

**Stoke Mandeville Parish Council**

*Clerk: Mrs Sarah Copley*

*Telephone: (01296) 613888*

**Minutes of the meeting of the PLANNING COMMITTEE held at the Community Centre, Eskdale Road, Stoke Mandeville on Monday 2<sup>nd</sup> June 2014 at 7.30pm**

**PRESENT:** Cllrs J Hunt (Chairman), B Adams, A Clark, B Ezra, M Rogers, B Tyndall

**Clerk:** Mrs Sarah Copley

**One member of public.**

<b>P/14/35</b>	<b>ELECTION OF CHAIRMAN</b> Cllr Hunt was unanimously elected as Chairman of the Committee for 2014-15.	
<b>P/14/36</b>	<b>APOLOGIES</b> There were no apologies, all committee members present.	
<b>P/14/37</b>	<b>DECLARATIONS OF INTEREST</b> Cllr Rogers declared that he is neighbour of one of the applicants (14/01214/ACL). Cllr Tyndall declared that he is a member of the New Homes Bonus Panel at AVDC.	
<b>P/14/38</b>	<b>MINUTES OF PREVIOUS MEETING</b> The minutes of the previous meeting held on 23 <sup>rd</sup> April 2014 were agreed and signed by the Chairman.	
<b>P/14/39</b>	<b>14/01112/APP – 2 RISBOROUGH ROAD, STOKE MANDEVILLE – SUBDIVISION OF PLOT AND CONVERSION OF GARAGE INTO SELF CONTAINED DWELLING</b> The meeting was closed at 7.40pm to allow the public to speak on this application to voice concerns regarding the development. The meeting was reconvened at 7.55pm and the application discussed. It was <b>AGREED TO OPPOSE</b> the application on the following grounds: <ul style="list-style-type: none"><li>• Vehicular access to 2 Risborough Road is inadequate for vehicles accessing, egressing and manoeuvring if two properties are created on site.</li><li>• The vehicular access to 2 Risborough Road cannot be improved, through widening or alterations, because of the well-used bus stop and shelter, the latter owned by the Parish Council, adjacent to the property.</li><li>• There is insufficient space on the site to enable all vehicles to manoeuvre and park, allowing them to enter and exit in forward gear.</li><li>• There is insufficient parking provision on site for two properties that might lead to on street parking in an inappropriate location.</li><li>• Creating an additional dwelling would increase conflicting traffic movements on an A road (A4010) with three lanes and close to a busy roundabout junction.</li><li>• The additional two storey dwelling would impact upon the privacy of the neighbouring property – 2a Risborough Road.</li></ul>	
<b>P/14/40</b>	<b>14/01294/APP – 2 RISBOROUGH ROAD, STOKE MANDEVILLE, STOKE MANDEVILLE – REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF REPLACEMENT CONSERVATORY TO THE REAR</b> This application was discussed and <b>NO OBJECTIONS</b> were raised.	

P/14/41	<p><b>14/01295/ALB – 2 RISBOROUGH ROAD, STOKE MANDEVILLE, STOKE MANDEVILLE – REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF REPLACEMENT CONSERVATORY TO THE REAR AND GLAZED LINK</b></p> <p>This application was discussed and <b>NO OBJECTIONS</b> were raised.</p>	
P14/42	<p><b>14/01102/APP – LONGACRE, RISBOROUGH ROAD, STOKE MANDEVILLE, STOKE MANDEVILLE – ERECTION OF ONE NEW DWELLING. REDUCTION OF HEIGHT OF EXISTING HOUSE AND CONVERT TO GARAGE WITH ACCOMMODATION OVER.</b></p> <p>This application was discussed and <b>NO OBJECTIONS</b> were raised on the condition that the site is for residential use only.</p>	
P14/43	<p><b>14/01214/ACL - 100 KYNASTON AVENUE, AYLESBURY – SINGLE STOREY REAR EXTENSION</b></p> <p>This application was discussed and <b>NO OBJECTIONS</b> were raised.</p>	
P14/44	<p><b>14/01387/APP 5 PATRICK WAY, AYLESBURY - REMOVAL OF CONSERVATORY AND ERECTION OF PAR SINGLE, PART TWO STOREY REAR EXTENSION AND CONVERSION OF GARAGE INTO LIVING ACCOMMODATION</b></p> <p>This application was discussed and it was <b>AGREED TO OPPOSE</b> the application due to concerns that the double storey extension could cause loss of natural light and amenity to the occupants of adjoining property - No. 7 Patrick Way.</p>	
P14/45	<p><b>14/01282/APP - ASDA STORE, LOWER ROAD, AYLESBURY - VARIATION OF CONDITION 11 OF PLANNING PERMISSION 11/00894/AOP TO INCREASE THE NET SALES AREA OF THE STORE FROM 1,000 SQ. M TO 1,250 SQ. M.</b></p> <p>The meeting was reconvened and the application discussed. It was <b>AGREED TO OPPOSE</b> the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• The original permission for development of a community retail unit on this site at 1000m<sup>2</sup> was known to the applicant at the time of submission of the application for planning permission.</li> <li>• The store has not been trading for a sufficient length of time to provide an adequate evidence base for the need to extend the retail floor space.</li> <li>• The congestion in the aisles could be managed by other methods rather than extending the retail area. e.g. by use of smaller cages.</li> <li>• The Parish Council has concerns that additional retail space will exacerbate the on street parking problems already experienced in local residential streets.</li> </ul>	
P14/46	<p><b>DECISIONS ON PLANNING APPLICATIONS RECEIVED</b></p> <p>14/00660/ATP – The Chilterns, Old Risborough Road. Permission had been granted to pollard one willow tree to 7m.</p>	
P14/47	<p><b>NEIGHBOURHOOD PLANNING</b></p> <p>It was <b>AGREED</b> to hold a meeting of the Planning Committee and other interested Parish Councillors on Monday 14<sup>th</sup> July.</p> <p>Cllr Hunt would invite a representative of Winslow Parish Council to attend to share their experiences and a representative of Aylesbury Vale DC.</p> <p>The Clerk to book a room at the Community Centre for that date.</p>	<p>JH</p> <p>Clerk</p>
P14/48	<p><b>NEW HOMES BONUS FUNDING</b></p> <p>There was no update from Cllr Rogers, he would report back at the next meeting.</p> <p>Transport for Bucks (TFB) had provided feedback that the pavement on Station Road was not wide enough to accommodate safety railings.</p> <p>A discussion took place on bidding for NHB funding for a speed limit review of the 40mph</p>	<p>MR</p>

	zones in the village, the Clerk to seek further information on the process and costs.	Clerk
<b>P14/49</b>	<b>POINTS FOR INFORMATION</b> There were no matters raised under this item.	

Signed ..... Date .....