



# Stoke Mandeville Parish Council

Minutes of the PLANNING COMMITTEE Meeting held on 29<sup>th</sup> August 2023.

The meeting was held in the Committee Room, Eskdale Road.

**PRESENT:** Councillors: (Chairman), B Ezra, D Field, K Shanahan, and D Willmer.

**CLERK:** A Skeggs

**ASSISTANT CLERK:** n/a

**PUBLIC:** Twenty-One

P23/21	<p><b>ELECTION OF CHAIRMAN</b></p> <p>It was proposed by Cllr Field, seconded by Cllr Ezra that Cllr Shanahan be elected as Chairman. This was unanimously <b>AGREED</b>.</p>	
P23/22	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies were received and accepted from Cllr Robinson.</p>	
P23/23	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no new declarations of interest and requests for dispensation.</p>	
P23/24	<p><b>MINUTES</b></p> <p>The Minutes of the previous meeting held on 23<sup>rd</sup> May 2023 were <b>AGREED</b> as a correct record and signed by the Chairman.</p>	
P23/25	<p><b>NON-DOMESTIC PLANNING APPLICATIONS</b></p> <ul style="list-style-type: none"> <li>• <b>23/01967/AOP – Land off Wendover Road, Behind Dorchester Close and Carter Ride</b> – Development of 500 dwellings, local centre, pedestrian access to Carters Ride and Dorchester Close.</li> </ul> <p>The Chair outlined the Parish Council position and the comments it would be submitting to Buckinghamshire Council as well as explaining the Supplementary Planning Document (SPD). The points highlighted were:</p> <ul style="list-style-type: none"> <li>• The number of dwellings represented 50% of the AGT1 allocation on only 26% of the land area.</li> <li>• The area of land set aside for the dwellings, 50%, looked overpopulated.</li> <li>• The Green Buffer was key to protecting existing dwellings within the vicinity and was not positioned as per the VALP.</li> <li>• The Aylesbury Transport Strategy should be in place before building starts. I.e., the SEALR.</li> <li>• A General Practitioner facility should be in place at the same time.</li> <li>• The Active Travel plan only considers connectivity within the development. It needs to be expanded to take in existing roads and pavements that border the development to make the whole area safer.</li> <li>• Biodiversity is covered by the Environment Act. Biodiversity may be increased.</li> <li>• The Parish Council would be submitting its objection based upon the above.</li> </ul>	
	<p><b>OPEN FORUM</b></p> <p>The meeting was then closed to allow members of the public to speak. Concerns were raised about the Green Buffer, the views of Thames Valley Police and Stoke Mandeville joining up with Aylesbury. It was asked how the Parish Council was going to protect the village culture. In reply it was highlighted that this was something the Village Society was working on. Residents were urged to register their comments on the Planning Portal. It was</p>	



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	likely that this would be considered by the Strategic Planning Committee at Buckinghamshire Council at a future date.	
<b>P23/25</b>	<p><b>NON-DOMESTIC PLANNING APPLICATIONS</b></p> <ul style="list-style-type: none"> <li>• <b>22/03709/AOP</b> – Former Bucks CC S&amp;S Club – There recent letter submitted by Savill’s was considered. It was highlighted that Sport England supported the objections, Booker Park wanted exclusive use and control of the “back field”, there was mitigation sum of £300,000 but this was not allocated within the Parish. It was <b>AGREED</b> to update the original objection letter and submit to Buckinghamshire Council.</li> </ul> <p><b>DOMESTIC PLANNING APPLICATIONS</b></p> <ul style="list-style-type: none"> <li>• <b>23/01749/APP – 5 Anns Close, Stoke Mandeville</b> – Erection of Single Storey Front and Rear Extensions. Garage Conversion to Habitable Accommodation. Councillors voted to offer <b>NO OBJECTIONS</b> to the planning application.</li> <li>• <b>23/02408/APP – Beara House, Chestnut Way, Stoke Mandeville</b> – Covered Walkway Between House and Games Room / Car Port. Councillors voted to offer <b>NO OBJECTIONS</b> to the planning application but commented that no future application should be considered to enclose the Walkway to make it a permanent structure.</li> <li>• <b>23/02506/APP – 30 Station Road, Stoke Mandeville</b> – Erection of Detached Dwelling. It appeared that no statutory yellow notice had been posted outside the property. Councillors expressed concern on the visibility splay for cars exiting the property on to Station Road.</li> </ul>	
<b>P23/26</b>	<p><b>FOOTPATH PLAYING FIELD TO HAWTHORNS ESTATE</b></p> <p>The Clerk reported that he had contacted Abbey Homes on at least four occasions with no response. He now had the email address of the person responsible for the Hawthorns Estate. The Chair would attempt to make contact.</p>	
<b>P23/27</b>	<p><b>SUPPLEMENTARY PLANNING DOCUMENT (SPD)</b></p> <p>The SPD that had been adopted by Buckinghamshire Council was the AV Design SPD. There were other SPD’s awaiting adoption following consultation and approval from the Planning Inspectorate.</p>	
<b>P23/28</b>	<p><b>DECISIONS ON PLANNING APPLICATIONS</b></p> <p>The decisions made by Buckinghamshire Council for the period 18<sup>th</sup> May to 23<sup>rd</sup> August 2023 were <b>NOTED</b>.</p>	
<b>P23/29</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>The date of the next meeting is Tuesday 26<sup>th</sup> September 2023.</p>	

The meeting closed at 9.00 pm.

Signed \_\_\_\_\_ Date: September 2023