

**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 26<sup>th</sup> January 2017 at 10.30am**

**PRESENT:** Cllrs: J Hunt (Chair), S Atkinson, A Clark, S Pluckwell, M Rogers  
 Clerk: Mrs Sarah Copley  
 Fourteen members of public for item

<b>P17/12</b>	<b>APOLOGIES</b> Apologies were received and accepted from Cllr Ezra.	
<b>P17/13</b>	<b>DECLARATIONS OF INTEREST</b> There were no declarations of interest made.	
<b>P17/14</b>	<b>MINUTES</b> The minutes of the meetings held on 10 <sup>th</sup> January were agreed as a true record and duly signed by the Chairman.	
<b>P17/15</b>	<b>OPEN FORUM FOR PARISHIONERS</b> The meeting was adjourned to allow members of the public to speak. All were attending in respect to application 16/02438/AOP, Development of Land West of Wendover Road. Concerns expressed in opposing this application included the loss of farmland, the impact on roads, the likely pressures on schools, doctors surgeries and other local services with increased pollution and the overall detrimental effect of increasing the number of dwellings in the village by almost 50% from this one application alone. Residents were concerned that the rural aspect to the village would be lost if the large scale development went ahead.	
<b>P17/16</b>	<b>16/04328/AOP – LAND WEST OF WENDOVER ROAD</b> Outline planning application (with all matters reserved save for access) for the erection of up to 375 new homes and associated landscape and highway works including a new railway footbridge on land off Wendover Road, Stoke Mandeville.  This application was discussed at some length by Councillors taking all aspects into account. It was proposed, seconded and unanimously agreed to <b>OPPOSE</b> the application for the following reasons:  <ul style="list-style-type: none"> <li>• Insufficient traffic modelling undertaken within the application which did not take into account other development in the area, including HS2 and Hampden Fields</li> <li>• The site protruded into arable farming land</li> <li>• Burden to local infrastructure</li> <li>• The density proposed was more suited to an urban development and out of keeping with the surrounding rural area</li> <li>• Large development which would change the nature and character of Stoke Mandeville Village</li> </ul>	
<b>P17/17</b>	<b>16/04470/APP – MOAT FARM, MARSH LANE</b> Change of use of farm buildings to offices  This application was considered and it was agreed to raise <b>NO OBJECTIONS</b> subject to the use of the proposed offices being ancillary to the farm business.	

<p><b>P17/18</b></p>	<p><b>16/04610/APP – SWINDON HOUSE, LOWER ROAD</b> Demolition of existing outbuildings. Erection of a new dwelling and garage at land to rear of Swindon House</p> <p>This application was considered and it was agreed to <b>OPPOSE</b> the application as the scale and design of the proposed dwelling exceeded the footprint of other houses in the area and was out of keeping with the characteristics of nearby listed properties. It also extended the building line of the village into open countryside which would be visually intrusive into the countryside.</p>	
<p><b>P17/19</b></p>	<p><b>16/04611/APP – 14 MEADOW PARK</b> First floor extension above existing garage, with a single storey to rear extension &amp; part garage conversion into habitable accommodation.</p> <p>This application was considered and it was agreed to <b>OPPOSE</b> it as it was in line with the neighbour's ground floor boundary, out of keeping with other houses in the road and would overshadow the neighbouring property.</p>	
<p><b>P17/20</b></p>	<p><b>APPLICATION 16/04608/AOP LAND OFF LOWER ROAD, STOKE MANDEVILLE</b></p> <p>It was noted that an outline planning application to build 125 houses on land near the hospital had been submitted and would be considered at the next meeting of the Planning Committee on 23<sup>rd</sup> February.</p> <p>It was agreed to try to book a room at Booker Park School or Bucks CC Sports Club for this meeting.</p>	
<p><b>P17/21</b></p>	<p><b>DECISIONS ON PLANNING APPLICATIONS</b></p> <p>The following applications had been <b>permitted</b>:</p> <ul style="list-style-type: none"> <li>• 16/04396/APP 5 Plough Close - Retrospective application for the conversion of the existing garage to habitable accommodation</li> <li>• 16/04329/APP 1 Swallow Lane - Replacement of two timber windows and installation of 3 doors in rear elevation</li> </ul> <p>The following application had been <b>refused</b>:</p> <ul style="list-style-type: none"> <li>• 16/04171/APP 76 Anton Way - First floor side extension</li> </ul>	
<p><b>P17/22</b></p>	<p><b>ANY OTHER MATTERS (FOR INFORMATION)</b></p> <ul style="list-style-type: none"> <li>• Application 16/02673/APP for 73 houses to be built on land behind Eskdale Road and Station Road had been expected to be determined by AVDC's Committee on 3<sup>rd</sup> February but it had not been included on the agenda for that meeting. The Clerk would request an update from the Planning Officer.</li> </ul>	
<p><b>P17/23</b></p>	<p><b>DATE OF NEXT MEETING</b></p> <p>The next meeting would be held on Thursday 23<sup>rd</sup> February 2017.</p>	

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