



# Stoke Mandeville Parish Council

Minutes of the Planning Committee Meeting held on 24<sup>th</sup> January 2018 at the Community Centre, Eskdale Road, Stoke Mandeville.

Ini.....

**PRESENT:** Cllrs: J Hunt (Chair), K Gomm, B Ezra. M Rogers (arrived 7.35pm)

**PARISH SUPPORT OFFICER:** AM Davies

**Plus 12 members of the public in attendance**

The Chairman welcomed the residents in attendance to the meeting and explained the procedure for the meeting.

P19/01	<p><b>APOLOGIES AND ABSENCE</b> Apologies were received and accepted, from Councillors Pluckwell, Watts and Clark.</p>	
P19/02	<p><b>OPEN FORUM FOR PARISHIONERS</b> No items were raised which were not covered in the agenda.</p>	
P19/03	<p><b>DECLARATION OF INTEREST</b> None received.</p>	
P19/04	<p><b>MINUTES</b> The Minutes of the previous meeting held on 13<sup>th</sup> December 2018 which had been previously circulated were agreed as a correct record and signed by the Chairman.</p>	
P19/05	<p><b>PLANNING APPLICATIONS CONSIDERED</b></p> <p><u>Ongoing Applications</u></p> <p><b>a) 18/03502/ADP – Land at Thornbrook House &amp; Roylands Risborough Road, Stoke Mandeville, Buckinghamshire, HP22 5UT – Amended plans.</b></p> <p>On a proposal from Cllr Ezra seconded by Cllr Gomm it was agreed that the meeting of the Parish Council be suspended to allow the public present to take part in this agenda item.</p> <p>A presentation was delivered by Jonathan Miller (Kier Living) and Mark Schull (Managing Director of Arrow Planning).</p> <p>MS and JM thanked the Parish Council for their previously submitted comments on the application. However, AVDC had since responded to say that the Urban Design Architect had considered that the open space shown behind Nos. 3 and 5 Chapel Lane and 20 – 28a Risborough Road should be changed to along the route of the public right of way for the benefit of residents and users rather than in one corner to be used by only a few. Therefore, the plans had been amended accordingly. In addition to this suggestion, the pumping station would now be moved to amalgamate both drainage systems, minor parking amendments also formed part of their recommendations, together with one additional affordable unit for shared ownership.</p> <p>Residents in attendance addressed the Parish Council and the speakers to say these recent changes would have a devastating impact on residents of Chapel Lane by moving the proposed properties further towards the boundary of Chapel Lane which would compromise their houses by reducing sunlight and natural light into their houses and gardens.</p> <p>The Chairman noted that the previous comments of the Parish Council on material considerations requested that screening be provided along the northern boundary to prevent any overlooking of existing properties. Kier responded that whilst urban design principles stated that it was not the norm to have a ‘buffer’ between houses, they would offer six-foot fences to residents. Considerable discussion ensued during which it was suggested that developers consider reducing the number of houses to</p>	



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alleviate the impact on residents in Chapel Lane and change the position of garages to balance the requirements of the local planning authority with those of local residents. Residents agreed to seek a meeting with the local planning authority's Case Officer and Landscape Architect in an effort to seek a resolution and to submit their comments to the AVDC website.

Standing orders were reinstated and the Parish Council meeting reconvened.

In discussing comments made by both residents and the developers, Councillors agreed that they required further information and it was agreed to seek a meeting with the Case Officer to be arranged as soon as possible. In the meantime, the Parish Support Officer to seek an extension of time in order to fully consider the proposed change.

The Parish Support Officer would contact AVDC to seek an extension of time.

### **New Applications**

Agenda item d was dealt with first to allow residents present to address the Parish Council and then leave after their item.

**b] 18/04435/APP – 12 Eskdale Road, Aylesbury, Buckinghamshire HP22 5UJ  
Proposed two storey side extension.**

It was **AGREED** that **NO OBJECTION** be raised to the planning application.

**c] 18/04529/APP – 5 Elsmore Close, Aylesbury, Bucks, HP21 9XR  
Conversion of detached garage to home office.**

It was **AGREED** that **NO OBJECTION** be raised to the planning application.

**d] 18/04303/APP – 2 Elizabeth Close, Aylesbury, Bucks, HP21 9XX  
Two storey rear and first floor extension.**

Resubmitted plans showing a slighter smaller extension to the original had been received'. and were considered. Attending neighbours were given the opportunity to state their views.

After discussion it was **AGREED** to **OPPOSE** this planning application for the following reasons

1. It is noted that a 2-storey extension has been removed within the amended plans, but the footprint of the dwelling would still be increased to such an extent that the dwelling would be too large for the size of the plot. It would be out of character with the current street scene, being on a prominent corner plot at the junction of Elizabeth Close and Patrick Way.
2. The Parish Council considers the proposed extensions to be
  - incongruous in design
  - non- subservient to the main dwelling
  - 'wrapped around' the existing property on three sides at a variety of heights



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	<ul style="list-style-type: none"> <li>• would lead to overdevelopment of the site</li> <li>• too close to the side boundaries of the property</li> <li>• would swamp the existing property,</li> <li>• have an adverse effect on adjoining properties</li> <li>• be intrusive to the area</li> <li>• result in an unsightly view on entering Elizabeth Close.</li> </ul> <p>3. It has come to the attention of the Parish Council that Bryant Homes as the developers of properties along Elizabeth Close and the immediate surrounding area, imposed a restrictive covenant which included that open driveways and lawns in the front of the properties should be maintained. The current planning application is not in accord with that Covenant</p> <p>4. Houses in Elizabeth Close face a delightful green space with a narrow roadway access. Because of the size and nature of the proposed extensions the Parish Council has major concerns about available space for car parking within the boundary of the site. It is understood that the plot as shown in the application includes a wide grass verge outside the ownership of the applicant. The Parish Council therefore considers that the available car parking space is insufficient to meet the Local Planning Authorities' required ratio of car parking spaces to a six- bedroom dwelling and to accommodate this extension.</p> <p><b>Secondary Information</b> The Parish Council requests that in the event of this application receiving planning approval, any permitted rights for a change of use be withdrawn to enable this to be further considered.</p> <p><b>e] 18/04402/APP – 41-63 Plested Court, Station Road, Stoke Mandeville, Aylesbury, Bucks</b> <b>Replacement of timber windows with double glazed uPVC units.</b> It was <b>AGREED</b> that <b>NO OBJECTION</b> be raised to the planning application.</p> <p><b>f] 18/04346/AOP – Land at South West Aylesbury, Bucks</b> <b>Outline planning application (with all matters reserved except for principal means of access to the highway) for mixed-use development including up to 1400 residential dwellings.</b> The Chairman outlined the background to this significant planning application and reported on the meeting she had attended of the Aylesbury Town Council's Planning Committee Meeting on 14 January. The application involved both Parishes and it was therefore agreed to seek a meeting with the Planning Committee of ATC when discussions took place with the developers and others so that a joint approach could be taken. In the meantime, the Parish Support Officer was asked to seek an extension to the published consultation end date of 31 January 2019.</p>	
<p><b>P19/06</b></p>	<p><b>NEIGHBOURHOOD PLAN STEERING GROUP (NPWG)</b> A report from Laurence Prestage Chairman of the NPWG had been previously circulated and was noted. There were no issues arising.</p>	



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<p><b>P19/07</b></p>	<p><b>VALP &amp; AGT</b> Cllr Clark had asked for this item to be a standing agenda item. In his absence no update was received.</p>	
<p><b>P19/08</b></p>	<p><b>ENFORCEMENTS</b> The Parish Support Officer reported there had been no enforcement cases either reported or closed. The information was <b>NOTED</b>.</p>	
<p><b>P19/09</b></p>	<p><b>DECISIONS ON PLANNING APPLICATIONS</b> a) The list of decisions on planning applications made by the local planning authority to date had been circulated and was <b>NOTED</b>.</p>	
<p><b>P19/10</b></p>	<p><b>POINTS FOR INFORMATION</b> a) The Chairman updated the group to say she had received and circulated a copy of the Vision Statement for the Fremantle Court Retirement and Care Community. Copies had been circulated to all members of the Committee. No formal application had yet been received. b) The Chairman gave details of the street names for the development adjacent to the ambulance station which had been chosen by AVDC and the Royal Mail from a list of cities having hosted Paralympic Games submitted by the Parish Council. These were Atlanta, Athens, Rome, Sydney and Barcelona. c) It was Agreed that the names of serving Stoke Mandeville residents who had died in WW1 and WW2 shown on the War Memorial in the Parish Church be used for the development of 117 homes Lower Road East. [Abbey Homes] c) Councillor Rogers said he had looked into using the names of the first admissions to the village school, but these details had not been recorded. However, names of those children attending on Empire Day were available. It was considered appropriate to use these surnames for street names on the proposed housing to the rear of Eskdale Road/Station Road. d) Councillor Rogers highlighted the problem of mud along the entire Lower Road caused by the building works of Crest Nicholson. The Parish Support Officer was asked to deal with Transport for Buckinghamshire in order to try and alleviate this perilous situation from getting any worse. e) The Chairman drew Councillors attention to the hedge which had been removed along the roadside boundary of the Crest Nicholson site which had caused letters from residents and negative attention in the local press. The Chairman suggested the Construction Environment Management Plan which accompanied these developments be checked and write to the Local Planning Authority copies to local Councillors for the village ward in an effort to ensure that this is not repeated on further sites elsewhere.</p>	
<p><b>P19/11</b></p>	<p><b>DATE OF NEXT MEETING</b> The next meeting was noted as Thursday 28<sup>th</sup> February 2018 at 7.30 pm.</p>	

The meeting closed at 8.47pm.

Signed \_\_\_\_\_ Date: \_\_\_\_\_ 2019