

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.

Thursday 15th December 2016 at 10.30am

PRESENT: Cllrs: J Hunt (Chair), S Atkinson, A Clark, B Ezra, M Rogers and S Pluckwell
 Clerk: Mrs Sarah Copley
 8 members of public for item P16/136

P16/134	<p>APOLOGIES</p> <p>There were no apologies received, all committee members present.</p>	
P16/135	<p>DECLARATIONS OF INTEREST</p> <ul style="list-style-type: none"> • Cllr Atkinson declared an interest in application 16/04243/AOP and took no part in the discussion or vote. • Cllr Rogers declared a personal interest in application 16/04243/AOP and did not vote. 	
P16/136	<p>OPEN FORUM FOR PARISHIONERS</p> <p>Members of the public living near the site had attended to voice their opposition to the application for 81 houses to be build on land at Thornbook House and Roylands, Risborough Road. Concerns about the development included:</p> <ul style="list-style-type: none"> • Incursion into open countryside • Additional traffic on the already congested roads in Stoke Mandeville • Development on this scale should be plan led to ensure infrastructure in place to support it • Proximity to HS2 line • AVDC now has 5 year housing land supply, this housing is not needed • Out of keeping with the rest of Risborough Road 	
P16/137	<p>MINUTES</p> <p>The minutes of the meetings held on 10th November were agreed as a true record and duly signed by the Chairman.</p>	
P16/138	<p>APPLICATION 16/04243/AOP THORNBROOK HOUSE AND ROYLANDS, RISBOROUGH ROAD</p> <p><i>Cllr Atkinson did not participate in this part of the meeting.</i></p> <p>There was substantial discussion about this application after which it was unanimously agreed by those voting (Cllrs Ezra, Pluckwell and Clark) that the Parish Council OBJECT to the application for the following reasons:</p> <ol style="list-style-type: none"> 1. The size and nature of the proposed development is inappropriate in this rural settlement at the end of the village. It intrudes into the open countryside and will be obtrusive to the area. 2. The proposed development is piecemeal and outside the built up area of the village. It is sited behind existing ribbon development fronting a main road with ribbon development on the opposite side of the road. 3. Risborough Road already carries a considerable amount of traffic given as 18,000 per day and is the major route between High Wycombe and Milton Keynes and will be compounded by the additional dwellings proposed at Thornbrook House. Should HS2 go ahead Risborough Road will in effect become a cul de sac for which there will be only one exit. 	

	<p>4. The area is subject to flooding and, although the applicant proposes improvements to Stoke Brook and balancing ponds, insufficient attention is given to the downstream and upstream flood risk. There needs to be further improvements to the flood risk.</p> <p>5. The village has 746 dwellings recently been subject to a large number of planning applications for development two of which have been agreed and three further are outstanding. It is recognised that none of these developments individually are of sufficient size to warrant infrastructure provision but consider that cumulatively this is warranted.</p> <p>Concerns were raised about whether this development would be deliverable bearing in mind the other developments in the area, in particular the impact of the construction of HS2 and the diversion of the A4010 which were both close to the site.</p> <p>It was further agreed to request that a phasing agreement be put in place should AVDC approve the application in order to minimise the impact to local residents during construction phases of this, the Lower Road developments and construction of HS2.</p>	
P16/139	<p>16/03814/APP – Booker Park School, Stoke Leys Close Erection of multi use games area (MUGA) on the school site with a 2m fence surround</p> <p>This application was considered and it was agreed to raise NO OBJECTIONS.</p>	
P16/140	<p>16/04039/APP - Chiltern View Nurseries, Wendover Road Erection of two storey office building and associated car park</p> <p>This application was considered and it was agreed to raise NO OBJECTIONS.</p>	
P16/141	<p>16/04073/APP – Chiltern View Nurseries, Wendover Road Revisions to approved security gates (retrospective); extension to nursery car park; covered display area (retrospective) and proposed covered display area; storage area for pots, paving and fencing, proposed glass building; trees and shrubs growing and sales area and garden exhibition area</p> <p>This application was considered and it was agreed to raise NO OBJECTIONS but to highlight that the Parish Council was concerned by the number of retrospective applications made for this site.</p>	
P16/142	<p>16/04106/ALB – Fleet Cottage, 2 Risborough Road Demolition of rear conservatory, installation of timber cladding to weatherproof rear barn elevation; remove and replace existing timber windows to rear/side elevations and remove rear kitchen window/ wall below and install timber bi-fold doors. Extension of patio area to the rear.</p> <p>This application was considered and it was agreed to raise NO OBJECTIONS.</p>	
P16/143	<p>16/04108/APP – 36 Risborough Road Single storey side extension, conversion of garage to habitable room, replace roof to conservatory (Amendment to planning permission 16/02720/APP)</p> <p>This application was considered and it was agreed to raise NO OBJECTIONS.</p>	
P16/144	<p>16/04171/APP – 76 Anton Way First floor side extension</p> <p>This application was considered and it was agreed to raise NO OBJECTIONS.</p>	
P16/145	<p>DECISIONS ON PLANNING APPLICATIONS</p> <p>The following decision were noted:</p> <ul style="list-style-type: none"> 16/03919/COUOR 14 Triangle Business Park Quilters Way Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of office (B1) into 18 self-contained flats 	

	<p>Status: Refused</p> <ul style="list-style-type: none"> 16/03497/APP 4 Evans Close Aylesbury Remove hedge on property boundary and replace with closeboard fencing (Retrospective) Status: Refused 16/03329/APP 18 Kingsland Road Aylesbury Two storey side/front extension. Status: Approved 	
P16/146	<p>TO RECEIVE AN UPDATE ON OUTSTANDING PLANNING APPLICATIONS FOR MULTIPLE DEVELOPMENT</p> <p>a) Land at Lower Road East The application for the Secretary of State to call in the application had been refused and would be determined by AVDC. The Chairman suggested that the Parish Council should advise AVDC that the use of Swallow Lane as an access to the site should be prohibited in view of the lack of width of the Lane and the risk of compromising the Burial Ground which was opposite.</p> <p>b) Land to the Rear of Eskdale Road and Station Road The Clerk reported that the planning officer had advised she was continuing to work with the applicant concerning objections raised to the application and therefore it was unlikely to go before AVDC's Development Management Committee until February.</p>	
P16/147	<p>ANY OTHER MATTERS (FOR INFORMATION)</p> <p>No matters raised under this item.</p>	
P16/148	<p>DATE OF NEXT MEETING</p> <p>The next meeting was would be held on Thursday 26th January 2017.</p>	

Signed _____ Date 10th January 2017