



## Minutes of an Extraordinary Meeting of Stoke Hammond Parish Council held by video conference on Tuesday 21<sup>st</sup> July 2020 at 7.30 pm

Present: Cllr Greg Noble (Chair), Cllr Karl Johnson, Cllr Geoff Lane, Cllr Mike Robinson, Joanna Simonds, Clerk and RFO, Cllr Ben Everitt MP, Cllr Scott Raven, Phil Gomm and 15 members of the public.

### 1. Apologies for absence

No apologies were received.

### 2. Declarations of interest

None

### 3. Public Participation Session

The Chairman opened the floor to members of the public to raise any items they may have, kindly requesting that any matters be raised now rather than interrupting the meeting later on.

The following points were made by members of the public in regards to the Methodist Church application:

- The neighbouring property to the church stated they had reviewed the plans in terms of the structure and had no particular objections there but in regards to the parking situation for 45 children and 8 members of staff, they were extremely concerned. They added that a lot of people use that road and only last week a driver was witnessed speeding at around 55/60mph. Their view was that there would be a huge danger to residents and children if this were to be approved and they were extremely concerned.
- Another resident referred to the blind bend by Pump Cottage/Rothschild Villa/The Nook/The Tudors which might not be particularly obvious but there has always been difficulty pulling out from these properties and cars regularly park opposite which causes an awful problem. This resident's view was that this application would cause mayhem and be a serious safety issue.
- A resident had pondered whether there was any potential for access to park at the rear, but since considering further, realised even if that were possible it could only be for a fraction of the number of people coming and going. For that reason, this proposal cannot possibly work and one would certainly not want small children anywhere near this accident waiting to happen area.
- Referring to the Domestic Designs Ltd report, another resident commented on the inaccuracy of the statement "a sizable congregation" adding that she has lived on this road for 23 years and there has never been a sizeable congregation.
- Another comment made was in regards to the uncertainty surrounding Latrigg. We know permission has been granted for that to be knocked down and a new housing estate is planned with a new access road. As this has been approved by AVDC, it seems strange that this road is not referred to in the Methodist application.
- A personal comment was made by someone who had themselves had a nasty car accident at the slip road from Church Road into Newton Road. This parishioner was very concerned that if a parent thought for a moment that they could park there, it would be very dangerous indeed and on that point alone requested Councillors please object to this application.
- A Newton Leys resident conveyed his concerns about the Newton Leys West proposal, where the proposed site sits within Stoke Hammond and Newton Longville. He commented that his family has lived there for 7 years now with the threat of the east coast west coast mainline and now with this new massive proposal on green land, their beautiful landscape may be ruined. The Chairman pointed out this is just an outline proposal and should be seen as such, it is not a planning application. He also pointed out that this outline consultation has come about because in the VALP, Shenley Park was put forward for 1,800 new homes and due to a lot of objections by Milton Keynes Council and other local parishes and town councils, this is why this Newton Leys West outline proposal has come about.

Cllr Everitt added that this is what they call a speculative proposal and is not in the emerging local plan. He said it was quite a surprise to see the scale and extent of the plans going the other side of Stoke Road and whilst it is always going to be contentious wherever you look to build, planners will not consider this Newton Leys proposal as an either-or option to the Shenley Park development as it is being presented on the website.

4. To **approve the minutes** of the parish council meeting held on Tuesday 7<sup>th</sup> July 2020. The draft minutes circulated were approved and signed as a true record by the Chairman.

Proposed by: Cllr Karl Johnson  
Seconded by: Cllr Geoff Lane  
Agreed unanimously

The Chairman signed the minutes remotely during the video conference.

5. **Planning:** To discuss planning applications and make recommendations on any planning applications received after this agenda is published, if urgent.

**(i) 20/02185/APP – Stoke Hammond**

Methodist Church, Newton Road, Stoke Hammond MK17 9DE  
Change of use to a day nursery and the erection of a two-story extension.

The Chairman asked Councillors for their views on this proposed application and the following points were noted:

- We are extremely concerned about the parking situation and the fact that no off-street provision is being proposed.
- There is no pavement directly outside of the Methodist Church or indeed along this side of Newton Road for its entire length, making it totally unsuitable to convert to a nursery and with the road being very narrow at only 5.44m/17.8feet, cars cannot park opposite each other without blocking the road, making the adjoining Church Road another big target for parking traffic.
- The Church is situated right next to a blind bend beside the neighbouring properties Pump Cottage, The Tudors, Rothschild Villa and The Nook which has always made it very dangerous pulling out whether cars are parked on the opposite side of the road or not. Vehicles (including large agricultural machinery and articulated lorries) drive up and down Newton Road at speed, already deeming it a dangerous road and only last week a motorist was witnessed speeding round the blind bend at approx 55/60mph, which could have proved fatal.
- The Domestic Designs Ltd report contains a huge inaccuracy where it states “the existing Chapel could operate as a place of worship attracting a sizable congregation”. But the church only operated on a Sunday and there has never been a sizeable congregation and whilst most users of the church walked, for those that did drive, the property opposite the church (Eweland), very kindly allowed their drive to be used on a Sunday morning, so that for safety reasons, vehicles were not left on the road.
- Following AVDC’s approval to demolish the adjoining property Latrigg to provide access to a new housing development (Planning application 16/03698/AOP), there is still uncertainty in regards to the impact this new double width access road that has been granted will have and it is strange that this road is not referred to in the Methodist application when there is potentially going to be a new blind junction directly to the left hand corner of the Methodist Church position.
- As this application is for a day nursery, it will be active throughout the day, potentially 7 days a week with people dropping children off very early in the morning and collecting them late in the evening, with no practical way for the children to be safely dropped off or collected at the side of the road.
- Any deliveries to the building will have nowhere to park.
- The Methodist church is in the village conservation area and any modification to the building would have to meet with the Conservation’s approval.
- Access to the church is not inclusive as there is a steep grass verge slope and three large steps to climb before you can access the building.

Councillors concluded that with the sheer amount of daily traffic that Newton Road currently sees, this frankly would cause utter chaos. This application is an accident waiting to happen and would

cause a serious safety issue, presenting a huge danger to residents and children and for these reasons outlined above, Councillors agreed to strongly OPPOSE this application.

Proposed: Cllr Karl Johnson  
Seconded: Cllr Mike Robinson  
Unanimously agreed

## 6. Newton Leys West Community Consultation

This proposed speculative consultation was discussed at length following which Councillors voted unanimously to NOT SUPPORT this proposal and comment on the following grounds:

- We believe it is inappropriate to consider such a proposal until the emerging Vale of Aylesbury Local Plan (VALP) has been ratified. The reason we have an emerging Local Plan is to defend against the speculative nature of such proposals. There is also no infrastructure to support this proposal.
- The site already identified at Shenley Park (15/00223/CONS) as part of the VALP, should be adhered to and we would urge the Planning Inspectorate not to consider changing the VALP.
- Although this proposal includes the construction of the Milton Keynes South West Link road joining the A4146 to the A421 it is only for a small stretch of such a road, which would leave huge financial implications for the local councils that would have to pick up the cost for the rest of the build.
- The proposal states a 10-year build which will inevitably have a major knock on effect in terms of the local road structure and vehicle movement numbers for Newton Longville, Newton Leys and Stoke Hammond.
- We have major infrastructure concerns around drainage in this area which is already at its maximum capacity and is prone to flooding. The lower villages such as Stoke Hammond are already used as an emergency release when flooding occurs. The gates higher-up are opened thus releasing the pressure and this has in the past caused parts of Stoke Hammond to flood.
- The visual impact on Newton Longville will be highly detrimental from many points in and around the village, including from the conservation area, adversely affecting people's enjoyment of their homes and of those enjoying the recreational value of the public rights of way in and around the village.

In conclusion, until the VALP is legally compliant and sound, it is unacceptable for major projects like this to be submitted, particularly as this stands outside of the VALP and should a planning application be submitted, Stoke Hammond Parish Council will certainly be objecting.

Proposed: Cllr Robinson  
Seconded: Cllr Johnson  
Agreed unanimous

## 7. Community Transport Scheme

Cllr Robinson said that during the coronavirus lockdown the Community Transport Association had been put on hold. Recently with the easing of the lockdown arrangements, Community Impact Bucks have produced a 7 page document about how you can safely start your scheme again. This document however, is aimed more at Parishes that have their own transport and staff. After some discussion and confirmation that the last time anybody used the service was last July, Cllrs agreed rather than to officially put the Scheme on hold, Cllr Robinson would continue to monitor the voicemail in case anyone tried to make a booking and the situation would be reviewed around March of next year. Cllr Robinson was content with that.

## 8. Re-confirm date of the next PC Meeting – Tuesday 1<sup>st</sup> September 2020

The Chairman thanked everyone for their contribution this evening and declared the meeting closed at 20:21.

Chair: .....

Date: .....