

## PARISH MAGAZINE COPY

### Winter Edition 2017

#### **New Clerk and Responsible Finance Officer to the Parish Council**

During November we were pleased to welcome Tony Skeggs to join the Parish team as the new Clerk. Tony has a background in accountancy and is used to working in local government. He can be contacted at the Parish Office from 9.30am until 2.30pm Mon - Fri but please make an appointment if you wish to visit by telephoning 01296 613888 or preferably by e mail on [smparishcouncil@btconnect.com](mailto:smparishcouncil@btconnect.com).

#### **Housing Developments Stoke Mandeville**

This is by far the largest piece of work currently being undertaken by the Parish Council. Building work has commenced along Lower Road by Bloor Homes. The new estate is to be known as Mandeville Park. Due to the very wet January considerable mud from the site has been deposited along roads adjacent to the site and we are receiving complaints from nearby businesses, residents, drivers and pedestrians. We have been in constant touch with the builders and Bucks County Council who are attempting to alleviate the conditions as much as possible. Especially worrying has been the effect on ambulances and other blue light services who constantly use this road. 199 houses are to be erected on this site on a staged basis we understand over the next five years.

In addition building is expected to commence shortly by Crest Nicholson on the field adjacent to the Ambulance Station for 125 five homes as well as a further 117 on land opposite the Bell PH on field as far back as the boundary of playing field. Approval has been granted for 73 houses and flats between Eskdale Road and Station Road and also for 74 homes at Thornbrook House & Roylands, Risborough Road. A decision is still awaited on applications for 200 houses, reduced from the original 375, on land on Wendover Road opposite the Marroway.

A public pre application exhibition was held at the end of January for 1550 homes along the south west boundary of Aylesbury, part of which is in Stoke Mandeville Parish [Hawkslade]. This also includes the South West link road from Lower Road to Oxford Road. We await consultation on this application when submitted.

All of these planning applications have been opposed by the Parish Council at outline stage. We have presented to the AVDC Strategic Development Committee to no avail. With the support of residents we did achieve the prevention of a pedestrian footpath from the Eskdale Road development planned up the railway embankment emerging on Station Road near the Railway Bridge.

We firmly believe that the cumulative effect of these additional 589 houses, which will more than double the village population, will include a large proportion of out commuters. We doubt that the station has the capacity to cope with such a large increase. The car parking space is limited adding to on street parking which already exists around the village. The current social infrastructure, particularly in education and health, is already less than adequate to cope with the existing population. None of these housing sites singularly are of a sufficient size to warrant any infrastructure such as a GP surgery, school and leisure facilities unlike larger sites. Financial contributions from the developers known as Section 106 do little to meet the needs of these additional homes and until AVDC has an agreed Local Plan in place we fear speculative development is likely to continue.

### **High Speed Rail**

Despite the collapse of one of its contractors work on HS2 continues and planning for the construction work is well underway. The Parish Council has met with representatives from the construction team who will return to our Annual Meeting on 17<sup>th</sup> April to discuss plans with residents. We learnt that work on the diversion of the A4010 Risborough Road around the village, agreed by Parliament to avoid the two huge flyovers originally proposed across the village, have slipped from the starting date of 2019 to 2021. Reassurances had been given that the diversion would be commenced before any work began on the construction phase to avoid haul traffic travelling through the village, to protect the school, to give easier access to ambulances and other blue light services as well as for ease of construction. Should this delay remain there would be no correlation with the proposed South East Aylesbury Link Road [Tring Road to Lower Road] as intended. We are actively pursuing this with HS2 Ltd and Bucks County Council as the Highways Authority. To find out more about HS2 or if you have any questions, please call the help desk on 08081 434 434 or e mail on [hs2enquiries@hs2.org.uk](mailto:hs2enquiries@hs2.org.uk).

### **Old Church Site**

A well-attended meeting organised by Fusion contractors to HS2 Ltd, took place at the Community Centre on 30<sup>th</sup> November with the opportunity to learn about the excavation work and to ask questions. Our latest understanding is that work has started on the two reptile banks on meadows behind the old church and archaeologists and engineers will be on site in late February. We have "rescued" most of the snowdrop bulbs from the burial ground and would like some help with replanting.

### **HS2 Community and Environment Fund [CEF]**

Two funds have been created by HS2 Ltd which is managed by the charity Groundwork. The intention is that this will add benefit to local communities which are disrupted by the construction of HS2. There are two types of funding, CEF Local which focuses on the quality of life and the environment in individual communities. The other is CEF Strategic which focuses on larger projects involving several communities rather than just local concerns. Primarily the funding is targeted at voluntary and community groups including resident associations, community groups, Community Interest Companies, social enterprises and registered charities. Other organisations may also be eligible if they have been formally established for public benefit. Projects can include improvements to access not provided within statutory services, landscape and nature conservation, enhancement or replacement of sports and recreation facilities, improvement or enhancement of public open space and community facilities, refurbishment/ re use of historic buildings and monuments.

For further details contact <https://www.groundwork.org.uk/Sites/hs2funds>.

### **New Burial Ground**

A planning application to AVDC to use part of the allotment land in Marsh Lane as a future parish burial ground has been delayed by the Planning Authority. At the end of January we were told of the need for archaeological "trenching" on this site as records show that Iron Age and roman remains of pottery have in the past been found. The cost to the Parish Council for this work is expected to be considerable. Few burial plots remain in Swallow Lane and for this reason we have agreed to change the eligibility for burials to those who have lived in the Parish for more than five years. The current burial ground is not part of the adjacent Church of St. Mary's but is owned and managed by the Parish Council which is also a Burial Authority.

### **BCC Sports and Social Club Lower Road**

The Sports and Social Club was officially closed by Bucks County Council on 15<sup>th</sup> January to the disappointment of us all. The Management Committee had worked tirelessly to form a Community Interest Company in order to take this on but was refused. The Parish Council has secured for the football teams to continue with their fixtures to the end of the season but the future of this green space remains uncertain. In 2015 the Parish Council had this listed as an Asset of Community Value for five years which means that the owners cannot disperse of the site without first offering it to the local community and giving six months for a proposal to be drawn up and funding sought. We will continue to pursue the retention of this green space for community leisure facilities as far as we can.

### **News in Brief**

- The Parish Council has set the precept for the forthcoming financial year as £140,870 an increase of 10% over £128,060 of last year and equates to £59.16 for a Band 'D' property and an increase of 8p per week.
- The windows in the bus shelter opposite the Bull PH have now been replaced with unbreakable glass.
- The passageway between 57 – 59 Anton Way between the back of the garage blocks has been cleared.
- New dog bins are to be provided at Barley Close and the 'dog walking' area around Hawkslade
- Replacement paving slabs have been provided around the Community Centre.
- An area to the rear of the Community Centre has been fenced off to keep children from the pre-school safe as an Ofsted requirement but this still remains part of the field.
- Play in the Parishes is to take place again this year on the Eskdale Road Playing Field on 7<sup>th</sup> and 16<sup>th</sup> August. Please make a note of these dates for this popular event.

The Parish Council submitted the names of composers of music for street names at Mandeville Park and for Cities which had hosted Paralympic Games for the forthcoming development adjacent to the hospital to keep the link with the Games and Stoke Mandeville. The final decisions rest with AVDC and the GPO. Thank you to those who sent in suggestions for names for new streets which we hope to use for the forthcoming housing sites.

### **Decisions on Planning Applications**

The Parish Council has considered the following planning applications, on which decisions have been made during November to mid-January by Aylesbury Vale District Council.

- Single storey extension for garden room 1 Yew Tree Close – Approved
- Single storey rear extension 21 Eskdale Road – Withdrawn
- Two storey side and front single storey rear extensions, 3 Diane Walk – Approved
- Single storey front extension 96 Anton Way – Approved
- Ecological mitigation works HS2 east of Mill House Farm, Risborough Road – Approved
- Two storey rear extension 73 Wendover Road – Approved
- Demolition of existing dwelling and garage and erection of replacement dwelling, 111 Wendover Road – Approved.
- Single storey extension 63 Dalesford Road – Approved
- Outline application for 125 dwellings Lower Road – Approved
- Alteration of position of rooflights, 36 Risborough Road – Approved
- Demolition of conservatory & buildings and erection of side and rear single storey extension 20 Station Road – Approved.
- Proposed loft conversion , 10 Walnut Close – Certificate Issued
- Demolition of existing bungalow, garage and outbuildings, erection of new dwelling and garage 69 Lower Road – Approved

- Creation of 26 residential units from office building Unit 1 Triangle Business Park – Withdrawn
- Front and single storey rear extension 5 Lower Road – Approved
- External alterations to building Unit 14 Triangle Business Park - Approved
- Erection of two storey office building and car park Chiltern View Nurseries Wendover Road – Approved
- Retention of buildings, erection of storage bays and skips, Chiltern View Nurseries -Withdrawn
- Provision of vehicle doors to open front barn Old Moat Farm Marsh Lane – Refused
- Illuminated advertising signs residential development Bloor Homes Lower Road – consent granted
- Erection of 2 dwellings and sheds land to rear of 60 Station Road – Refused
- Single storey rear extension 21 Eskdale Road – Approval not required
- Replacement windows to listed dwelling, 29 Risborough Road - Withdrawn
- Erection of tea room, Chiltern View Nursery Wendover – Approved
- First floor rear extension, 11 Station Road and new roof to rear accommodation of 9 & 11 Station Road – Approved
- Demolition of existing single storey side extension and creation of double storey rear extension and double garage at front of property, 147 Wendover Road - Approved.
- Outline application for 74 dwellings at Thornbrook House & Roylands, Risborough Road – Approved.

#### **Dates of Council Meetings 2018**

Meetings of the Parish Council are open to the public and take place at 7.30pm in the Community Centre on the following dates when an open session is included on the agenda to enable residents to raise issues.

**20<sup>th</sup> March, 17<sup>th</sup> April, 15<sup>th</sup> May, 19<sup>th</sup> June, 17<sup>th</sup> July, 21<sup>st</sup> August [provisional],  
18<sup>th</sup> September, 16<sup>th</sup> October, 20<sup>th</sup> November, 18<sup>th</sup> September.**

#### **ANNUAL PARISH MEETING 2018**

**17<sup>th</sup> April 2018 at 7.00 pm - Methodist Church Hall, Eskdale Road,  
Stoke Mandeville.**

**An opportunity for residents to come along and raise any issues  
with their Parish Councillors.**

**A Presentation will also be led by the HS2 Senior Construction  
Manager and Colleagues for this area, to be followed by  
questions/discussion.**

Jenny Hunt  
Chairman SMPC  
1 February 2018