

AYLESBURY VALE DISTRICT COUNCIL

Democratic Services

Please ask for: devcon@aylesburyvaledc.gov.uk
Switchboard: 01296 585858
Text Relay Prefix your telephone number with 18001
16 October 2017



STRATEGIC DEVELOPMENT MANAGEMENT COMMITTEE

A meeting of the **Strategic Development Management Committee** will be held at **10.30 am** on **Wednesday 25 October 2017** in **The Oculus, Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF**, when your attendance is requested.

Contact Officer for meeting arrangements: devcon@aylesburyvaledc.gov.uk

Membership: Councillors: M Edmonds (Chairman), B Foster (Vice-Chairman), C Adams, J Blake, J Bloom, A Bond, R King, L Monger, Sir Beville Stanier Bt and C Paternoster (ex-Officio)

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If you have any queries regarding this, please contact the Monitoring Officer on 01296 585032.

AGENDA

- 1. APOLOGIES**
- 2. TEMPORARY CHANGES TO MEMBERSHIP**

Any changes will be reported at the meeting

- 3. MINUTES** (Pages 3 - 4)

To approve as a correct record the Minutes of the meeting held on 9 August 2017. (Copy attached).

- 4. DECLARATION OF INTEREST**

Members to declare any interests.



5. OVERVIEW REPORT (Pages 5 - 14)

6. 16/00424/AOP - LAND BETWEEN WENDOVER ROAD AND ASTON CLINTON ROAD, WESTON TURVILLE (Pages 15 - 256)

Outline planning application (with all matters reserved) for a mixed-use sustainable urban extension comprising: up to 3,000 dwellings and a 60 bed care home/extra care facility (Use Class C2/C3); provision of land for a Park and Ride site; a total of 6.90ha of employment land (comprising of up to 29,200 sq.m. B1c/B1/B2/B8 uses); provision of two primary schools (one 2 form entry and one 3 form entry); a mixed use local centre (3.75ha) with provision for a foodstore of up to 1,200 square metres (GFA), further retail (including a pharmacy), restaurant and café units, a doctor's surgery, gym, public house with letting rooms, professional services, multi-functional community space and a day nursery, and live work units; multi-functional green infrastructure (totalling 108.43ha) including parkland, sports pitches, sports pavilions, children's play areas, mixed use games areas, including a skate park/BMX facility, informal open space, allotments, community orchards, landscaping; extensions to domestic gardens at Tamarisk Way (0.22ha); strategic flood defences and surface water attenuation; vehicular access points from New Road, Marroway, A413 Wendover Road and A41 Aston Clinton Road; a dualled Southern Link Road between A413 Wendover Road and A41 Aston Clinton Road and a strategic link road between the Southern Link Road and Marroway; internal roads, streets, lanes, squares, footpaths and cycleways and upgrades to Public Rights Of Ways (PRoWs); and car parking related to the above land uses, buildings and facilities.

Case Officer: Neil Button

7. SITE LOCATION PLAN (Pages 257 - 258)

Please Note: The site location plan is also attached as Appendix 9 to the officer's report above.

8. MASTERPLAN (Pages 259 - 260)

Please Note: The masterplan is also attached as Appendix 10 to the officer's report above.

9. HUMAN RIGHTS ACT (Pages 261 - 262)

Note:

The list of speakers will be available after 4pm on the day before the committee meets.