



Central Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the Central Buckinghamshire Area Planning Committee held on Wednesday 10 January 2024 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF, commencing at 2:30pm and concluding at 6:05pm.

Members present

M Rand (Chairman), A Bond, N Brown, M Caffrey, B Chapple OBE, M Collins, P Cooper, R Newcombe (Vice-Chairman), G Smith, D Thompson and A Waite

Agenda Item

1 Apologies

Members received apologies from Councillor P Irwin. Councillor A Bond sat as a substitute for him.

2 Minutes

RESOLVED

That the minutes of the meeting held on 13th December 2023 be agreed as a correct record.

3 Declarations of interest

Councillor R Newcombe declared a general interest as a representative of Buckinghamshire Council on the Chilterns Conservation Board, which oversaw the Chiltern's Area of Outstanding Natural Beauty/National Landscape, which was briefly referenced in the case officer's report for agenda item seven (application 23/00311/AOP). He confirmed that he had made no comments related to the application prior to the meeting, and therefore felt able to participate fully in the consideration of the application.

4 **WITHDRAWN 23/02704/VRC - Green Ridge Primary Academy, President Road, Aylesbury**

This application was withdrawn prior to the meeting.

5 **23/01814/APP - Land adjacent to The Rising Sun PH, 36 Worminghall Road, Ickford** Proposal: Erection of two three-bed dwellings (Use C3) on land adjacent to the public house utilising existing access off Worminghall Road, with associated parking

and landscaping, including demolition of an outbuilding of the public house and reconfiguration of beer garden, children play area and car park of the public house.

The Development Management Team Leader drew members' attention to the report update issued prior to the meeting, which made a revision to the description of the application in relation to the number of bedrooms in each dwelling. The revised description read as follows:

'Erection of two two-bed dwellings (Use C3) on land adjacent to the public house utilising existing access off Worminghall Road, with associated parking and landscaping, including demolition of an outbuilding of the public house and reconfiguration of beer garden, children's play area and car park of the public house.'

The report update also revised the weighting of heritage within the report, as well as made minor wording amendments to the Equalities Act and conditions to ensure accuracy and enforceability.

Speakers

Parish Council: Councillor Martin Armistead (Ickford Parish Council)

Objectors: Mr Nigel Hillier and Mr Paul Farrell

Agent/Applicant: Mr Jeremy Heppell (on behalf of the Agent, Jenna Lai)

It was proposed by Councillor P Cooper, seconded by Councillor D Thompson and

RESOLVED

That application 23/01814/APP be **approved** subject to the conditions outlined in the officer's report as updated in the report update.

6 23/03595/VRC - Weston Lodge, 39 Brook End, Weston Turville

Proposal: Variation of condition 2 (plans) 3 (materials) relating to application 22/01925/APP (Demolition of existing single garage and sheds. Construction of a double garage with ancillary home office).

The case officer made members aware that the name of the Parish Council within the 'Neighbouring Parish Council' section of the report should read 'Weston Turville Parish Council', not 'Wendover Parish Council'.

Speakers: None

It was proposed by Councillor A Bond, seconded by Councillor N Brown and

RESOLVED

That application 23/03595/VRC be **approved** subject to the conditions outlined in the case officer's report.

7 23/00311/AOP - Land at Churchway, Haddenham

The Chairman confirmed that he had used his discretion following discussion with planning officers, to consider application 23/00311/AOP first.

Proposal: Outline Planning Application for demolition of existing structures and residential development of up to 89 dwellings, open space, landscaping, drainage features and associated infrastructure. Detailed approval is sought for principal means of access with all other matters reserved.

Note: Councillor A Waite left the meeting at 2:39pm, returning at 3:45pm. He did not participate in the vote in the determination of this item.

The case officer drew member's attention to the report update issued prior to the meeting, which referred to the revisions made to the National Planning Policy Framework in December 2023, further comments in relation to landscaping impacts, and an additional condition reading as follows:

'30. No dwelling shall be occupied until the footway / cycleway connections onto Churchway and Green Lane have been provided in accordance with the approved drawings and constructed to the appropriate Buckinghamshire Council access standards and are available to use.

Reason: To ensure that the full choice of sustainable transport links are made available at the earliest opportunity to encourage active travel.'

Speakers

Councillor/Local Member: Councillor S Lewin

Parish Council: Councillor David Truesdale (Haddenham Parish Council)

Objector: Dr Michael Stubbs and Mr Richard Hirst

Agent: Mr Paul Hill

It was proposed by Councillor R Newcombe, seconded by Councillor P Cooper and

RESOLVED

That application 23/00311/AOP be **refused** for the following reasons:

1. The proposal would, by reason of the location, scale and extent of built development beyond and poorly related to the built framework of the village, fail to comply with the spatial strategy of the adopted local plan and would comprise an encroachment of and loss of countryside that contributes significantly to the rural character and identity of this part of the village. There are no exceptional circumstances to justify the development in terms of a lack of delivery of the local plan allocated sites as set out in policy D3 of the Vale of Aylesbury Local Plan. The proposal would therefore be contrary to policies S1, S2, S3 and D3 of the Vale of Aylesbury Local Plan.

2. The proposal would, notwithstanding the proposed landscape mitigation, constitute an intrusive urban development within the local landscape resulting in significant adverse impacts to the landscape character and visual amenity of the site and its surroundings including the recreational value and character of the adjoining public footpath. It would therefore fail to conserve and enhance the natural environment or recognize the intrinsic character of the countryside in conflict with policies NE4, BE2 and C4 of the Vale of Aylesbury Local Plan and the policies of the National Planning Policy Framework.

3. The proposal, which is considered to constitute significant development, would result in the unjustified loss of Best and Most Versatile agricultural land contrary to policy NE7 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework.

4. Notwithstanding the weight to be given to the range of benefits arising from the development and taking into account the Council's current lack of a 5 year supply of deliverable housing, it is considered that the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits when assessed against the policies of the National Planning Policy Framework taken as a whole. The proposal would conflict with the development plan overall and there are no material considerations that indicate otherwise.

5. The proposal does not include the means to secure necessary mitigation arising from the impacts of the development including appropriate and proportionate contributions towards off site local infrastructure and travel plan monitoring nor to secure the delivery of an appropriate level of affordable housing and public open space and future maintenance and management of the same. The proposal therefore fails to accord with policies I1, I2 and I3 of the Vale of Aylesbury Local Plan, policy CES1 of the Haddenham Neighbourhood Plan and the National Planning Policy Framework.

8 Availability of Members Attending Site Visits (if required)

Details of any site visits deemed appropriate by the Chairman to occur prior to an application's consideration at the next scheduled meeting of the committee would be communicated to Members as necessary.

9 Date of the Next Meeting

7th February 2024