



Stoke Mandeville Parish Council

Minutes of the PLANNING COMMITTEE Meeting held on 27th April 2021.

Due to the Covid-19 pandemic the meeting was held remotely via Teams.

PRESENT: Councillors: A Clark (Chair), J Hunt, J Magill, and J Robinson.

CLERK: A Skeggs.

ASSISTANT CLERK: AM Davies

PUBLIC: One.

P21/24	<p>APOLOGIES FOR ABSENCE Apologies were received and accepted from Cllrs Ezra and Thorn.</p>	
	<p>OPEN FORUM FOR RESIDENTS A resident spoke on the proposed development of 121 Wendover Road, which she considered an over development of the site, the townhouses were not in keeping with the area, there was an unacceptable increase in traffic and that it did not fit with draft NP or VALP.</p>	
P21/25	<p>DECLARATIONS OF INTEREST Cllr Clark declared an interest in item P21/27 and the application 21/01344/APP as his property bordered the site.</p>	
P21/26	<p>MINUTES The Minutes of the previous meeting held on 23rd March 2021 were AGREED as a correct record and signed by the Chairman.</p>	
P21/27	<p>MAJOR PLANNING APPLICATIONS Cllr J Robinson took the chair for this item as Cllr Clark had declared an interest. Cllr Clark remained in the meeting but took no part in the consideration of the application.</p> <ul style="list-style-type: none"> • 21/01344/APP – 121 Wendover Road - Demolition of Existing Building on Site, and the Erection of Nine Dwellings, Associated Access, and Landscaping. <p>Cllr Robinson outlined the history of the site. The clerk had received several objections from residents of Arnold Close. It was noted that the Highways Authority had no objections to the development. After consideration it was proposed, seconded, and unanimously AGREED to object to the application on the following grounds.</p> <ol style="list-style-type: none"> 1. Density of the Site – The proposed development of nine dwellings was an over development of the site. 2. Design of the Dwellings – The proposal for three storey town house style dwellings was out of keeping with the area. 3. Layout of the Site – The site was too cramped to take the number of dwellings as laid out. 	
P21/28	<p>DOMESTIC PLANNING APPLICATIONS</p> <ul style="list-style-type: none"> • 21/01181/APP – 22 Station Road – Single Storey Side/Rear Extension - Councillors voted to offer NO OBJECTIONS to the planning application but the clerk was to raise concerns over the height of a boundary fence with Buckinghamshire Council. • 21/01208/APP – 14 Station Road – Outbuilding for the Purpose of a Garden Office (Retrospective) - Councillors voted to OBJECT to the planning application on the basis that the roof line was too high and that it should be lowered to be less obtrusive. 	



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	<ul style="list-style-type: none"> • 21/01249/APP – 1 Quilters Way – Addition of Roof Windows to the Rear Slope of Existing Roof and Reduction of Front Roof Windows - Councillors voted to offer NO OBJECTIONS to the planning application. • 21/01283/APP – 10 Hughenden Green – Single Storey Rear Extension and First Floor Extension Over Garage - Councillors voted to offer NO OBJECTIONS to the planning application. • 21/01320/APP – 1 Mandeville Mews - Single Storey Rear Extension - Councillors voted to offer NO OBJECTIONS to the planning application. • 21/00713/ALB – 11 Risborough Road - Removal of Existing Side Porch, Proposed Single Storey Side/Rear Extension with Part Removal of Existing Rear Element. Changes to UPVC Windows to Timber Windows - Councillors voted to offer NO OBJECTIONS to the planning application. • 21/00840/APP – 14 Evans Close – First Floor Front/Side Extension - Councillors voted to offer NO OBJECTIONS to the planning application. • CM/0012/21 – Waste Transfer Station, Chiltern View Nurseries – Change of Use for the Storage of Recycled Inert Material and the Erection of Concrete Containment Walls and Resurfacing on Land Adjoining the Waste Transfer Station. (Retrospective) - Councillors voted to OBJECT to the planning application based on traffic management issues which saw the movement of heavy vehicles passing through the area for retail parking. In addition, the junction on to the Wendover Road needed to be redesigned. 	
P21/29	<p>SEALR – OPEN SPACE REPLACEMENT S.19 NOTICE</p> <p>Cllr Clark outlined the reason for the S.19 notice. To construct one of the roundabouts for the SEALR an area of open space on Stoke Grange is required. Currently, the land is subject to a planning covenant, which Buckinghamshire Council wish to break. Buckinghamshire Council already own the land, the CPO was required to break the covenant. The Secretary of State (S of S) is willing to allow the break, but its decision needs to go to public consultation. Replacement land will be made available to replace the lost land, but the area proposed is not amenity land. It was proposed, seconded, and unanimously AGREED to object to the S of S decision on the grounds that the use of the land was unnecessary, and the roundabout could be redesigned. The area is to be designated as open space land in the Neighbourhood Plan. It was AGREED that the wording of the objection be delegated to the clerk and chairman.</p>	
P21/30	<p>DECISIONS ON PLANNING APPLICATIONS</p> <p>The decisions made by Buckinghamshire Council for the period 18th March and the 21st April 2021 were NOTED.</p>	
P21/31	<p>DATE OF NEXT MEETING</p> <p>The date of the next was Tuesday 25th May 2021 at 7.30 pm.</p>	

The meeting closed at 8.55 pm.

Signed _____ Date: _____ 2021