



# Stoke Mandeville Parish Council

Minutes of the **PLANNING COMMITTEE** Meeting held on 25<sup>th</sup> February 2025.

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

**PRESENT:** Councillors: Shanahan (Chair), Prestage, and Willmer.

**CLERK:** A Skeggs

**PUBLIC:** Six

<b>P25/01</b>	<b>APOLOGIES FOR ABSENCE</b> Apologies were received from Cllr Ezra.	
	<b>OPEN FORUM</b> As there was only application it was agreed that questions / comments could be asked during the consideration of the application under item 25/04.	
<b>P25/02</b>	<b>DECLARATIONS OF INTEREST</b> a) There were no new declarations of interest. b) Two dispensations had been <b>AGREED</b> at the November meeting to allow Cllrs Prestage and Willmer to participate in any debate and to vote on any application relating to Richborough Estates and Manor Oak Homes. The dispensation for Cllr Willmer ends on the 26 <sup>th</sup> October 2026 and for Cllr Prestage the 31 <sup>st</sup> October 2028. There were no new requests for dispensation.	
<b>P25/03</b>	<b>MINUTES</b> The Minutes of the previous meeting held on 26 <sup>th</sup> November 2024 were <b>AGREED</b> as a correct record and signed by the Chair.	
<b>P25/04</b>	<b>RICHBOROUGH ESTATES / MANOR OAK HOMES</b> <b>25/00167/AOP - Land Located Between Wendover Road and Risborough Road Stoke Mandeville</b> - <i>South Outline planning application for up to 650 dwellings, local centre (Use Class E), country park (SANG), multi-functional open space, community orchards, community allotments, locally equipped areas of play, multi-use games areas, SuDs features, landscaping, a mobility hub, enhanced pedestrian connections and associated infrastructure including a new pedestrian footbridge across the railway line and new footway/cycleway connection to Stoke Mandeville Railway Station. Proposed vehicular access sought from Risborough Road and Wendover Road. All other matters reserved for later consideration.</i>  Cllr Prestage made a presentation outlining the area and the background to the application. Points raised were: <ul style="list-style-type: none"> <li>Both areas either side of the railway only have one ingress on to the roads.</li> <li>Areas not allocated in AGT1 plans.</li> <li>VALP strategic sites don't include these areas.</li> <li>Neighbourhood Plan currently has these areas outside of the settlement boundary.</li> <li>Application shows no increased provision for medical facilities.</li> <li>Application shows no increased provision for a secondary school.</li> <li>Population of Stoke Mandeville set to increase by 2½ times.</li> <li>2016, 2017 and 2019 saw applications for these areas. All three applications were refused.</li> </ul>	



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	<ul style="list-style-type: none"><li>• Insufficient infrastructure will impact on the road system.</li><li>• The 650 houses is 50% above the Stoke Mandeville housing allocation.</li><li>• Unacceptable change in character / appearance of the village.</li><li>• Complete coalescence of Aylesbury, Stoke Mandeville and Weston Turville.</li><li>• Specialists will add their comments to the planning portal.</li></ul> <p>The Parish Council is looking for residents to join a working group to compile evidence to counter the claims in the application. Cllr Shanahan to contact Buckinghamshire Council to find out why applications on AGT1 have been delayed.</p> <p>Cllr Willmer raised the issue of the increased demand on the gas and water utilities. This was an unsustainable development on residents and the infrastructure. There was, also, a need to examine all the other developments that had been approved to assess their impact on the infrastructure.</p> <p>The new Labour Government had asked all Councils to increase their housing capacity. The Clerk was to ask for an extension to the deadline to submit comments.</p>	
<b>P25/05</b>	<b>PLANNING DECISIONS</b> The decisions made by Buckinghamshire Council between the 18 July 2024 and 20 February 2025 were <b>NOTED</b> .	
<b>P25/06</b>	<b>DATE OF NEXT MEETING</b> The date of the next meeting is Tuesday 25 <sup>th</sup> March 2025.	

The meeting closed at 8.35 pm.

Signed:

Date: 25 March 2025

Chair: K Shanahan