

A meeting of the Parish Council to discuss planning matters was held at Stewkley Village Hall on Monday 18<sup>th</sup> April 2011 following the Annual Parish Meeting. Those present were Councillor WA Lyttle (in the chair); Councillors PP Smith, AR Dickens, CW Gurnett, CT Wheeler and Mrs J Wodey. Also present were parishioners Mr Bunt Scott, Mrs A Gurnett, Mr J Kemp and Mrs M Burgess and District Councillor Mrs Janet Blake.

**1.P04/11 Apologies** received from Cll'r Mrs RL Webb, Mr J Thornback, Mrs AM Cooper (Clerk)

**2.P04/11 Declarations of interest.**

None

**3.P04/11 Planning**

11/00507/APP **75A High Street North** – single storey rear extension-  
**Stewkley Parish Council has no objections.**

11/00568/ATC **75A High Street North** –pollard no 1 Willow and fell no 1 Sycamore:-  
**Stewkley Parish Council has no objections**

11/00569/APP **3 Tythe Gardens** – erection of porch-  
**Stewkley Parish Council has no objections.**

11/00494/ALB **Land to side of 38 High Street South** – demolition of 3 metres boundary wall and creation of access with gate.

**Stewkley Parish Council objects strongly to this application on the following grounds:**

1 The wall is integral and significant to the C16th /C17th Grade 11 listed Manor House of which it forms part of its boundary.

2 The boundary wall for which demolition permission is sought is built from old Stewkley brick and is recognised by AVDC as being a significant feature of the High Street.

3 Its visual importance and the loss of it together with verge and some sightlines is completely contrary to statements in the *Stewkley Conservation Area Document page 18 section 2.36 & page 41 sections 3.20, 3.21*

*2.36.... **The wall surrounding the Manor House is visually important, as are the trees within the grounds and to the north of the house. They provide a core of vegetation that gives the street a rural quality***

*3.20 **Old Boundary Walls: These are prevalent and distinctive in Stewkley Existing walls of Local Brick and detail should be retained.....***

*3.21 **Grass Verges: These are important to the overall character of the village and they should not be eroded through increased highway or parking provision***

*4 **The creation of a gateway and entrance splay would significantly exasperate the parking problems arising from visitors to the nearby Harvey's Cafe***

5 Significant errors have been identified in the Design and Access Statement submitted in support of this application to avoid repetition these have been dealt with under the Parish Councils submission relating to application 11/00493 . This requests permission for a house to be built in the grounds of a Listed Building and Conservation Area. Such building would only be possible should listed building consent be granted regarding this application. The Council is asked to take the Parish Councils remarks as being relevant to both applications.

11/00493/APP **Land to side of 38 High Street South** – erection of detached dwelling and new Vehicular access.

**At its Planning Meeting held on the 18<sup>th</sup> April 2011 the Council resolved to object strongly to this application on the following grounds.**

1 Several significant factual errors were identified in the Design and Access statement.

*Point 2.01 , states 'Stewkley is approximately 2.5 miles to the west of Leighton Buzzard being the nearest town.'*

*Point 2.06 'The site is 2.5miles of the mainline station.....'*

This is somewhat disingenuous as it may be possible if you walked across fields etc with no public footpaths or rights of way. For everyone else it is at least 5miles by road either via Wing or Soulbury.

*Point 2.06 '....a bus stop which provides services into the town centre.'*

*Point 4.1.3 '..well served by public transport....'*

It strains credulity if one bus a day to Leighton Buzzard and Aylesbury could be considered to be 'well' serving the village especially if neither facilitates villagers working or commuting from either location. Such bus services are constantly under threat from Buckinghamshire County Council and may not survive much longer.

This is not a sustainable site under PPS3 as amended by the Secretary of State, Eric Pickles but a clear case of **garden grabbing**.

The site under consideration has been a garden for at least 100 years if not considerably longer and is very mature with a mulberry tree which is reputed to be at least 100yrs old.

*Point 4.2.1 This means there would only be a net gain of one dwelling.*

Yes but the dwelling would detract greatly from the adjacent listed building and its boundary wall.

*Point 4.2.2 .....achieving a density substantially closer to the recommended density set out in PPS3 (30dph).*

This statement is incorrect and inaccurate as the density of 30dph set out in PPS3 has been **abolished** and buildings are no longer required to be build to this standard.

*Point 4.2.3 '...avoiding any negative impact on the amenity of adjoining Listed property in addition it improves the appearance and character of this part of the Conservation Area by shielding the Listed building from the access road into the Industrial Estate to the rear'.*

The Parish Council strongly disputes this statement and would point out that the Listed building is 31 metres away from the entrance which is currently shielded by mature trees. They would also point out that the stretch of boundary wall that would be demolished should this garden grabbing development go ahead, is specifically mentioned in the Stewkley Conservation Area document (point 2.36) as being '**visually important**'

*Point 4.2.4 The effective reuse of a brownfield site.....*

Yet another example of an incorrect and misleading statement under the changed and amended PPS3 this site is not classified as being brownfield .but recognised as what it actually is **a garden**.

*Point 4.2.5 .....the applicant is willing to make a contribution to Local Amenity and would be interested in supporting the local scout troop in funding a permanent site for them.*

The Parish Council in its deliberations took particular exception to this statement as it could be construed as an attempt to buy **planning permission**. However as it has been pointed out to them as being 'an **irrelevance** they will not pursue the matter further.

*Point 5.0.1 ..... following conclusions are made: .....previously undeveloped land and occupies a highly sustainable location:...*

The conclusion that the land under consideration because it is undeveloped is **brownfield** is erroneous it is **a garden** (and has been for at least 100 years), with some stretch of the imagination it could be deemed **greenfield (after all it is covered in grass although it is not a field)**

**This is a clear and unambiguous case of garden grabbing.**

The Parish Council would further point out that the site is recognised as being a very important archaeological site in the village as the full site may have been occupied since the 11<sup>th</sup> century.

**The Parish Council is therefore somewhat amazed that neither an archaeological or ecological statement has been included within the submission**

As the proposed site is adjacent to the Manor Business Centre the Parish Council is concerned that the development may compromise rural development, jeopardising rural employment opportunities. As any occupier of the proposed new property could make objections to work being carried out in the

Centre thus threatening its viability as a Business Centre. Stewkley Parish Council respectfully requests that this application is rejected.

(The following two tree applications were dealt with between meetings:)

11/00639/ATC **4 High Street North** – felling of leylandi and no 1 sycamore-  
**Stewkley Parish Council has no objections.**

11/00711/ATC **46 High Street South** – felling of Japanese poplar-  
**Stewkley Parish Council has no objections.**

**4.P04/11 Any other planning issues to include confirmation of PC's submission made on 8<sup>th</sup> April BCC Planning application 11/20000/AWD EfWF at Greatmoor Farm, Calvert**

No other planning issues discussed. Confirmation was made of SPC's submission on 8<sup>th</sup> April BCC Planning application 11/20000/AWD.

**5.P04/11** Next Parish Council Meeting – **Annual Parish Council Meeting** 7.30pm on Monday 9th May 2011 at the Village Hall.

As there was no further business the meeting closed at 8.50pm. (Commenced after the Annual Parish Meeting 7.30pm - 8.30pm)

Minutes accepted ..... Date .....