



Stoke Mandeville Parish Council

Minutes of the Planning Committee Meeting held on 17th December 2020. Due to the Covid-19 pandemic the meeting was held remotely via Teams.

PRESENT: Councillors: A Clark (Chair), B Ezra, J Hunt, J Magill, L Prestage, J Robinson, and C Thorn.

CLERK: A Skeggs.

ASSISTANT CLERK: Not Present.

Plus – No members of the public were present.

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| P20/55 | <p>APOLOGIES FOR ABSENCE There were no apologies as everyone was present.</p> | |
| P20/56 | <p>DECLARATIONS OF INTEREST No new declarations of interest had been received.</p> | |
| P20/57 | <p>MINUTES The Minutes of the previous meeting held on 26th November 2020 were agreed as a correct record and signed by the Chairman.</p> | |
| P20/58 | <p>MAJOR PLANNING APPLICATIONS</p> <p>a) 16/00424/AOP – Land Between Wendover Road and Aston Clinton Road, Weston Turville. This had been considered several years ago but the application had yet to be determined. The parish council had objected to application when first consulted. It was felt that it was difficult to identify what the amendments to the this application were, so it was AGREED that the clerk should contact Buckinghamshire Council to ask what the current state of play was and what issues were the parish council supposed to consult on and then the application could be considered at the meeting in January.</p> <p>b) CC/0015/20 – SEARL New Dual Carriageway Link Road</p> <ul style="list-style-type: none"> • This was a new application with significant changes to the original application. The SEALR would cross the railway at a very high point, higher than the Station Road bridge, and it would be above the roof line of the nearest houses. This was to allow for the future electrification / two tier trains on the line. • It was NOTED that the SEALR had been moved a little further away from the houses, with the closest house now 52 metres away. This had allowed for the bunds to be widened and for more planting of trees and foliage. • It was reported that it was hoped to be up and running by 2024. The road will be similar in look to the Leighton Buzzard bypass to Milton Keynes. • The design does not compare with any stretch of road that runs through the Hampden Fields development and is the only straight piece of road when compared to all the other designs around Aylesbury. There is space for it to curve through the fields before it crosses the railway line, which would take it away from the houses on the edge of Stoke Grange. • There is no master planning for this area. | Clerk |



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| | <ul style="list-style-type: none"> • There appears to be a gap under the SEALR next to the railway line but there is no indication why it is there. It could be to allow access to the land to the North, which currently has no access points. • The SEALR is being used as part of the Gardenway scheme with a cycle path and a pedestrian path running either side to the SEALR. It was felt that this was not ideal and that Gardenway scheme should be nearer the village. • There was a complete failure of integrated planning – the SEALR design dates to 2014, there is no design for the AGT1 houses and no design from the Garden Town team - when they are all inter-reliant on each other. The principal objection is that the design does not take in all the strategic needs and constraints of the land. • The proposed cycle path and pedestrian path were right next to the road with no crossing points along the whole stretch of the road. • The SEALR design does not meet the Neighbourhood Plan policies, so whilst the need for the road is supported the meeting objected to the design. • The consultation period for this application was short, so it was proposed that the Chairman of the Council write to Buckinghamshire Council expressing his disappointment that the consultation was being held so close to Christmas and that the length of the consultation was too short bearing in mind that this was a major strategic development and that the consultation period be extended for a further four weeks. This was AGREED. • It was proposed, seconded, and AGREED that, whilst supporting the need for the SEALR, the council would OBJECT to the application on the grounds of its design. | |
| P20/59 | <p>DOMESTIC PLANNING APPLICATIONS</p> <p>a) 20/03697/APP – 14 Jane Close, Aylesbury – Single Storey Rear Extension - Councillors voted to offer NO OBJECTIONS to the planning application.</p> <p>b) 20/03969/APP – 77 Wendover Road, Stoke Mandeville – Single Storey Rear Extension and Raising of flat roof on Existing Rear Extension. Councillors voted to offer NO OBJECTIONS to the planning application.</p> | |
| P20/60 | <p>BUCKS COUNCIL AND AGT1 CONSORTIUM</p> <p>Cllr Clark updated the meeting on the timetable for the workshops, which had been shortened from four months to eight weeks. He had registered the parish council's objection to the reduced period. The first workshop in December had been cancelled but an introductory workshop had been arranged for the 18th December, which he, Cllr Prestage and the Chairman would attend. The dates for the workshops were 5th January 27th January and 26th February.</p> | |
| P20/61 | <p>DECISIONS ON PLANNING APPLICATIONS</p> | |



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| | The decisions made by Buckinghamshire Council for the period 21 st November to the 11 th December were NOTED . | |
| P20/62 | DATE OF NEXT MEETING The date of the next was Tuesday 26 th January 2021 at 7.30 pm. | |

The meeting closed at 8.40 pm.

Signed _____ Date: _____ 2021

ACTION PLAN

| Date | Minute | Action | By whom | Status |
|----------|---------|--|-----------------|--------------------------|
| 27/06/19 | P19/79 | Set up meeting with residents objecting to Burial Ground | Ass. Clerk | On Hold |
| 30/08/19 | P19/112 | Invite relatives of named roads in Abbey Homes development in unveiling ceremony | Ass. Clerk | In Progress |
| 26/11/20 | P20/51 | Write to Irvine Drive residents and Abbey Homes re Right of Access. | Clerk | Outstanding |
| 17/12/20 | P20/58a | Contract Buckinghamshire Council to ask for list of amendments to the 16/00424 application. | Clerk | Completed 18 December |
| 17/12/20 | P20/58b | Submit comments to Buckinghamshire Council on CC/0015/20 SEARL application. | Clerk | Completed 23 December |
| 17/12/20 | P20/58b | Chairman to write to Buckinghamshire Council registering disapproval of the consultation period and to request an extension. | CLlr Stewart | Completed |