

MINUTES of a MEETING of the **DEVELOPMENT COMMITTEE** of WINSLOW TOWN COUNCIL held on **Tuesday 12th July 2016**, at 7:15pm in the Council Chamber at 28 High Street, Winslow.

	<p>Present: Cllrs Cawte (Chairman), Chandler, Knight, Gray, van de Poll and Wiseman (ex officio). Apologies: None. Clerk: S Carolan Members of the Press and Public: None</p>
	<p>Declarations of Interest: none Consideration of Applications for Dispensation: none</p>
D16/38	<p>Minutes of Meeting held on Wednesday 8th June 2016: the Committee RESOLVED that the minutes be signed as a true record.</p>
	<p>Matters Arising: Horn Street HGV Restrictions - the Clerk reported that the Committee's decision on signage had been reported to TfB but that no reply had yet been received.</p>
	<p>Items delegated by Council: None</p>
	<p>Items deferred from previous meeting: None</p>
D16/39	<p>Planning</p> <p>Current Consultations:</p> <p>16/02074/APP 11 Beamish Single storey rear extension with four rooflights. Way</p> <p>The Committee RESOLVED NOT to OBJECT to the Application.</p> <p>16/02081/APP 14 Leapingwell Two storey rear and first floor side extensions. Lane</p> <p>The Committee RESOLVED NOT to OBJECT to the Application.</p> <p>16/01448/APP 43 Vicarage Removal of existing garage and storage and replacement with Road two storey side extension.</p> <p>The Committee considered the recent planning history of the property, and noted that the current application does not address some of the points raised in objection to the previous application, nor does it conform to the pre-application advice given to the applicant. The Committee RESOLVED to OBJECT to the Application on the grounds that the extension would overly dominant and not be in keeping with the other properties in the row.</p> <p>16/01836/APP 1 Meeting Oak Single storey front, two storey side and single storey rear Lane extensions.</p> <p>The Committee noted the changes made to the application and RESOLVED to WITHDRAW its objection to the Application.</p> <p>Recent AVDC Decisions</p> <p>The Committee noted the following decisions:</p> <p>16/01415/APP 21 Market Change of use of part of ground floor from residential to A1 (& 16/01416/ALB) Square retail use - Approved.</p> <p>16/01534/APP 3 Leapingwell Two storey side and rear extension - Approved. Lane</p> <p>16/02342/LDO 18 Leapingwell Single storey rear extension - Approved. Lane</p> <p>16/00514/APP 23 Station Erection of one detached dwelling with attached double Road garage – Approved.</p> <p>16/00403/APP 34A High Change of use of first and second floors to residential use - Street Approved. The Committee thanked Cllr Chandler for speaking in objection to the application at AVDC's Development Management Committee and noted that it was approved by a single vote.</p> <p>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) – Rejected. The Committee also noted that the related application for the conversion of the property to flats has been withdrawn.</p>

	<p>Other Planning Matters:</p> <p>Glebe Farm Appeal: The Committee heard that the appeal is ongoing and has been well attended by councillors and residents, and that those attending were impressed by the quality of the residents' submissions. The appeal is due to end on 13th July after which there will probably be a delay of several months before the Secretary of State's decision is published.</p>
	<p>Affordable Housing - Homes for buyers with a strong link to Winslow and the availability of self-build plots:</p> <p>The Committee heard that 25% of affordable homes in the next phase of development will be allocated to those with links to Winslow.</p> <p>The Committee also heard a report of a recent meeting between prospective self-builders and Bloor Homes at which Bloor outlined their proposals for managing the release of self-build plots.</p>
	<p>Consulations</p> <p>BCC Home to School Transport: Noted.</p> <p>BCC Local Flood Risk Management Strategy: Cllr Knight to draft a response.</p> <p>BCC/BMKALC Unitary Status Survey: Members will respond individually.</p>
D16/40	<p>Highway Matters</p> <p>A413 Cycleway: The Committee noted that construction has begun, but that detailed plans of the scheme are still not available.</p> <p>A413 Resurfacing: The Committee noted that resurfacing is apparently delayed until 2017.</p> <p>High Street Parking: The Committee noted that TfB have assessed the signage and marked up where the new signs need to be. Members expressed concern that the County Council is still issuing penalty notices which may be unenforceable due to the inadequacy of the signage.</p> <p>Strategic Traffic Issues North of Winslow: The Committee discussed the effect of the various developments and planned schemes to the North of Winslow and RESOLVED that the Clerk should convene a meeting of the main interested parties including TfB, AVDC, and Network Rail.</p>
	<p>Correspondence</p> <p>The Committee noted the following correspondence:</p> <ul style="list-style-type: none"> • BCC s.106 and CIL meetings – Cllr van de Poll will attend on 22nd July 2016.
	<p>dReports from Outside Bodies:</p> <p>Winslow & District Local Area Forum (LAF): Minutes awaited from the 30th June meeting.</p> <p>Winslow District Community Bus: None.</p> <p>Local Councils Planning and Liaison Group (AVDC): None</p> <p>North Bucks Parishes Planning Consortium: Minutes from the AGM have been circulated.</p>
	<p>Items for Information</p> <p>VALP: The Committee discussed the draft Vale of Aylesbury Local Plan and the collation of consultation responses to AVDC and NBPPC. The Clerk will call an additional Committee meeting if necessary to meet the NBPPC deadline.</p> <p>East-West Rail: The Committee heard that the latest official estimate for the opening of Winslow station is 2020 'at the earliest', and that the connection to London Marylebone will be added at a later date.</p>
	<p>Meeting closed 8:31pm</p> <p>The next full meeting will be 10th August 2016. The optional meeting scheduled for 27th July 2016 may be required.</p> <p>Signed: _____ (Chairman) at Meeting on 26th July 2016.</p>