

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 20th April 2017 at 10.30am

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

Clerk: Mrs Sarah Copley

Cllrs R Butler and D Starr were also in attendance.

P17/51	APOLOGIES Apologies were received and accepted from Cllr Rogers.	
P17/52	DECLARATIONS OF INTEREST There were no declarations of interest made.	
P17/53	MINUTES The minutes of the meetings held on 23 rd March were agreed as a true record and duly signed by the Chairman.	
P17/54	OPEN FORUM FOR PARISHIONERS There were no members of public present.	
P17/55	17/00962/APP – 14 MEADOW PARK Single storey rear extension. This application was considered was agreed to raise NO OBJECTIONS.	
P17/56	17/01240/APP – 20 STATION ROAD Single and two storey side and rear extensions. This application was considered and it was agreed to raise NO OBJECTIONS.	
P17/57	16/00424/AOP – HAMPDEN FIELDS Outline Application for Sustainable Urban Extension Comprising up to 3,000 Dwellings and a 60-bed Care Home. It was noted that the application was a continuation of earlier proposals submitted in 2016 on which no decision had been reached by the Local Planning Authority. The latest proposals included for changes to local roads outside the actual site and those affecting Stoke Mandeville were considered for comment. The Committee were discontented with the standard of the maps; roads not named; no annotation or definition; maps were not named. It was noted that three main accesses to the site were proposed being from the Woodlands Roundabout [A.41] Aston Clinton, between Bedgrove and Hampden Hall [A.413] Wendover Road and along the Marroway , Weston Turville. After considerable discussion by the Committee it was agreed that comments be made as discussed and forwarded to Aylesbury Vale District Council – see appendix attached to original Minutes. It was suggested that the road changes should be set out in the Parish Newsletter to make local residents aware of the impact.	

<p>P17/58</p>	<p>DECISIONS ON PLANNING APPLICATIONS</p> <p>It was noted that the following applications had been considered by the local planning authority and the following decisions were noted -</p> <ul style="list-style-type: none"> • 17/00621/APP - 7 Diane Close, Aylesbury Two storey rear extension – APPROVED. • 17/00408/APP – 11 Evans Close, Aylesbury First floor side extension and front extension to garage - APPROVED. • 16/A4106/DIS – Fleet Cottage, 2 Risborough Road Submission of details pursuant to Condition 2 of Listed Building consent 16/04106/ALB (sample section of joinery works) – Satisfies Requirements. • 17/00183/APP – 227 Wendover Road, Stoke Mandeville Single storey side and rear extension and garage conversion – APPROVED. 	
<p>P17/59</p>	<p>ANY OTHER MATTERS (FOR INFORMATION)</p> <p>17/01221/ADP - Land At Lower Road Stoke Mandeville Buckinghamshire HP21 9DR Approval of 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 water attenuation, access points from Lower Road and associated ancillary works pursuant to outline permission 16/00448/AOP</p> <p>The committee noted that the consultation response should be submitted by 1 May and that the Clerk had already asked the planning department for an extension to this application which had been granted to the 19th May. The application which had recently been received would therefore be considered at the next meeting of the Planning Committee on 18th May 2017.</p>	
<p>P17/60</p>	<p>DATE OF NEXT MEETING</p> <p>The next meeting would be held on Thursday 18th May 2017.</p>	

Signed _____ Date 20th April 2017

16/00424/AOP – HAMPDEN FIELDS

Outline application for sustainable urban extension comprising up to 3,000 dwellings and a 60-bed care home.

The following are the comments from Stoke Mandeville Parish Council inasmuch as this application potentially affects the local highways in Stoke Mandeville Parish.

The Parish Council expressed its discontent with the standard of the accompanying documentation “Additional Highways Reporting” in particular that roads are not named on maps, there is no annotation or definition and some of the maps are without names.

The comments of the Parish Council are based on the maps contained within the document TA ADDENDUM HF STAND ALONE ASSESSMENT PART ONE:

Station Road A4010/Wendover Road A413

- It is noted that more queuing space is to be at the junction of Wendover Road and Station Road.
- The verges are not being reduced and the roads are not being widened to accommodate the additional traffic.
- The refuges are shown to be in a slightly different position than at present.
- The PACE Centre caters for children who are vulnerable which should be considered and reflected in the changes to the road layout. A pedestrian crossing is viewed as necessary.
- There are safety issues for 158 – 164A Wendover Road as their service road will open up directly at the point of the new junction and in addition they will have to negotiate pedestrians at the refuge.
- The proposed road layout would not be safe unless there were controlled lights near the service road.
- With the resultant high volume of traffic, should this development go ahead consideration should be given to the use of footbridges or a subway.
- Residents of Hampden Fields should be encouraged to walk or cycle to SM Railway Station especially as a new cycle/pedestrian path is indicated on the plan for Station Road. However, there is some concern as to its limited width. It is assumed that these new proposals have been discussed with Chiltern Rail.
- The proposed light controlled crossing shown on the plan for Station /Dorchester Close is depicted to be approximately half way along the bridge incline. There would need to be adequate signage on the other side of the bridge (if travelling from the village towards the Wendover Road) to give drivers warning time to anticipate the use of a red light. Some uncertainty exists as to why this bridleway access leading to Carters Ride is to be upgraded. Any additional traffic signals would need to be linked to a Traffic Management System. .

The Parish Council therefore proposes the following;

- Refuges on the Wendover Road are acceptable. However, consideration should be given to these being signalised lights under the control of a linked Traffic Management System to keep traffic flowing.
- There is a need for the distance of railings across the railway bridge to be lengthened. It is recognised that any changes to the railway bridge footpath etc. would require discussion with Network Rail
- The shared footway along Station Road should be widened to enable safe passage past Dorchester Close towards Wendover Road and to accommodate the dual cycle/pedestrian way.
- The question has arisen as to why the existing roundabout at the junction of the A413 Wendover Road and Wendover Way, Aylesbury is proposed to be removed and whether this would be replaced by traffic lights?
- Signalised lights should be provided at the Hampden Fields access along the A413 Wendover Road as part of a Traffic Management System.
- Major concerns are expressed about the road junction of the A.4010 Station Road and the A.413 Wendover Road as no traffic control is shown on the plan. It is anticipated that there could be confusion with the number of accesses at this junction without any prioritisation to allow movement of cars from PACE and the residential service road.
- Concerns are expressed of the likely increase in the traffic tailback along Risborough Road and Lower Road towards Aylesbury because of new developments proposed for Lower Road. This also overflows to Station Road which is a residential area with narrow footpaths and is totally unsuitable for additional heavy traffic flows especially during the seven year period for the construction of HS2. In addition this route is currently

used as the main roadway between High Wycombe and Milton Keynes taking considerable heavy vehicles. Therefore, controlled crossings as suggested should be provided to ensure safe passage especially for those using the village school. Furthermore, it should be noted that HS2 Ltd advises that it is intended that the realignment of the A.4010 around Stoke Mandeville village is to take place prior to the main construction works and should be completed in 2019 when Risborough Road will become a cul-de-sac road.