

Stoke Mandeville Parish Council
Clerk: Mrs Sarah Copley

Minutes of the meeting of the PLANNING COMMITTEE held at the Community Centre, Eskdale Road, Stoke Mandeville on Thursday 19th May 2016

PRESENT: Cllrs: J Hunt (Chair), B Ezra, S Pluckwell and M Rogers
 One Member of Public

P16/55	ELECTION OF CHAIRMAN Cllr Hunt was unanimously elected as Chairman for 2016-17.	
P16/56	APOLOGIES No apologies were received, Cllrs Clark and Garrett were absent.	
P16/57	DECLARATIONS OF INTEREST There were no declarations of interest.	
P16/58	MINUTES OF PREVIOUS MEETING The minutes of the previous meeting held 21 st April, previously circulated, were agreed and signed by the Chairman. The actions were discussed and noted: <ul style="list-style-type: none"> • It was noted that the new road being built on land off Oat Close would be named "Harvest Close". • The process to apply for a Tree Preservation Order was noted but it was agreed to take no further action at this time. 	
P16/59	TERMS OF REFERENCE The terms of reference for the Committee were reviewed and it was agreed to recommend to the Council that no changes be made.	
P16/60	16/01035/APP 14 EVANS CLOSE, AYLESBURY First floor front/side extension This application was considered and it was agreed to raise NO OBJECTIONS .	
P16/61	16/01503/A17 WHITETHORN FIELDS MEDICLINIC, OLD RISBOROUGH ROAD, STOKE MANDEVILLE Application for Certificate of Appropriate Alternative Development for residential use purposes comprising 4 dwellings The meeting was suspended in order to allow members of the public to make comment and the Committee to ask questions. The meeting was then reconvened and the application discussed. It was agreed to raise NO OBJECTIONS to this application. <i>The Member of Public left the meeting at this point.</i>	
P16/62	16/01369/APP FOUNTAIN BUSINESS CENTRE, 115 LOWER ROAD, STOKE MANDEVILLE Change of use of part of site to car wash facility including siting of cabin and canopy This application was considered and it was agreed to OPPOSE the application on the following grounds : <ol style="list-style-type: none"> 1. The site on which the car wash is proposed already accommodates a number of businesses dealing with vehicles, as well as a multi use building for a variety of small business. This results in traffic constantly entering and emerging on to a narrow 'B' road which has interrupted visibility. 2. The area where it is proposed to site the car wash is currently used for car parking and for access from the adjoining yard to the rear. The main car park is congested and any further use would lead to problems for the number of users of the site, 	

	<p>especially as large vehicles needing to access the rear of the site have to enter through this congested area.</p> <p>3. The Parish Council had major concerns for road safety in that such use would increase the volume of traffic using the site, leading to further congestion by nature of the business proposed. This could also have an adverse impact on the highway with the potential for vehicles queuing to access the site on a narrow road which is a radial route to Aylesbury and also near a bend in the road.</p>	
P16/63	<p>16/01667/APP 48 STATION ROAD, STOKE MANDEVILLE Single storey side extension</p> <p>This application was considered and it was agreed to raise NO OBJECTIONS.</p>	
P16/64	<p>DECISIONS ON PLANNING APPLICATIONS</p> <p>It was noted the following applications had been permitted:</p> <ul style="list-style-type: none"> • Ref. No: 16/01035/APP and Ref. No: 16/01037/ALB Swallow Cottage 11 Swallow Lane Stoke Mandeville Single storey side link extension and conversion of car port into habitable accommodation. • Ref. No: 16/01051/HPDE 56 Anton Way Aylesbury The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.7m. • Ref. No: 16/00861/A17 Land Adj Whitethorn Farm Old Risborough Road Stoke Mandeville Residential development, new access off Old Risborough Road and landscaping. • Ref. No: 16/00683/APP 30 Bowmont Drive Aylesbury Replacement of front canopy with porch (retrospective) • Ref. No: 15/02952/APP Land To Rear Of 281 Wendover Road Stoke Mandeville Construction of one detached dwelling 	
P16/65	<p>POLICY ON PRE-APPLICATION MEETINGS WITH DEVELOPERS</p> <p>The draft policy was discussed and a number of amendments made. It was unanimously agreed to recommend that the Council adopt the amended policy.</p>	
P16/66	<p>APPEALS</p> <p>It was noted that the appeals for the two applications by Gladmans in Lower Road were due to be determined in August and September. AVDC's case reports were available to view on their website.</p>	
P16/67	<p>ANY OTHER MATTERS FOR INFORMATION</p> <p>AVDC would be holding a training session for parishes on 25th May when they would cover general planning issues. Any councillor wishing to attend should contact the Clerk.</p> <p>The Clerk reported that an enforcement case was open for 2a Risborough Road due to alleged unauthorised breach of approved plans 14/01112/APP.</p> <p>The Clerk reported on the complaint received from Councillors about the brightness of the lights illuminating banners at the roadside outside Chiltern Views Nursery. This had been reported to the Planning Enforcement Officer who had responded that the planning application in this respect had not yet been determined and if the lights were considered to be dangerous the matter should be referred to Thames Valley Police.</p>	
P16/68	<p>DATE OF NEXT MEETING</p> <p>The next meeting would be held on 9th June at 10.30am.</p>	

Signed _____

Dated 9th June 2016