

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL held on **Tuesday 18th August 2015**, at 7pm in the Council Chamber at 28 High Street, Winslow.

	<p>Present: Cllrs. Cawte (Chairman), Bradford, Chandler, and van de Poll. Cllrs Wiseman and Monger also attended.</p> <p>Apologies: Cllr Chambers and Knight, accepted.</p> <p>Deputy Clerk ("Clerk"): K Oddey</p> <p>No members of the public or the press attended.</p>			
	<p>Declarations of Interest: Cllr van de Poll noted he owned a property adjacent to the Glebe Farm development (see application 15/02532/AOP)</p> <p>Consideration of Applications for Dispensation – none</p>			
D15/86	<p>Minutes of Meeting held on Wednesday 22nd July 2015: the Committee RESOLVED that the minutes be signed as a true record.</p>			
D15/87	<p>Matters Arising:</p> <p>15/01783/APP - Foxhole Farm: it was agreed after the meeting on the 22nd July 2015 (minute A15/85) to advise the case officer that WTC would rescind the request to speak at AVDC Development Management Committee (DMC) to simplify the decision process. The applicant had been advised. It was agreed to copy the Head of Planning on the correspondence.</p> <p>100/102 High Street: AVDC Enforcement advised that there was no breach of the planning of any planning requirement. The requirement for use of the alley way and area between 100 and 102 for parking and manoeuvring only applies during occupation and does not specify this as the only access point.</p> <p>Wrought iron arch and hanging basket in conservation area: AVDC Enforcement advised the iron arch and hanging basket did not need planning permission but that it may obstruct the footway. WTC are now responsible for ensuring the footways remain clear on behalf of Bucks County Council (BCC). The Committee agree no further action was necessary.</p>			
	<p>Items delegated by Council: none</p>			
	<p>Items deferred from previous meeting: none</p>			
D15/88	<p>Planning</p> <p>Applications Received:</p> <table border="0"> <tr> <td>15/02417/ADP</td> <td>Land at Buckingham Road</td> <td>Approval of reserved matters pursuant to outline permission 13/02112/AOP for the site infrastructure including estate road, electricity sub-station, pumping station and associated landscaping.</td> </tr> </table> <p>The Committee RESOLVED to OBJECT and request to speak at DMC raising the following issues. The primary concern is around safe management of all traffic (buses, all vehicles, cycles, horses, pedestrians etc.). While it is understood each application will stand alone it is suggested that all stakeholders (eg. AVDC, MInns Estates, Education Funding Agency, Network Rail and appointed rail operator, BCC and Land and Partners etc.) are involved in developing and sharing the cost of providing an integrated solution for the complex including the School, the Rail Station, the cycleway, highways and the Industrial and Housing developments. Specific concerns include: (a) the traffic survey referenced with the application is too out-dated to be relevant to this application; (b) crossing of the highway needs to be made safe, the current proposal seems inadequate. Two controlled (Toucan) crossings to support the two key crossing points (to the School and Rail Station) are requested; (c) one of the access points appears close to the bend in the A413 – is this the safest point? (d) the access from Furze Lane and Great Horwood Road should be considered and included in the review; (e) central refuge points should be provided for pedestrians at both sides of the key junctions; (f) bus routes should ideally enter the School and Rail Station but if not paths should be provided on the basis that most pedestrians will seek the shortest walking route; (g) extend the speed limit to the north to beyond the Allotments/Seven Gables on Buckingham Road; (h) the footbridge railway crossing should be made safe with barriers etc. and the road bridge footway should have a barrier to the railway line and the highway; (i) the cycle path should be continued into the School and the Rail Station.</p> <p>It was agreed to copy the letter to BCC Highways Development Management and the Cycleway Project.</p>	15/02417/ADP	Land at Buckingham Road	Approval of reserved matters pursuant to outline permission 13/02112/AOP for the site infrastructure including estate road, electricity sub-station, pumping station and associated landscaping.
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13/A2112/DIS	Land At Buckingham Road	Submission of details pursuant to Conditions 5 (landscaping), 9 (archaeology), 10 (surface water drainage), 11 (contaminated land assessment), 14 (estate roads), 15 (access junction works), 16 (bus stop), 20 (ecology) and 21 (construction compound & temporary access) relating to outline permission 13/02112/AOP
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This application was noted for information only and is addressed above.

15/02532/AOP	Land at Glebe Farm	Outline application for up to 211 residential units, associated infrastructure and defined access with all other matters reserved.
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The Committee RESOLVED to OBJECT and request to speak at DMC raising the points summarised in a note circulated by Cllr van de Poll and quoting, when relevant, key points from other relevant planning correspondence on this application. The Clerk agreed to develop a draft letter for discussion at the Development Committee Planning meeting on 26th August. The letter should be balanced and factual and ensure points are adequately summarised. It was also RESOLVED to send a letter to John Bercow, MP kindly requesting his support in objecting to the application, as he had done before. Cllr van de Poll drafted a letter and once other members had commented the Clerk was asked to finalise and send as soon as possible.. The Yes4Winslow Campaign is expected to distribute leaflets at the Winslow Show encouraging residents to object to the application. It was concluded that the Campaign should have their own stall.

15/02549/APP	23 Station Road	Variation of Condition 11 of planning permission 14/02382/APP that the refurbishment to be carried out in accordance with revised plans ref 12/3281/23c and 25A [31.8.15]
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It was agreed that the application information wasn't adequate to make a reasonable assessment. The Clerk was asked to write to the Planning Case Officer to request additional information is provided. The final response will be agreed at the next meeting on 26th August.

15/02451/APP	Land adjoining Furze Lane	Erection of new 3 storey building to form Sir Thomas Freemantle Secondary Free School (Class D1), including sports hall, external play space, car parking and cycle provision, and associated works. [1.9.15]
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The Committee RESOLVED to COMMENT on the application as follows: (a) The changes to colour, height and general appearance of the buildings was an improvement; (b) the car parking appears insufficient given the likely number of people parking at the school particularly due to members of 6th form with cars and those attending evening events; (c) WTC agrees with comments from BCC regarding tarmacking footpath 6 and making it 2m wide between the footbridge and the School but would encourage the path to be further extended along the side of the Railway and to include path lighting and a bundt for flowers and landscaping (as provided in the outline planning permission); (d) WTC would like to see the traffic assessment reconsidered as it states School hours will end at 3:30 when in reality it is likely to be 4:30 to 5pm and be more likely to coincide with rush hour; (e) over time, the School is likely to attract increasing numbers of students from beyond Winslow, this will further increase traffic volumes and the importance of adequate drop off and turning areas; (f) a temporary access during the development phase is shown on Furze Lane, WTC requests there are no exits onto Furze Lane. Further there should be traffic lights at the exit onto Buckingham Road during this time; (g) given the use of Ash trees, early planting of replacements is suggested to compensate for the consequences of Ash Dieback. Cllr Cawte agreed to assess views from the Burial Ground. It was agreed to discuss the response at a meeting with stakeholders on 24th August and finalise the response at the meeting on 26th August.

15/02342/ATP	1-5 Old Rectory Close	Ash tree T1 - Fell to ground level and treat stump of one Ash tree. [FYI only]
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Reluctantly, the Committee RESOLVED to SUPPORT the loss of the tree to the Street scene but recognised the reason.

	Permitted	
	15/01734/APP	Sir Thomas Fremantle School Park Road Provision of temporary single storey modular building (1 classroom) until 30th September 2016
	15/02002/APP	38 Buckingham Road Part single part two storey rear extension (Amendment to planning permission 15/01060/APP)
	15/01981/HPDE	7 Fair Meadow Demolition of existing garage and erection of a single storey extension which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.4m. NOTE - Prior Approval not reqd
	15/00991/ATC	Gardeners Cottage 27 Horn Street Pollard one Acacia tree to approx. 3-4 metres; Reduce crowns of two Bird Cherries by up to 2.5 metres over all and reduce height of two Conifer trees on car park area by up to 2.5 metres NOTE Trees-Proceed after 6 wks
	15/00737/ATC	Stars News Shops Ltd 22 High Street Fell one Yew tree and one Sycamore tree
D15/89	AVDC Neighbourhood Plan briefing note and meeting: Following a recent Court ruling (Woodcock vs Secretary of State (SoS) for Communities and Local Government (DCLG)), AVDC released 2 briefings regarding their treatment of housing supply within Neighbourhood Plans areas when within Districts that don't have an agreed 5 years supply. AVDC explained that housing supply would have reduced weight and that developments should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted. Each application will need to be considered on its own merits and a judgement made on the planning balance. After various matters of correspondence AVDC held a meeting on 21th August to clarify the situation to Parishes, Cllrs Cawte and van de Poll attended the meeting. A presentation from the meeting was to be circulated and would be summarised to Committee at the meeting on September 9 th . It was RESOLVED to write to the SoS for DCLG and Minister of State for Housing and Planning expressing concerns with the situation and requesting clarity on housing supply in Neighbourhood Plans, suggesting it should standalone from Local Plans. Cllr van de Poll agreed to draft the letter which, following input from members would be finalised and sent by the Clerk.	
D15/90	Consider and agree communications strategy in regard to planning applications: it was agreed that Cllr Cawte and the Clerk would draft some policies on communications for discuss at the next full meeting.	
D15/91	Industrial Estate Development Update: The owner of one of the properties had met with Councillors. WTC emphasised that the site should be developed as one rather than in two phases, access from Magpie and Station Road was encouraged. The draft layout needed review as it was very packed and requires inclusion of open spaces and a Local Equipped Area of Space (LEAP). The Councillors also recommended the Owners talk to Minns Estates to assist with moves to the new Industrial Estate.	
D15/92	Consultations - Solar Securities consultation on a proposed 2.5MW Solar Farm at Tuckey Farm: brochures where distributed to some committee members who where encouraged to pass around to others. This matter will be discussed again at the September 9 th meeting.	
D15/93	Highway Matters Weight Restriction Horn St: BCC had advised that D Cairney would be the Transport for Bucks (TfB) manager to progress this matter. Zebra Crossing (High Street/Buckingham Road/Station Road junction): the Local Area Technician advised that if WTC wanted to progress this suggestion it would required a feasibility analysis and the cost would be between £40,000 (zebra) and £55,000 (pelican). It would need to be taken to the Local Area Forum for funding. It was agreed to put this matter on hold.	
D15/94	Correspondence: Not dealt with elsewhere on the agenda. The Clerk agreed to circulate the correspondence to members after the meeting, in short this included: 15/01641/APP – 60 High Street (Co-op Store) – AVDC Property had asked for our thoughts on the planning application, a copy of our response to AVDC Planning was provided along with photo's of the Greyhound Lane car park being used by Co-op delivery vehicles. Property asked if we would	

	<p>consider a compromise to accommodate the deliveries, with a minimum loss of parking spaces. The Committee's response will be agreed at the Sept 10th Meeting.</p> <p>Transportation Devolution Event 26th August (date later changed to 18th September 9:30 to 1:30): BCC have invited members to attend a meeting to discuss the devolution of transport in 2016. Committee members have been asked to advise on who would attend.</p> <p>Notice of closure of Public Footpath (Furze Down School) – BCC advised that Footpath 5 would be closed on the stretch that runs from Furze Lane along the back of Furzedown School.</p> <p>Phase 3 Verney Road/Avenue Road Hedge removal – following the resident raising an issue on a further section of hedge and Cllr van de Poll briefly discussing the matter at the Development meeting on 22nd July, the resident was advised that the Committee didn't wish to be involved further at this stage. Following the update the resident advised they would keep the Council updated on the situation.</p> <p>Transport Planning Associates: had written to inform the Council of their consultancy service to support Town Councils' planning activities including reviewing applications and neighbourhood planning.</p> <p>TfB Temporary Traffic Regulations Application Order: it is proposed to close a section of Vicarage Road outside number 2 from 5th to 7th October 2015. The Diversions will be along Burleys Road, Horn Street and the High Street.</p> <p>WREN Funding: WREN have advised that Community Fund grants are available for improvement projects that protect the environment and / or the provision, maintenance or improvement of a public park; or another public amenity. This opportunity would be discussed at a future meeting.</p> <p>Community-led Housing within the Locality (CHL) – funding: appointed by DCLG, this organisation is providing funding for community groups (including local Councils) interested in progressing community-led housing projects within or outside a Neighbourhood plan. There is also similar funding available to support the development of other community buildings using a Community Right to Build Order. This opportunity would also be discussed at a future meeting.</p>
D15/95	<p>Reports from Outside Bodies and appointment of representatives:</p> <p>Winslow & District Local Area Forum (LAF). A LAF grant application was being submitted to support Walks around Winslow, led by Amenities Committee. It was RESOLVED to submit an application for a Moveable Vehicle Activated Speed Sign to be used on Verney Road, Magpie and if affordable, Vicarage Road.</p> <p>Winslow District Community Bus: no update.</p> <p>Local Councils Planning and Liaison Group (AVDC): next meeting scheduled for 30th Sept.</p> <p>North Bucks Parishes Planning Consortium: no update.</p> <p>Aylesbury Vale Transport Users Group (AVTUG): no update.</p>
D15/96	<p>Items for Information:</p> <p>The Clerk agreed to circulate the correspondence to members after the meeting, in short this included:</p> <p>Damaged Road Signs – Cllr van de Poll had advised AVDC of damaged street name signs at Langley Close (now repaired) and Furze Lane. A resident of Horsemead Piece (phase 1 Verney Road) has also advised us of their long standing request to AVDC to provide a permanent street name sign. There has been no adequate signage since completion of the development. This matter is ongoing.</p> <p>Landmark Chambers Event: Cllrs van de Poll and Monger have registered to attend a seminar on 14th September, covering Housing and Recent Court decisions.</p>
	<p>The next meeting will be the optional planning meeting on 26th August 2015, the next full meeting will be 9th September 2015.</p> <p>Meeting closed 8:59pm</p> <p>Signed: (Chairman) at Meeting on 26th August 2015</p>