

Stoke Mandeville Parish Council

Clerk: Mrs Sarah Copley

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Minutes of the meeting of the PLANNING COMMITTEE held at the Community Centre, Eskdale Road, Stoke Mandeville on Monday 2nd December 2013 at 7pm

PRESENT: Cllr J Hunt [Chairman], Cllr B Adams, Cllr B Ezra, Cllr B Tyndall, Cllr M Duncan (For ASDA item)

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P/13/78	<p>APOLOGIES</p> <p>Apologies were received from Cllrs Clark and Palmer.</p>	
P/13/79	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p> <p>In relation to Agenda Item 6 ASDA Store, Cllr Tyndall declared that he is District Councillor for the Stoke Leys area.</p> <p>In relation to application 13/03202/ATP, Cllr Hunt declared that she knew the neighbour.</p>	
P/13/80	<p>MINUTES OF PREVIOUS MEETING</p> <p>The minutes of the previous meeting held on 7th November 2013 were agreed and signed by the Chairman.</p>	
P/13/81	<p>ASDA STORE – ISSUES RELATING TO PLANNING CONSENT</p> <p>It was agreed to take this agenda item before discussing the planning applications.</p> <p>Lighting</p> <p>The lighting issues reported at the November Parish Council meeting had still not been addressed by ASDA. It was AGREED that the Parish Council would write to the contractor to request a timescale for this to be addressed.</p> <p>Parking</p> <p>Cllr Duncan reported that it appeared that the roadside parking had increased since the ASDA store had opened. ASDA staff were also known to be parking in residential roads. Cllr Tyndall said he would contact the store manager who had in the past given assurances that staff would be asked to use the ASDA car park.</p> <p>Bucks CC had announced that an Experimental Traffic Restriction Order (ETRO) for Stoke Leys would be put in place and a copy of the plans had been provided by Steve Kenton BCC Parking Officer. However the promised meeting and engagement with local residents to seek their views on potential solutions to the parking issues had not taken place as had been promised by BCC at the site meeting in October.</p> <p>After discussion, it was AGREED that the Parish Council would write to Brian Roberts, BCC Councillor for Mandeville Ward expressing the Council’s dismay that measures were being put in place without consultation with residents and to request that:</p> <ul style="list-style-type: none"> • BCC take no further action concerning the implementation of yellow lines until a meeting with residents has taken place - preferably within the first two weeks of January with residents being notified before Christmas of the details. • Representatives from BCC, Buckinghamshire Healthcare Trust and ASDA should be available at the meeting to answer questions. • A creative and imaginative scheme should be devised in order to deal with this long standing problem. • Car parking restrictions should be implemented on a two tier approach, beginning with yellow lines at road junctions as measures of safety. 	<p align="center">BT</p> <p align="center">JH / Clerk</p>

	8.10pm Cllr Duncan left the meeting.	
P/13/82	12/00320/APP – NHS STOKE MANDEVILLE HOSPITAL, AYLESBURY – SINGLE STOREY EXTENSION TO A&E DEPARTMENT This application was discussed and NO OBJECTIONS were raised.	
P/13/83	13/02975/APP – 16 STATION ROAD, STOKE MANDEVILLE – REMOVAL OF EXISTING GARAGE AND CHIMNEY AND ERECTION SINGLE STOREY REAR AND SIDE EXTENSION The application was considered and NO OBJECTIONS were raised.	
P/13/84	13/03074/APP – LONGACRE, RISBOROUGH ROAD, STOKE MANDEVILLE – ERECTION OF NEW DWELLING, REDUCTION IN HEIGHT OF EXISTING HOUSE AND CONVERSION TO FORM NEW GARAGE/MAINTENANCE STORE WITH ACCOMMODATION OVER. The application was considered and NO OBJECTIONS were raised, provided there was adequate protection for existing trees and hedgerow included in the application.	
P/13/85	13/03202/ATP – ASH TREE HOUSE, OLD RISBOROUGH ROAD, STOKE MANDEVILLE – FELL ONE ASH This application was considered and it was agreed to OPPOSE this application for the following reasons: <ul style="list-style-type: none"> • If the tree shows no evidence of ash dieback disease, it may be one of a small number of Ash Trees which have good resistance to the disease. It was understood that the DEFRA funded “Living Ash Project” sought to preserve healthy trees in order to ensure a continued supply of these valuable trees for the future. • There may be a need for crowning due to the height of the tree which is growing towards overhead cables. 	
P/13/86	13/03210/APP – 20 NASH CLOSE, AYLESBURY – SINGLE STOREY REAR EXTENSION TO CONSERVATORY AND REPLACEMENT OF EXISTING CONSERVATORY ROOF This application was considered and NO OBJECTIONS raised.	
P/13/87	13/01281/APP – MANOR FARM, LOWER ROAD, STOKE MANDEVILLE - ERECTION OF 4 INDUSTRIAL UNITS It was noted that there were minor amendments to this application which AVDC were not consulting on.	
P/13/88	DECISIONS ON PLANNING APPLICATIONS RECEIVED 13/02355/APP – 14 Walnut Close, Stoke Mandeville – front and rear extension - planning permission had been PERMITTED for this application. 13/01723/APP – Chiltern View Nursery, Wendover Road – widening of access road – planning permission had been PERMITTED for this application. 13/02103/APP – Land adjacent to Stoke Mandeville Hospital – provision of 553 temporary car parking spaces – this application had been withdrawn.	
P/13/89	CHANGES TO THE SCHEME OF OFFICER DELEGATED POWERS AVDC had instigated a six month review following the change to the scheme of delegated powers to officers. Views of Parish Councils were being sought and a questionnaire had been provided. The Planning Committee discussed answers to the questions posed and the Clerk was asked to submit the response.	
P/13/90	OTHER MATTERS a) Elm Cottage, Marsh Lane Advice had been sought from AVDC Planning Officer, Gary Dunne, regarding putting mobile homes on residential properties. The position with a single mobile home would be that if the mobile home is for purposes ancillary to the dwelling, this would not require planning permission. If a number of mobile homes were to be brought onto the land then	

	<p>Planning would need to consider if a change of use of the land has occurred.</p> <p>b) Taxis at premises on Lower Road</p> <p>At the time of discussing the planning application, the Committee had agreed to monitor the situation. It was reported that there were still several [6-7] vehicles parked on a relatively small space at the front of the dwelling including taxis, sometimes spilling onto the pavement. It was agreed to contact Gary Dunne, AVDC Planning Enforcement Officer, regarding concerns that the premise is being used to operate a taxi business.</p>	Clerk
P13/91	<p>POINTS OF INFORMATION</p> <ul style="list-style-type: none"> • New Homes Bonus Cllr Tyndall reported that the next round of bids for this funding needed to be submitted by 30th September 2014. The Clerk was asked to contact Jan Roffe with a précis of the ideas put forward by the committee (minute reference P/13/35) in the first instance. It was also AGREED to add a pedestrian crossing for Wendover Road to the list of suggested bids. • Gyratory system Cllr Tyndall said that the Parish Council needs be aware of plans to make changes to this junction and be prepared to submit a response once the consultation starts. The Chairman reported that the PC had already written to the Planning Inspectorate expressing concern that no consultation had taken place with parishes on these plans. The Inspectorate had responded to say that the gyratory plans were “Concept Plans” for the purpose of the inquiry which if pursued at a future date would be subject to formal consultation and traffic assessment. 	

Signed Date