

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 8th September 2016 at 10.30am

PRESENT: Cllrs: J Hunt (Chair), S Atkinson, B Ezra, M Rogers and S Pluckwell (committee members). Cllr D Starr

Seven members of public

P16/105	APOLOGIES No apologies had been received, Cllrs Clark and Garrett were absent.	
P16/106	DECLARATIONS OF INTEREST There were no declarations of interest.	
P16/107	MINUTES The minutes of the meetings held on 4 th August and 1 st September were agreed as a true record and duly signed by the Chairman. The Committee recorded a vote of thanks to Cllr Rogers for his hard work in drafting the Council's response to the draft Vale of Aylesbury Local Plan.	
P16/108	APPLICATION 16/02673/APP – LAND REAR OF 17-55 ESKDALE ROAD AND 47-63 STATION ROAD, STOKE MANDEVILLE Mr Jonathan Walters (Mileworth Ltd) and Mr Stephen Boddey (Architect) attended the meeting to give a presentation on the application to build 73 houses on land behind Eskdale Road. The site was landlocked and it was intended to demolish four bungalows on the roundabout opposite the Playing field entrance in order to gain access to the site. This had been agreed with the owners of the properties who had consulted with tenants. The development would have vehicular access from Eskdale Road and it was proposed to have a pedestrian access to Station Road. Mr Walters confirmed that each property on the private part of Station Road by the railway bridge owned the part of the road to the front of their properties as did Mileworth in front of the access point. It was proposed to provide steps up the existing bank from the private road to Station Road adjacent to the railway bridge. In discussion it emerged that the ownership of the bank had not been established although, Mileworth were in discussion with Bucks CC with regard concerning this. Concerns had been raised by residents about pedestrians crossing their property across this section of road. Traffic surveys had been carried out and demonstrated that the junction of Eskdale Road / Station Road had sufficient capacity for the additional houses, however they had been asked to carry out further traffic modelling in relation to the roundabouts at Wendover Road and Lower Road There would be a mix of 1,2,3,4 bedroom flats and houses as a mix of social and private housing. The Vale of Aylesbury Housing Trust (VAHT) had been fully involved to ensure the development met local needs in terms of social housing. The development would compromise a main spine of roadway with pedestrian roadways alongside. Footpaths would be at same level as the pedestrian roadways but in a different colour. Discussion and questions between the developers and Parish Councillors ensued. Car parking – each house had at least 2 earmarked car parking spaces adjacent to the property plus, there would be a communal parking area for the flats.	

	<p>A Local Equipped Area for Play (LEAP) would be provided near the flats. Any queries regarding maintenance and charges for communal areas should be referred to VAHT.</p> <p>Concerns were raised regarding construction traffic especially on roundabouts in Eskdale Road, Mr Walters said this would be addressed in the conditions should planning permission be granted.</p> <p>Cllr Hunt asked about asbestos as the site which had previously been a chicken farm with asbestos buildings which had been removed about two years ago. She asked for reassurance that the subsoil and underground waterways were not contaminated. The report commissioned by the developers was not reassuring. The Council were advised that this had been white asbestos and not the blue asbestos and the buildings and materials had all been removed..</p> <p>The on street parking and roundabouts on Eskdale Road were raised, Mr Walters said that they expected Bucks CC to impose a condition and commuted s106 sum to resolve this if they felt any changes were required.</p> <p>Questions from Public</p> <p>The meeting was adjourned to allow members of the public to ask questions. The ownership of the ditch between the site and bottom end of Eskdale Road was raised. It emerged that ownership was uncertain and JW to look further at the boundaries between the existing properties and proposed development but suggested that local agencies be approached.</p> <p>Also raised was potential light pollution to properties along Station Road, the type of street lights to be provided, screening of the development, flood risk, the need to have engaged with HS2 concerning additional traffic along Station road during the construction period, the lack of infrastructure in Stoke Mandeville including the lack of capacity in the local primary school and the lack of a GP surgery with residents being required to register with a number of different surgeries.</p> <p>The Chairman reminded residents that there would be an exhibition by the developers on the proposals with an opportunity for one-to-one discussions in the Park Room later that day. She urged those attending to write to AVDC the local planning authority with their comments before the closing date which was now given as 20th October 2016. The Parish Council would be deliberating on the proposals with a view to making a response at its meeting on 13th September.</p> <p>Members of the public and Milworth then left the room and the Parish Council meeting was reconvened.</p> <p>On deliberating on the content of the meeting some preliminary discussion took place. when the following was noted:</p> <ol style="list-style-type: none"> 1. The proposals showed an over development of the site, the provision of 37 dwellings per hectare was more suited to an urban development and the design of the dwellings was out of keeping with the surrounding area. 2. Concerns were raised about the additional traffic resulting from the additional housing on local roads and , particularly the impact on Eskdale Road 3. No reassurance given on the potential contamination by asbestos on the site 4. The share pedestrian/car roadways gave cause for concern. Again this was something attributable to an urban development development. 5. The proposals for a pedestrian accessway emerging on a blind spot near the railways bridge was undesirable and the question of the developers' right to take this forward was sustained. 	
P16/109	16/02750/APP 30 LIGO AVENUE, STOKE MANDEVILLE SINGLE STOREY REAR EXTENSION AND CONVERSION OF GARAGE INTO LIVING ACCOMMODATION,	

	Although the Parish Council had been granted an extension on the timescale to comment on this application, due to workload and annual leave at the district council the application had been approved the previous day.	
P16/110	<p>DECISIONS ON PLANNING APPLICATIONS</p> <p>The following applications had been approved:</p> <ul style="list-style-type: none"> • 15/00352/APP – 227 Wendover Road, Aylesbury - Part single, part two storey side and rear extension and alterations to roof • 16/01503/A17 – Whitethorn Mediclinic, Old Risborough Road - Application for Certificate of Appropriate Alternative Development for residential (use class C3) purposes comprising 4 dwellings • 16/01765/A17 – Whitethorn Farm, Old Risborough Road - Application for Certificate of Appropriate Alternative Development for Development as an equestrian centre, comprising stables, manege and grazing land and demolition of existing livestock and storage building. • 16/01995/APP – 11 Lodden Close, Aylesbury - Removal of existing garage and erection of two storey side and single storey side and rear extension • 16/02328/APP – 10 Bradtenham Walk, Aylesbury – Single storey front extension • 16/02475/APP – 5 Winterton Drive, Aylesbuty – sing storey rear extension • 16/02720/APP – 36 Risborough Road, Stoke Mandeville - single Storey side extension. Conversion of garage to habitable room. Replace roof to conservatory. • 16/02750/APP – 30 Ligo Avenue, Stoke Mandeville - Single storey rear extension and conversion of garage into living accommodation. • 16/02879/LDO – 7 Hanson Way, Aylebsury – additional first floor rear extension 	
P16/111	<p>ENFORCEMENT NOTICES</p> <p>The July enforcement bulletin had been received and it was noted that cases had been opened in relation to Chiltern View Nurseries in relation to parking and storage containers.</p>	
P16/112	<p>ANY OTHER MATTERS (FOR INFORMATION)</p> <p>No matters raised.</p>	
P16/113	<p>DATE OF NEXT MEETING</p> <p>The next meeting would be held on 29th September at 10.30am.</p>	

Signed _____ Date 29th September 2016