



Strategic Sites Committee minutes

Minutes of the meeting of the Strategic Sites Committee held on Thursday 25 November 2021 in The Oculus, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF, commencing at 2.00 pm and concluding at 4.24 pm.

Members present

P Bass, A Bond, N Brown, P Cooper, M Fayyaz, P Fealey, R Newcombe, J Ng, A Turner (Chairman), P Turner, J Waters (Vice-Chairman) and A Wheelhouse

Agenda Item

1 Apologies for absence

No apologies had been received.

2 Declarations of interest

Councillor J Waters declared that he had submitted an objection in response to the planning application in Item 3 (PL/21/3151/OA) and that he wished to address the Committee in objection; he would not take part in the debate nor vote on the Item.

Councillor A Wheelhouse declared a personal interest under the Council's Code of Conduct as a member of Beaconsfield Town Council who had made representation on PL/21/3151/OA. Councillor Wheelhouse stated she was also Chair of the Beaconsfield Society. Councillor Wheelhouse declared she had not expressed a view on the application when discussed at meetings. She had not pre-determined the application and had an open mind, would listen to the debate and come to a decision.

Councillor J Ng declared that he was a member of Beaconsfield Town Council; he had not participated in discussions on application PF/21/3151/OA and had come to the meeting with an open mind.

Cllr Waters left the table and joined the public gallery.

3 **PL/21/3151/OA - Land adjacent to Amersham Road and Minerva Way, Beaconsfield**

Proposal: Outline application for the erection of residential dwellings including affordable housing (Use Class C3), new vehicular access points off Amersham Road and the Eastern Relief Road, a local centre including a community building (Use

Classes E(a)(b)(c)(d)(e), F1(d)(e), F2(a)(b) and C3), a primary school and pre-school (Use Classes E(f) and F1(a)), public open space and associated infrastructure (matter to be considered at this stage: access).

A site visit was carried out on 23 November 2021.

J Fannon, Consultant Planning Officer, provided the following update since the agenda had been published:

- There had been a further representation from a member of the public in support of the application.
- Further officer comments had been received from the Highways Team regarding the assessment of the Travel Plan which was deemed to be acceptable.
- There was a correction to the report in that paragraph 6.7 should be deleted; it did not change the overall analysis or reasons for refusal.

Speaking as a Buckinghamshire Councillor, Councillor Anita Cranmer.

Speaking as a Buckinghamshire Councillor, Councillor Jonathan Waters

Speaking as a representative of Beaconsfield Town Councillor, Councillor Alastair Pike, Mayor Beaconsfield.

Speaking as objector, Dr Les Davies.

Speaking as the agent on behalf of the applicant, Mr Michael Davies.

Following a thorough debate; it was proposed by Councillor R Newcombe and seconded by Councillor N Brown that the application be refused for the reasons listed in paragraph 8 (pages 58-60).

Resolved: that the application be **refused** for the reasons listed in paragraph 8 of the report.

4 Availability of members attending site visits (if required)

Not required.