

**Stoke Mandeville Parish Council**

*Clerk: Mrs Sarah Copley*

**Minutes of the meeting of the PLANNING COMMITTEE held at the Methodist Church, Eskdale Road, Stoke Mandeville.**

**Thursday 23<sup>rd</sup> February 2017 at 10.30am**

**PRESENT:** Cllrs: J Hunt (Chair), S Atkinson, A Clark, S Pluckwell  
 Clerk: Mrs Sarah Copley  
 Three representatives from RPS Planning and Development

<b>P17/24</b>	<b>APOLOGIES</b> Apologies were received and accepted from Cllrs Ezra and Rogers.	
<b>P17/25</b>	<b>DECLARATIONS OF INTEREST</b> There were no declarations of interest made.	
<b>P17/26</b>	<b>MINUTES</b> The minutes of the meetings held on 26 <sup>th</sup> January were agreed as a true record and duly signed by the Chairman.	
<b>P17/27</b>	<b>OPEN FORUM FOR PARISHIONERS</b> There were no members of public present.	
<b>P17/28</b>	<p><b>16/04608/AOP – LAND OFF LOWER ROAD</b>                      Outline planning application with access to be considered and all other matters reserved for residential development of up to 125 dwellings, open space, landscaping, drainage features and associated infrastructure</p> <p>RPS Planning and Development gave a presentation on the proposed development of 125 houses to be built on land off Lower Road. Members of the Council asked a number of questions in order to help determine the Council’s response to the application.</p> <p>RPS team left the meeting after their presentation.</p> <p>The Committee considered the application and it was unanimously <b>RESOLVED TO OPPOSE</b> the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• Inadequate infrastructure in the area to support the additional houses</li> <li>• Impact of additional traffic to the existing roads</li> <li>• Insufficient traffic modelling carried out, some junctions were not included</li> <li>• Impact to the ambulance service due to the proximity of the site to the ambulance station</li> <li>• The entrance led to an already congested B road which would disrupt the popular Jet cycleway and the fully accessible Stoke Mandeville Way designed to meet the needs of disabled people.</li> <li>• Lack of connectivity to the existing community</li> <li>• The application was premature and any development of the site should await the outcome of the highway impact assessment</li> <li>• The comments made by the Highways Authority in their letter of 27<sup>th</sup> January 2017 requiring the applicant to assess the impact of their development along with others in the area were fully supported.</li> </ul>	
<b>P17/29</b>	<p><b>17/00119/APP – 30 PARSLOW CLOSE</b>                      Demolish existing conservatory and construct single storey rear extension</p> <p>This application was considered and it was agreed to raise <b>NO OBJECTIONS</b>.</p>	

<b>P17/30</b>	<b>17/00134/APP – 23 CARTERS RIDE</b> Single storey rear extension  This application was considered and it was agreed to raise <b>NO OBJECTIONS</b> .	
<b>P17/31</b>	<b>17/00183/APP – 227 WENDOVER ROAD</b> Single storey side and rear extension and garage conversion  This application was considered and it was <b>RESOLVED TO OPPOSE</b> the application as it was over development of the site and by building up to the boundary fence it adversely affected the setting of the neighbouring listed building.	
<b>P17/32</b>	<b>17/00240/APP – 137 WENDOVER ROAD</b> Change of use from Class C3(a) (dwelling house) to Class C2 (residential care home) including two new windows to side and internal alterations  This application was considered and it was <b>RESOLVED TO OPPOSE</b> the application due to the inadequate parking arrangements, and lack of assurance that the parking provision met the Bucks CC parking guidelines.	
<b>P17/33</b>	<b>17/00408/APP – 11 EVANS CLOSE</b> Part single, part two storey front extension and first floor side extension  This application was considered and it was <b>RESOLVED TO OPPOSE</b> the application as the proposed extension would lead to over development of the site and would be overbearing to neighbouring properties.	
<b>P17/34</b>	<b>MINOR AMENDMENTS TO APPLICATIONS</b> The amendments submitted for the following applications were noted. AVDC considered them to be minor in nature and were not undertaking further consultation. a) 16/04238/AOP – Land West of Wendover Road b) 16/04610/APP – Swindon House, Lower Road	
<b>P17/35</b>	<b>DECISIONS ON PLANNING APPLICATIONS</b>  The following applications had been <b>APPROVED</b> : <ul style="list-style-type: none"> <li>• 16/A3329/NON 18 Kingsland Road Aylesbury Non-material amendment sought on approved planning permission 16/03329/APP</li> <li>• 16/04470/APP Moat Farm Marsh Lane Stoke Mandeville Change of Use of Farm Outbuilding to Offices</li> <li>• 16/04291/APP Excel Security Services 9 Station Road Stoke Mandeville Change of use from commercial to two dwellings and erection of two storey rear extension</li> </ul> The following application had been <b>WITHDRAWN</b> <ul style="list-style-type: none"> <li>• 16/04611/APP 14 Meadow Park Stoke Mandeville First floor extension above existing garage, with a single storey to rear extension &amp; part garage conversion into habitable accommodation.</li> </ul>	
<b>P17/36</b>	<b>VALE OF AYLESBURY LOCAL PLAN (VALP)</b>  <ul style="list-style-type: none"> <li>• A revised Housing and Economic Land Availability Assessment had been released by AVDC and was noted.</li> </ul>	
<b>P17/37</b>	<b>ANY OTHER MATTERS (FOR INFORMATION)</b>  <ul style="list-style-type: none"> <li>• No matters raised.</li> </ul>	
<b>P17/38</b>	<b>DATE OF NEXT MEETING</b>  The next meeting would be held on Thursday 23 <sup>rd</sup> March 2017.	

Signed \_\_\_\_\_ Date 23<sup>rd</sup> March 2017