

From: Andrew Thomas [mailto:andythomas1946@gmail.com]
Sent: 14 March 2013 13:20
To: Kirk, Debbie
Subject: Planning Application 11/00143/FUL Cofferridge Close

Dear Debbie Kirk

I refer to paragraph 5.52 of your report to DCC. On behalf of the Combined Sports Clubs Management Committee, that manages the Sports Ground on behalf of the Ancell Trust, and the Stony Stratford lawn tennis club that enjoys a lease for its facilities from the Ancell Trust, I wish to submit a further objection in support of the concerns registered by the Trust. Both of these bodies have considered this application.

The Ostlers Lane car park came about as a result of a requirement to discharge planning consents related to the enhancement of facilities within the Sports Ground undertaken by the individual sports clubs that resulted in a requirement to increase the amount of parking. This was achieved by the jointly financed building of the present Ostlers Lane public car park on Ancell Trust land that additionally utilised surplus highway land to create a larger car park. The number of spaces provided in the new car park was determined by the Council's car parking standards commensurate with the size of the sports ground facilities.

The applicant for Cofferridge Close can only satisfy the requirement for the number of short stay car parking spaces needed in support of its development proposals if the long stay all day parking in Cofferridge Close were all to be converted to short stay. This will produce pressure on the other long stay car parks in Stony Stratford of which Ostlers Lane is one. However, the planning rationale that led to the recent building of the present Ostlers Lane car park was not to help satisfy the long stay parking needs of Stony Stratford, but to address the need to discharge planning consents related to the Sports Ground. Clearly the same car parking cannot be used to satisfy two different needs and two separate planning requirements.

The Combined Sports Clubs Management Committee and the Stony Stratford lawn tennis club therefore object to the application because the applicant has not demonstrated how it can satisfy the car parking requirements of its development proposals, and particularly how it would do so on land within its control.

Kind regards
Andrew Thomas

On behalf of the Stony Stratford CSC and the Stony Stratford LTC.