

**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 18 May 2017 at 10.30 am

**PRESENT:** Cllrs: J Hunt (Chair), S Atkinson, B Ezra, S Pluckwell, M Rogers.

<b>P17/61</b>	<b>APOLOGIES</b> Apologies were received and accepted from Cllr A Clark.	
<b>P17/62</b>	<b>ELECTION OF CHAIRMAN</b> Cllr Jenny Hunt was elected as Chairman of the Planning Committee for the forthcoming year.	
<b>P17/63</b>	<b>MINUTES</b> The minutes of the meetings held on 20 <sup>th</sup> April 2017 were agreed as a true record and duly signed by the Chairman.	
<b>P17/64</b>	<b>DECLARATION OF INTERESTS</b> There were no declarations of interest..	
<b>P17/65</b>	<b>OPEN FORUM FOR PARISHIONERS</b> No Parishioners were present.	
<b>P17/66</b>	<b>TERMS OF REFERENCE</b> The Terms of Reference had been previously circulated for consideration. It was agreed that Agendas for Planning Meetings should be posted on the Council's website and that Notice of Meetings be displayed on the Council's Notice Boards.	
<b>P17/67</b>	<b>APPLICATIONS CONSIDERED</b>  a] <b>17/01221/ADP – Land at Lower Road</b> <b>Approval of the reserved matters of appearance, landscaping, layout and scale for the erection of 190 dwellings, introduction of structural planting and landscaping, informal public open space and children's play area, surface attenuation, access points from Lower Road and associated ancillary works.</b> A welcome was extended to David Parry, Design and David Joseph, Planning, from Bloor Homes attending the meeting to present the proposals and answer questions about the development of the one hundred and ninety homes on land at Lower Road, 30% of which would be affordable as required by S106. The site would have two access points to Lower Road and a roadside footpath would be provided across the width of the site. Comments on the number and position of car parking spaces had been addressed in the comments from the Highways Authority and these were supported by Councillors. The Committee was advised that the development would include five bungalows with a high volume of 3 bed homes and less of 4 and 2 bed which was consistent with AVDC Policy Housing density had been set at approx 33 per hectare. Potential casual on street parking was explored because of the proximity of the site between the station and the hospital. DP/DJ said the company would attempt to revise plans to minimise casual on street parking. Mention was made of comments made by the Highways Authority on car parking to be provided within the development. These comments were supported by the Committee. Questions were raised about the ongoing maintenance of green spaces which had been discontinued for some time by the District Council. Bloor Homes offered to submit a "plan" to be considered by the Council. The positioning of	

the LEAP adjacent to the Belmore Centre was considered to be inappropriate due to this being a commercial /light industrial use giving cause for concern about possible air pollution. It was agreed that the site of the LEAP be given reconsideration with a change of the site plans. Representatives from Bloor Homes were thanked by the Chairman for attending the meeting whereupon they left the meeting.

The Committee proceeded to consider the proposals taking into account information received from Bloor Homes. It was agreed that the no objection be raised to the proposals but that the following comments be forwarded to the local planning authority :-

- Fierce opposition has been made by the Parish Council and others to proposals for the development of this site which is considered to be urban in nature. No infrastructure exists to cope with additional primary education, or primary health care needs and proposals for improvements to the road structure have yet to materialise.
- The Council has noted the comments from the local highways authority for car parking on the site in a letter dated 2<sup>nd</sup> May 2017 which are supported.
- Provision should be provided on site for the charging of electric powered vehicles
- The roadside hedge should be retained with roadside footpath provided. No footpath currently exists along the main road on the side of the development to the village, therefore, children attending the local primary school will need to cross this continuously busy radial route to gain access. The need for a safe crossing should be addressed.
- A safe 'bus stop should be provided on the same side of the road and nearer to the site on which a future 'bus shelter can be provided.
- The housing development should take account of lifetime access and lifelong housing standards should be applied
- The siting of the LEAP is considered to be inappropriate, being adjacent to an industrial site including the storage of large vehicles, their maintenance and previously car spraying. There is a risk of air pollution from this site despite the existing fence. The LEAP should therefore be moved to a more suitable area to meet the needs and safety of children.
- Parish Footpath No. 4 / 4A should be diverted to run alongside southernmost boundary of the site.
- Notice should also be taken of the nearby changes to be made due to the diversion of the A4010 from Risborough Road [known as Stoke Mandeville bypass] and the two overbridges of HS2 / EW Rail to be provided.
- The aftercare of green space, hedges and planting as well as the attenuation pond should be resolved before development takes place.

**b] 17/01336 – Demolition of Existing Dwelling and the Erection of Two Dwellings  
107 Wendover Road**

Objections were raised to this application as being out of character with other dwellings in the area leading to a cramped site.

**c] 17/01433/APP – First floor front extension and single storey rear extension  
5 Lower Road**

No objections were raised to the proposals

**d] 17/01558/APP – Single Storey side and rear extension, 6 Brudenell Drive.**

No objections were raised to the proposals.

**e] 17/01320/OUOR – Unit 1 Triangle Business Park, Quilters Way  
Determination as to whether prior to approval [Class O] is required in respect of  
Transport and Highway Impact Contamination Risk, Flooding and Noise for the  
Conversion of 81 Offices into 63 Dwellings [C3]**

	<p>The application was considered and it was agreed that planning permission should be sought for the proposed change of use from office to residential use.</p> <p><b>f] 17/01538/APP – 6 Wycombe Close, Aylesbury</b> No objections were raised to the proposals.</p>	
<b>P17/68</b>	<p><b>VALE OF AYLESBURY LOCAL PLAN</b> Correspondence had been received from AVDC referring to the consultation on the draft Plan during the summer months and asking those not notified to make comments by 25<sup>th</sup> May 2017. Noted.</p>	
<b>P17/69</b>	<p><b>SECTION 106 LOWER ROAD EAST</b> Correspondence had been received from AVDC in respect of S.106 for which outline approval had been given for 117 dwelling. Councillors recalled that it had already agreed that this sum be allocated to the Refurbishment or improvements to the Community Centre and/or the Recreation Ground at Eskdale Road.</p>	
<b>P17/70</b>	<p><b>DECISIONS ON PLANNING APPLICATIONS</b> Application decisions by AVDC were noted as follows :- 56 Hampden Road, Single Storey rear extension. HOUSEHOLDER PERMITTED DEVELOPMENT 5 Charles Close, First Floor Side and Rear Extension. HOUSEHOLDER APPROVAL 73 Wendover Road, First Floor Side and Rear Extension. HOUSEHOLDER REFUSED 17 Castlefields, Loft Conversion. CERTIFICATE ISSUED. 7 Bradenham Walk, Single Storey Rear Extension.</p> <p><b>ENFORCEMENT NOTICE</b> Issue of Tree Preservation Order, 121 Wendover Road.</p>	
<b>P17/71</b>	<p><b>ANY OTHER MATTERS</b> 16/04138/AOP – Land Off Wendover Road. Outline Planning Application for 375 New Homes. The Chairman reported that minor amended plans had been received relating to flood water and risk as well as the Archaeological Geophysical Survey. As the items were considered to be minor in nature no further consultation was proposed.</p>	
<b>P17/72</b>	<p><b>DATE OF NEXT MEETING</b> The next meeting was scheduled for 22<sup>nd</sup> June at 10.30 am.</p>	

Signed \_\_\_\_\_ Date 18 May

*In the absence of the Clerk, the meeting was Minuted by the Chairman.*