



Strategic Sites Committee minutes

Minutes of the meeting of the Strategic Sites Committee held on Thursday 19 October 2023 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF, commencing at 10.05 am and concluding at 5.15 pm.

Members present

A Bond, T Egleton, P Fealey, N Marshall, R Newcombe, M Rand, A Turner (Chairman), J Waters (Vice-Chairman) and A Wheelhouse

Agenda Item

1 Apologies for absence

Apologies for absence were received from Councillors Peter Cooper, Sue Lewin and Jackson Ng.

2 Minutes

Resolved: The minutes of the meeting held on 28 September 2023 were **agreed** as an accurate record and were signed by the Chairman.

3 Declarations of interest

Councillor Richard Newcombe declared a personal non-pecuniary interest in that he was a Buckinghamshire Council representative on the Chilterns Conservation Board (CCB) which was responsible for the management of the area of outstanding natural beauty (AONB). No comments were received from the CCB on application 23/05440/OUT. However, the CCB did comment on application 21/08364/FUL. Councillor Newcombe stated that he had no part in making any of the decisions with regard to the submission and had not had any discussions relating to the applications as part of his duties as a member of the CCB and he did not feel prejudiced or pre-determined.

Councillor Jonathan Waters stated he had called in the application [23/05440/OUT] for decision by the Strategic Sites Committee but stated that he was not pre-determined and that he had an open mind and would listen to the debate before voting on the application. Councillor Waters also stated, that in the course of carrying out his duties as a Buckinghamshire councillor, that he had met three of the public speakers; Councillor Jane Fallon, Simon Jones and Susan Jamson, but not in connection with the applications.

4 23/05440/OUT - Tralee Farm, 20 Wycombe Road, Holmer Green, Buckinghamshire, HP15 6RY

Proposal: Outline application (including details of access and layout) for construction of 87 dwellings with associated landscaping, amenity space, infrastructure and parking following demolition of existing dwelling at 20 Wycombe Road with all other matters reserved.

A site visit was carried out on 17 October 2023.

Adam Smith, Principal Planning Officer, referred to the update report and also provided the following verbal update:

- Committee members had received direct correspondence from third parties.
- Correspondence had been received from Sarah Green, Member of Parliament for Chesham and Amersham, raising concerns regarding the timing of the Committee and the absence of a consultee response from Thames Valley Crime Prevention Design Advisor. However, the Crime Prevention Design Advisor was consulted in July. Furthermore, they had previously commented and the matters raised had been addressed in the committee report, including conditions as necessary.

Speaking as local member, Councillor Catherine Oliver

Speaking as a Buckinghamshire Councillor, Councillor Gareth Williams

Speaking as a local member, Councillor Ed Gemmel

Speaking on behalf of Little Missenden Parish Council, Councillor Jane Fallon.

A statement was read out by Councillor Alan Cecil on behalf of Councillor Paul Fleming, Hazlemere Parish Council.

Speaking as objectors, Susan Jamson and Simon Jones.

Speaking as the agent, Hywel James.

It was proposed by Councillor Michael Rand, seconded by Councillor Patrick Fealey and agreed at a vote:

Resolved:

That the application be delegated to the Director of Planning and Environment for **APPROVAL** subject to the satisfactory completion of a Legal Agreement and the imposition of planning conditions broadly in accordance with the details set out in the main report (and as amended by the update report and subject to all planning obligations complying with the CIL Regulations) as considered appropriate by the Director of Planning and Environment.

Or, if these cannot be achieved, then for the application to be **REFUSED** for such reasons as the Director of Planning and Environment considers appropriate.

In the event of any changes being needed to the wording of this resolution (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Director of Planning and Environment has delegated authority to do so in consultation with the Chairman, provided that the changes do not exceed the substantive nature of the Strategic Sites Committee's resolution

and subject to amending the legal agreement, conditions and informatives that were set out in the report and update report with the following changes:

- To secure in the legal agreement (item k) a requirement for the submission of an annual sustainable travel plan monitoring report to review the success of the travel plan measures.
- A condition requiring lighting plans for the access drive and the parking courts.
- A condition requiring the submission for approval of a car parking management strategy, and compliance with the approved strategy.
- A condition requiring that external appearance reserved matter includes that plots 49 and 50 are of a hipped roof design rather than with gable ends and requiring there to be no flank windows in these dwellings.
- Amendment to the wording of condition 45 so that the prohibition on gates does not prevent gates to the approved parking courts.
- A condition requiring that the landscaping reserved matter includes planting to be provided all along the south-western and north-western boundaries.
- An informative that appropriate landscape planting be provided along the boundary of Kestrel Way and Inkerman Drive.
- The reserved matters application(s) to be brought back to the Strategic Sites Committee for consideration.

Note 1: A comfort break was taken between 12.05-12.19 p.m.

Note 2: A lunch break was taken between 1.37-2.17 p.m.

Note 3: A comfort break was taken between 3.11-3.17 p.m.

5 21/08364/FUL - Land Between Tralee and Orchard End Farms and Rear of 22 Badger Way, Amersham Road, Hazlemere, Buckinghamshire

Proposal: Demolition of existing buildings on site including Inkerman House and redevelopment for residential use comprising construction of 259 dwellings with hard/soft landscaping, parking including garaging and associated infrastructure

A site visit was carried out on 17 October 2023.

Adam Smith, Principal Planning Officer, referred to the update report and also

provided the following verbal update:

- Two more neighbour representations had been received but no new issues were raised.
- Committee members had received direct correspondence from third parties.
- Correspondence had been received from Sarah Green, Member of Parliament for Chesham and Amersham, raising concerns regarding the timing of the Committee and the absence of a consultee response from Thames Valley Crime Prevention Design Advisor. However, the Crime Prevention Design Advisor was consulted in July. Furthermore, they had previously commented and the matters raised had been addressed in the committee report, including conditions as necessary.
- Officers would add an annual travel plan monitoring requirement to the Section 106.

Speaking as local member, Councillor Catherine Oliver.

Speaking as local member, Councillor Ed Gemmell.

Speaking on behalf of Hazlemere Parish Council, Councillor Alan Cecil.

Speaking as objectors, Simon Jones and Alex Eden.

Speaking on behalf of the applicant, Jamie MacArthur.

It was proposed by Councillor Michael Rand and seconded by Councillor Ashley Bond and agreed at a vote:

Resolved:

That the application be delegated to the Director of Planning and Environment for **APPROVAL** subject to the satisfactory completion of a Legal Agreement and the imposition of planning conditions broadly in accordance with the details set out in the main report (and as amended by the update report) as considered appropriate by the Director of Planning and Environment.

Or, if these cannot be achieved, then for the application to be **REFUSED** for such reasons as the Director of Planning and Environment considers appropriate.

In the event of any changes being needed to the wording of this resolution (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Director of Planning and Environment has delegated authority to do so in consultation with the Chairman, provided that the changes do not exceed the substantive nature of the Strategic Sites Committee's resolution;

and subject to amending the conditions and informatives that were set out in the

report and update report with the following changes:

- To secure in the legal agreement (item h) a requirement for the submission of an annual sustainable travel plan monitoring report to review the success of the travel plan measures.
- A condition requiring submission and approval of, and compliance with, a Landscape and Ecological Management Plan (a “LEMP”).
- The addition of an Informative stating there needs to be improvement to the hedgerow on the eastern boundary.

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