

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 11th August 2015 at 7.30 pm**

PRESENT: Planning Committee Members: Cllrs: J Hunt (in the Chair), B. Ezra, S Pluckwell and M Rogers.
Members of the Council in Attendance: Cllrs: R. Butler, S. Kirve, D. Starr, P. Wood.

AV District Councillor for the village ward, Michael Collins and twenty two members of the public were also present.

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| P15/59 | APOLOGIES Apologies were accepted from Cllrs Garrett, Clark and District Councillor Carole Paternoster. In opening the meeting, the Chairman welcomed those present and explained the order of the meeting. | |
| P15/60 | DECLARATIONS OF INTEREST There were no declarations of interest. | |
| P15/61 | MINUTES OF PREVIOUS MEETING The minutes of the previous meeting held 13 th July 2015, previously circulated, were agreed and signed by the Chairman. | |
| P15/62 | 15/02271/AOP - LAND EAST OF LOWER ROAD, STOKE MANDEVILLE Outline planning permission with access to be considered and all other matters reserved for the erection of up to 117 residential dwellings and associated ancillary works. In introducing this item, the Chairman explained that an extension of time in which to make comments had been agreed with the Case Officer at AVDC to the end of August but she urged that these be sent in as soon as possible and that residents should make their views known. She added that the applicants had been unwilling to attend meetings of Parish Councils in public to explain their development proposals. Therefore, Parish Councillor Marcus Rogers had agreed to do this. He outlined reasons for the current lack of a Development Plan for Aylesbury Vale and described the Government's National Planning Policy Framework which came into force in 2011. Fewer applications for larger sites had been agreed leading to an abundance of applications for smaller sites across Aylesbury Vale including another in Lower Road by the same developer. On a proposal from Cllr Wood seconded by Cllr Pluckwell it was agreed that Standing Orders be suspended for this item to allow members of the attending public to ask questions and offer their views. Residents raised a number of concerns summarised as follows : <ul style="list-style-type: none">• additional traffic which would be generated could not be absorbed by Lower Road which was a feeder route to the town. Problems of congestion already existed and it was difficult for residents leaving their property to turn right. The proposed access to the site is opposite a public house car park, near to a zebra crossing, on a dangerous bend and near to the primary school. The jet cycleway would be compromised by the proposed access to the site as well as the Stoke Mandeville Way opened especially for those with a disability.• The development would destroy ancient meadowland and well used footpaths and the rurality of the area would be spoilt | |

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| | <ul style="list-style-type: none"> • Serious flooding along Lower Road had been frequently experienced and it was noted in the response from SUDS Officer. BCC that Policies of the local authorities on surface water drainage had not been taken into account by the developers • There appeared to have been no engagement with HS2 Ltd on the affects of construction traffic along Lower Road and the impact this would have on the area. • The green buffer zone between Aylesbury and Stoke Mandeville village would be at risk of being seriously reduced. It was essential to protect the village and for this not to be encompassed as a suburb of the town. • The site should not be opened for development until need for the area had been established. • When the Aylesbury Vale Local Plan and the Stoke Mandeville Neighbourhood Plan had been finalised and published, a carefully considered planning policy for the future would be available. In the meantime to approve piecemeal development of the nature proposed is premature. <p>Cllr Rogers answered a number of questions from residents at the end of which the Chairman reconvened the meeting. After full consideration of the proposals it was proposed by Cllr Ezra seconded by Cllr Pluckwell, that the Council object to the proposals for the reasons as discussed and this was unanimously agreed. Cllr Rogers offered to draw together a response to the Local Planning Authority to be circulated to Councillors.</p> | |
| P15/63 | <p>OTHER PLANNING APPLICATIONS CONSIDERED</p> <p>a) 15/0352/APP – Extension 227 Wendover Road. No objection was raised</p> <p>b) 15/20165/APP[retrospective] – Erection of trellis on Garden Fence, 227 Wendover Road. No objection was raised</p> <p>c) 15/02024/APP- Six roadside illuminated banners, Chiltern View Nurseries, Wendover Road. It was agreed to oppose this application on the grounds that:</p> <ol style="list-style-type: none"> 1. The site is situated on a main ‘A’ road opposite and close to residential properties. 2. The proposed illuminated banners would cause glare at eye level causing distraction to drivers resulting in safety issues. <p>d) 15/02055/APP – Construction of raised helipad with external lighting and windsock, Stoke Mandeville Hospital Car Park – No objection was raised.</p> | |
| P15/64 | <p>NEIGHBOURHOOD PLANNING</p> <p>It was agreed that the matter be deferred and that a meeting of the Working Group be convened.</p> | |
| P15/65 | <p>ANY OTHER ISSUES FOR INFORMATION</p> <p>There being no other matters the Chairman closed the meeting at 9.45 pm</p> | |

Signed Date