

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL held on **Wednesday 24<sup>th</sup> June 2015**, at 7pm in the Council Chamber at 28 High Street, Winslow.

	<p><b>Present:</b> Cllrs. Cawte, Bradford and Knight  <b>Apologies:</b> Cllr Chambers, Chandler and van de Poll. Accepted  Clerk : K Oddey  A resident and Cllr Monger were present for the first part of the meeting.</p>	
	<p><b>Declarations of Interest:</b> none  <b>Consideration of Applications for Dispensation – none</b></p>	
D15/71	<p><b>Minutes of Meeting</b> held on Wednesday 3<sup>rd</sup> June 2015: the Committee RESOLVED that the minutes be signed.</p>	
	<p><b>Matters Arising:</b> None</p>	
	<p><b>Items delegated by Council:</b> None</p>	
	<p><b>Items deferred from previous meeting:</b> none</p>	
	<p><i>The meeting adjourned for comments from the floor regarding planning application 15/01641/APP, 60 High Street and then reconvened.</i></p>	
D15/72	<p><b><u>Planning- applications</u></b></p> <p>15/01641/APP      60 High Street                      Removal of existing shed, container and covered yard. Erection of single storey extension to existing convenience store with associated external works and mechanical plant. [2.7.15]</p> <p>The Committee RESOLVED to COMMENT on the application stating first that the Council has an interest in the building proposed for future retail expansion of this nature and refer to Winslow Neighbourhood Plan Policy 17 to support retail development and Policy 18 for the development of a small retail store off Elmsfield Gate (an alternative location to 60 High Street). The following concerns should also be raised: (a) access for delivery vehicles at the back of the store which is already becoming increasingly challenged by increasing demand for parking in the Town and deliveries being made after 8am when the car park fills up and would be further compounded by the proposed expansion; (b) it is estimated that between 12 and 15 parking spaces would need to be removed to allow safe access through the current entrance (c) a new access route should be created that would minimise these issues and provide a sustainable solution; (d) a possible option is to move the back gate towards the properties, eliminate the need to make sharp turns and reduce the impact on the concerns raised (provide diagram presented in the meeting) (e) increasing noise for residents caused by vehicles manoeuvring (eg. reversing alarms, engine noise etc) and (f) the removal of an established holly bush providing character and a natural habitat should be avoided and if removal proves a necessity, a suitable, established replacement should be planted.</p> <p>15/01734/APP      Sir Thomas Fremantle      Provision of temporary single storey modular  School Park Road                      building (1 classroom) until 30th September 2016</p> <p>The Committee RESOLVED NO OBJECTION</p> <p>15/01783/APP      Foxhole Farm Little                      Demolition of existing buildings and erection of a  Horwood Rd                                      single dwelling house</p> <p>The Committee expressed concerns regarding the associated change of use of buildings into a dwelling and that this development is outside the Winslow settlement boundary (WNP). It was RESOLVED that additional information would be sought and the final response would be agreed by Cllrs Cawte, Bradford and Knight by mid day Friday 26th June by email.</p> <p>15/01876/APP      21 Meeting Oak Lane                      Demolition of existing attached garage and erection  of 2 storey side extension and replacement of flat  roof on front bay window with pitched roof.</p> <p>The Committee RESOLVED NO OBJECTION</p>	

	15/01985/ALB	26 High Street	Removal of existing casement window and replace with French door.
	The Committee RESOLVED NO OBJECTION		
	14/A3293/DIS	The Coach House Sheep Street	Submission of detail pursuant to Condition 3 - Archaeological work (including archaeological building recording on planning permission 14/03293/APP.
	For information only.		
	<b><u>Planning – Permitted applications</u></b>		
	15/00992/APP	108 High Street	Conversion of outbuilding into living accommodation
	15/01060/APP	38 Buckingham Road	Part two storey, part single storey rear extension
	15/00992/APP	108 High Street	Conversion of outbuilding into living accommodation
	14/A0702/DIS	Land Off Verney Road	Submission of detail pursuant to Conditions on planning permission 14/00702/APP. Satisfied requirements – For information only
<b>D15/73</b>	<b>Application 15/00857/AAD – 6 High St:</b> the Committee agreed to send a note to AVDC planning to get an update on the status for the application and to ask why the response from the Head of Planning Enforcement to WTC letter 5.5.15 wasn't on the AVDC planning web site.		
<b>D15/74</b>	<b>Consultation – sustainable travel scheme</b> (Cycle way – A413 Winslow to Buckingham) It was agreed to ensure the project manager was aware of the various developments taking place in the north east of Winslow and to ask that the cycle way is fully integrated into these developments and that the respective developers create the necessary intersections and linkages with the cycle way: (a) the new St Thomas Freemantle School (to be located to the north of the railway station/rail-line to the south west of the A413) (b) the sports field in this area (c) the new station; (d) the industrial park – to the north of the A413/Great Horwood Road intersection (e) further housing developments in the north east of the Town etc. These developments will result in a significant increase in traffic of all types (vehicles, cycles, pedestrians etc) and is likely to create substantial changes to the road layout from Furze Lane to the railway line – the cycle way will need to reflect all these changes. It was also noted that the cycle path will need to accommodate the Winslow welcome signs on A413 and that the project manager should be advised of the new pedestrian crossing installed at Lace Hill/Windsor Park to ensure he is aware of it.		
	<b>Correspondence: Vale of Aylesbury Local Plan</b> – it was noted that the relevant AVDC web sites contained the latest status and information on the plan.		
<b>D15/75</b>	<b>Items for Information:</b> A wrought iron feature with hanging baskets has been installed on a property on the High Street (opposite Cantells). It was agreed to seek guidance from AVDC on whether there is a need to obtain planning permission or not.		
	Meeting closed 8:44pm		
	The date of the next meeting is July 8th 2015.		
	Signed: ..... (Chairman)		