOLVED to object on the grounds that the proposed plans would constitute over development of the site. We would also comment that previous applications have been refused and these plans would mean an appreciably larger footprint and do not address the issues previously raised (ref AVDC decision letter of 25/9;13).	
	13/03443/ATC4 Station Road RESOLVED no objection	Fell No 1 Ash.
	13/03361/ATCAsolo 9 Shipton, RESOLVED no objection	Fell No 1 Sycamore Tree
D14/08	Permitted	
	13/02112/AOP Land at Buckingham Rd	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.
	13/02649/ALB. 20 Horn Street.	Re-roofing and insulating main house, replacement Dormer windows. Replace rear annexe door with window and remove external stairs. New twin wall flue to rear annexe
	13/03226/APP28B Verney Road 13/03443/ATC4 Station Road 13/03361/ATCAsolo 9 Shipton,	Erection of retaining wall and levelling of rear garden. Fell No 1 Ash. Fell No 1 Sycamore Tree
D14/09	Enforcement	
	13/00337/CON3 The Auction Room, Limes Re: residential use Court	
D14/10	Winslow Neighbourhood Plan Steering Group: Members considered the actions needed to support the Neighbourhood Plan examination and referendum process and RESOLVED to reconvene the Steering Group with the first meeting to be held on 4 th February at 7PM.	
	It was noted that the NHP had been submitted for examination on 24 th January by AVDC	

D14/11	<p>LAF: Working Party Meeting: Minutes of the meeting held on 12th December circulated. Agenda for March 2014 Meeting: Agreed that Rights of Way and Route 60 would be submitted for the next meeting.</p>
D14/12	<p>Consultations DfT: Car Parking Consultation due 14th Feb. This would be circulated to members for consideration.</p>
D14/13	<p>Zebra Crossing: Members considered the lack of visibility at the crossing caused by cars parked in the restricted area and would request TfB to install a loading restriction notice and extend zig-zag lines.</p>
D14/14	<p>Correspondence: Traffic Calming: A request for 30mph electronic warning sign on Verney Rd was considered. It is a long process and the Council would consider further the viability and funding. AVDC: New Homes Bonus Funding Scheme 2014/15. Deferred till later in the year. AVTUG: Minutes of meeting 3rd December 2013 circulated to Committee Taylor Wimpey: Noted Invitation to exhibition of proposed Great Horwood development. AVDC: Notification of Sheep Street Closure noted. Residents letter re Planning Decision: Members noted a residents letter. They confirmed that they stood by the original decision although any planning consent is ultimately in the authority of AVDC. However, this does not set a precedent for WTC comment and any future such case would be judged on its merits.</p>
	<p>Reports from Outside Bodies: Winslow & District Local Area Forum. Minutes circulated. Local Councils Planning Liaison Group: Minutes of meeting on 15th Jan. circulated. North Bucks Parishes Planning Consortium: Minutes circulated</p>
	<p>Items for Information: Transition Group: Members noted that the next Film Evening would be on Feb 5th. Development Site Sign: Noted a new sign re delivery vehicles and would investigate further.</p>
	<p>Meeting closed 8.52 pm</p> <p>Due to a clash of meetings members agreed to move the March 12th meeting to March 5th.</p> <p>The date of the next meeting would be 19th Feb.</p> <p>Signed: (Chairman) at Meeting (date):</p>