



Email parishclerk@akeleyparishcouncil.gov.uk website www.akeleyparishcouncil.gov.uk

Parish Clerk Helen Butcher

Planning Meeting of Akeley Parish Council held in Akeley Village Hall, on Monday 19th June 2023

Minutes

53/23 **Public Open Forum (under adjournment);** 17 members of the public were present Including Councillor Hardcastle from Maids Moreton PC

Members of the public raised concerns about the footpaths leading onto and across Leys Field being overgrown by brambles. Andy Gibbs has kindly tidied these up since the meeting

The grass cutting outside Manor Road flats, Councillor Holland has been in touch with Fairhive regarding this matter

54/23 **Attendance and apologies;** In attendance were Councillor Holland (Chair), Councillors George, Goodger & Jones. Clerk Helen Butcher

Apologies were received from Councillors Eastwood, Hockley

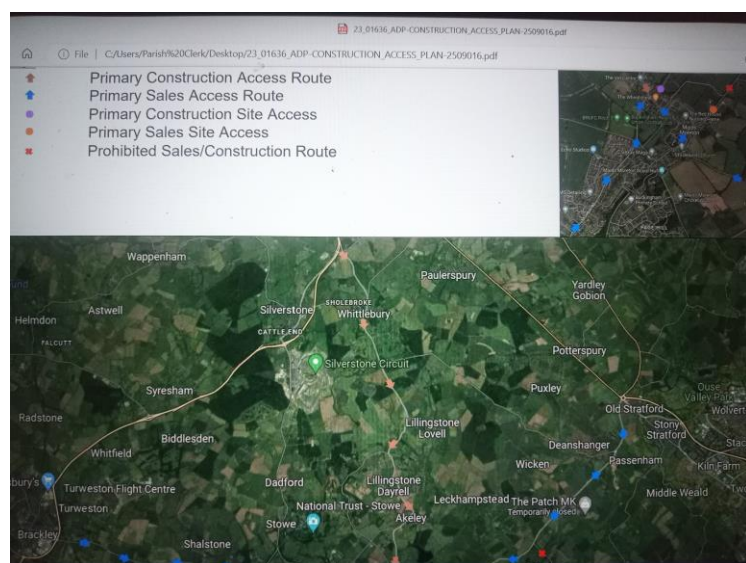
.55/23 **Members Interests;** Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Akeley Parish Council Code of Conduct for Members and by the Localism Act 2011. – None were declared

56/23 Planning

23/01636/ADP | Submission of details of siting, design, external appearance and landscaping for the erection of 163 dwellings pursuant to outline planning permission 16/00151/AOP and discharge of condition 22 (biodiversity net gain) and condition 8 (CEMP) of planning approval 16/00151/AOP | Land Off Walnut Drive And Foscoote Road Maids Moreton Buckinghamshire MK18 1QQ

The plan to use the A413 through Akeley as the Primary Construction route for the above development was discussed in detail. Much concern was voiced by members of the public.

Council **RESOLVED** to object on the grounds detailed below



Pursuant to the 1960 Public Bodies Act (amended), the Chairman advises that the participants & proceedings of this meeting may be reported upon (filmed, recorded, photographed, blogged, tweeted or streamed) but verbal reporting may not take place whilst in session. Non-participating attendees not wishing to be subject to such media should indicate this by sitting to one side.

Planning Application 23/01636/ADP Land Off Walnut Drive and Foscote Road Maids Moreton Buckinghamshire MK18 1QQ

Akeley Parish Councils objects to certain elements of the proposed CEMP (Construction Environmental Traffic Management Plan)

Akeley Parish Council was somewhat surprised to see the A413 through the village designated as the route for construction traffic Akeley is a small rural village with very narrow roads that pass through a Conservation Area. Two cars struggle to pass each other without one pulling. For lorries, facing cars, tractors and other lorries this becomes impossible.

Five house were recently built in Akeley which had a tremendous negative impact on the village during the construction which took over a year. Therefore the Parish Council is extremely concerned about the impact on the village being used as a transport route for a considerably larger development.

There are several grounds for this objection which are listed below

Safety

- **Vehicles** Due to the close proximity to the road of the church wall, the village pub, several houses and garden walls there are very limited places in which to pull over to allow other vehicles to pass. Couple this with the fact that the road narrows as it goes through bends in the road, traffic already gets backlogged at times. In order to facilitate vehicles passing a lorry, one or both have to reverse around bends and mount pavements to manoeuvre into safe passing places. This is an obvious accident risk.
- **Pedestrians** - More importantly as Buckinghamshire Council is aware there are currently limited safe footpaths for pedestrians to use from the Buckingham end of the village to get to the school, recreational park, village hall or pub. The path along Main Street (A413) is exceptionally narrow and currently impassable. The footpath from Main Street into Leys field behind the houses along Main Street is not surfaced and as the drainage is so poor on that field in wet weather it becomes a boggy mess that is unusable. One alternative is to come from Main Street down Leckhampstead Road, where there is no footpath, onto either the unsurfaced original path, or the surfaced new footpath all of which come out onto Church Hill via a very steep tarmacked path which is narrower than planned, not surfaced properly and in the winter will be unusable due to the gradient. The only other option would be to continue round Leckhampstead Road which alternates which side of the road has a pavement. There is a new crossing point at the end of the Leys field development which is obscured from the junction at the top of Church Hill and so is a potential hazard too.
Increasing the HGV traffic through the village as planned in this proposal is increasing the risk of an accident occurring between vehicles and pedestrians
- **Emergency Service vehicles.**- any increase in traffic build up through the pinch points in Akeley will cause potential delays for Emergency Service Vehicles as there will be no fast way out of any hold up. This puts lives at risk.
- **Emissions** – Akeley Parish Council has been unable to find any assessment of the risks posed by increasing emissions from stationary traffic caused by any standing traffic at the pinch points in Akeley. Due to the close proximity of houses to the road this should surely be evaluated as it potentially poses risk to health of the residents.

Traffic flow

The increase in large vehicle movements along the A413 as proposed would increase the frequency of hold ups in traffic flow caused by the above mentioned pinch points. The Parish Council has been unable to find any evaluations of the number of vehicle journeys this proposal will result in, nor any estimate of their size weight, frequency etc.

- **School traffic** – St James & St John is a two site school with three year groups based at Akeley, the other four at Chackmore. Not only will parents be trying to drop their children at the Akeley site, many will also be needing to cross the A413 in order to reach the Chackmore site and vice versa. Chackmore School starts at

8.45 Akeley at 9am. Therefore both fall within the times set out in the proposed plan. The developer states a wish to avoid school traffic therefore the times need to be amended to 9.30-2pm. However we have seen previously that even if deliveries are not allowed on site until a certain time they still travel to the site and wait outside.

Akeley Wood school also has two sites in Wicken and Akeley Wood itself. Therefore school buses as well as parents travel through Akeley at these times.

- **Farm traffic** – Akeley is a rural community. Local farmers have to travel through Akeley in order to carry out their everyday work. This will be hindered by the proposed increase in heavy vehicle traffic and the resulting traffic hold ups. The new straw barn on the outskirts of Akeley uses large articulated lorries to transport their hay & straw. These meeting the construction traffic will further compound the traffic chaos.
- **Buses**- There are bus stops on Main Street which are predominantly used by school children and elderly residents who have to cross Main Street. Obviously these busses are likely to get caught up in the hold ups resulting from this proposed plan. The other bus routes involve buses joining the A413 which is likely to become problematic.

Environment

- **Emissions** – as stated previously the Parish Council is unable to find any evidence of assessments of the impact the increased emissions from the HGVs and the resulting standing traffic would have. If any have been made please can you share the results?
- **Conservation Area** – The A413 crosses through the Akeley Conservation Area. The Parish Council is unable to find any evidence of the impact that the increased heavy traffic proposed would have on this. Have any vibration tests been carried out on the buildings, church wall, gullies etc? If so please could you share the results?
- **Noise** – The Parish Council has been unable to find any evaluation reports regarding the noise impact of the Construction vehicles driving to and from Maids Moreton through Akeley. Many of the older houses in the village are close to the roadside and could be impacted significantly by this proposal.

Akeley Parish Council invite the planning committee to visit the village and see for themselves the issues raised before deciding whether or not to accept this proposed plan as in our opinion the route is totally unsuitable



