

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL held on **Wednesday 8th June 2016**, at 7pm in the Council Chamber at 28 High Street, Winslow.

D16/31	<p>Present: Cllrs van de Poll (Chairman), Knight and Wiseman (ex officio). Apologies: Cllrs Cawte, Chandler and Gray - Accepted. Clerk: S Carolan Members of the Press and Public: Three residents were in attendance</p>
	<p>Declarations of Interest: none Consideration of Applications for Dispensation: none</p>
D16/32	Election of Chairman: Cllr van de Poll was elected chairman for the meeting.
D16/33	Minutes of Meeting held on Wednesday 25 th May 2016: the Committee RESOLVED that the minutes be signed as a true record.
D16/34	Matters Arising: Horn Street HGV Restrictions - the Committee reviewed photographs of a recent incident in which several lorries became stuck in Horn Street and RESOLVED to progress the HGV restriction signs without further delay.
	Items delegated by Council: None
	Items deferred from previous meeting: None
D16/35	<p>Planning</p> <p>Current Consultations:</p> <p>16/01799/APP 12 Lake Close Conversion of remaining front section of garage to utility (including the removal of garage door and brick up together with the insertion of door and window). The Committee RESOLVED NOT to OBJECT to the Application.</p> <p>16/01825/APP The Vicarage Single storey rear extensions. The Committee RESOLVED NOT to OBJECT to the Application.</p> <p>16/01884/APP 23 Station Road Erection of a lean to conservatory and location of garden shed. The Committee RESOLVED NOT to OBJECT to the Application</p> <p>16/01835/APP 42 Highfield Road Demolition of existing dwellinghouse and detached garage. Erection of three detached dwellinghouses with formation of new vehicular crossover. The Committee noted that the Application involves the demolition of two houses, nos 40 and 42, and RESOLVED NOT to OBJECT to the Application.</p> <p>16/00514/APP 23 Station Road Erection of one detached dwelling with attached double garage The Committee heard that the previous determination of this application was halted due to the planning officer's report failing to take into account the Winslow Neighbourhood Plan. The Committee noted that the recent changes to the application are still contrary to the policies of the WNP, and that Cllr van de Poll will speak in objection at the second determination.</p> <p>16/01563/APP Land at rear of 4 High Street Erection of a two storey dwelling The Committee noted that one or more vents from neighbouring properties may need to be relocated, and RESOLVED NOT to OBJECT to the application.</p> <p>16/01564/ALB Land at rear of 4 High Street Erection of a two storey dwelling The Committee noted that one or more vents from neighbouring properties may need to be relocated, and RESOLVED NOT to OBJECT to the application.</p> <p>16/01511/APP 28 High Street Alteration and addition of windows to the rear elevation and alteration of outbuildings and landscaping in support of change of use from offices to four residential properties.</p>

The Committee noted: that the application states that the property is vacant despite it being the Town Council's offices and chamber; that the change of use of the building is contrary to the aims of the WNP; and that the car parking provision does not meet the standards set out in the draft Vale of Aylesbury Local Plan. In addition, the Committee was concerned that AVDC, is both a 50% partner in the Applicant, and the local planning authority determining the application. The Committee RESOLVED to OBJECT to the application on the grounds set out in the draft response produced by the Deputy Clerk following the previous Committee meeting, updated to reflect the Committee's concerns over AVDC's apparent conflict of interests.

16/01524/COUOR 28 High Street Determination as to whether prior approval is required in respect of transport & highway impact, contamination risk and flooding for the conversion of office building (B1) in to 4 one-bedroom apartments (C3).

The Committee noted: that the application states that the property is vacant despite it being the Town Council's offices and chamber; that the change of use of the building is contrary to the aims of the WNP; and that the car parking provision does not meet the standards set out in the draft Vale of Aylesbury Local Plan. In addition, the Committee was concerned that AVDC, is both a 50% partner in the Applicant, and the local planning authority determining the application. The Committee RESOLVED to OBJECT to the application on the grounds set out in the draft response produced by the Deputy Clerk following the previous Committee meeting, updated to reflect the Committee's concerns over AVDC's apparent conflict of interests.

Recent AVDC Decisions

The Committee noted the following decisions:

- 16/00831/APP 31 Verney Road Installation of a new bay window to the front elevation and conversion of existing garage to study - Approved.
- 16/00009/APP Rosies, 14 High Street Construction of detached garage to rear and reconstruction of defective boundary wall - Approved.
- 16/01378/APP 1 Park Road Single storey side extension - Approved.

D16/36

Other Planning Matters:

AVDC Planning Consultation Process: The clerk reported that the Town Council is no longer being notified of all applications made to the local planning authority. In the last year there have been 23 applications within the Parish that WTC has not been notified of. These include tree work and requests for advice. The Committee noted that the clerk will check the planning portal and report any matters of interest.

Glebe Farm Appeal: The Committee noted that the Council's proofs of evidence were submitted to the planning appeal on time and were updated to take the draft VALP into account. The Committee discussed costs recovery for the forthcoming appeal and RESOLVED to recommend to Council that counsel pursues costs as vigorously as possible at the appeal.

Winslow Hall Front Wall: The Committee noted that the owner has been advised by AVDC that demolition may start before consent is granted.

The Vicarage: The Committee noted that, contrary to its previous understanding, consent was granted for the removal of trees from the Vicarage.

Affordable Housing - Homes for buyers with a strong link to Winslow and the availability of self-build plots:

The meeting was adjourned at 7:34 pm to hear representations from members of the public and was reconvened at 7:48 pm.

The Committee heard a report of the recent meeting with AVDC and that mechanisms are available for ensuring that a proportion of affordable homes will be allocated to those with links to Winslow. The Committee also heard that AVDC, in accordance with its statutory duty, has opened a register of people interested in self-build. It is envisaged that the land currently allocated for self-build will be transferred directly from the developer without the need for a Community Land Trust.

Consultations: None

D16/37	<p>Highway Matters</p> <p>Granborough Road: The Committee heard that no progress has been made by TfL following last year's reports, and that the ruts adjacent to the road surface continue to worsen. RESOLVED that the Clerk should write to TfB to pursue the repair both at Granborough Road and Furze Lane.</p> <p>A413: Feasibility of a crossing at Shipton: The Committee noted that collation of costs for siting the MVAS is underway.</p> <p>A413 Resurfacing: The Committee noted the recent BCC order to close the A413 for overnight resurfacing of the High Street and Buckingham Road, but that no date has been given.</p> <p>High Street Parking: The Committee noted the lack of any further response from TfB on this matter and RESOLVED that the Clerk should write to our County Councillor.</p>
	<p>Correspondence</p> <p>The Committee noted the following correspondence:</p> <ul style="list-style-type: none"> • AVDC's Planing Event for Parishes – Presentation materials
	<p>Reports from Outside Bodies:</p> <p>Winslow & District Local Area Forum (LAF): The Committee noted that the forthcoming meeting is postponed until 30th June.</p> <p>Winslow District Community Bus: The Committee noted that the new bus has been delivered.</p> <p>Local Councils Planning and Liaison Group (AVDC): No update</p> <p>North Bucks Parishes Planning Consortium: The Committee noted that the AGM is scheduled for 29th June.</p>
	<p>Items for Information: The Committee discussed the draft Vale of Aylesbury Plan and its dissemination in the community. VALP will be added to the agenda for the next Committee meeting.</p>
	<p>Meeting closed 8:57pm</p> <p>The next full meeting will be 12th July 2016.</p> <p>Signed: _____(Chairman) at Meeting on 12th July 2016.</p>