

Minutes

DEVELOPMENT CONTROL COMMITTEE

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON
MONDAY 13 FEBRUARY 2017 IN LARGE DINING ROOM, JUDGES LODGINGS,
COMMENCING AT 10AM AND CONCLUDING AT 11.08AM**

MEMBERS PRESENT

Mr R Reed, Mr B Roberts, Mrs L Clarke OBE, Mr C Ditta, Ms N Glover, Mr A Huxley and
Mr D Martin

OTHERS IN ATTENDANCE

Ms L Briggs, Mr M Pugh, Ms R Bennett and Mr A Sierakowski

Agenda Item

1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP

Mr David Shakespeare

2 DECLARATIONS OF INTEREST

Item 4 – New Denham Quarry. Mr D Martin declared a non-pecuniary interest as he was
a Director of the Colne

Valley Park Community Interest Company and the Buckinghamshire County Council
representative on the Board of Directors

Item 4 – New Denham Quarry. Mr R Reed declared a non-pecuniary interest as he was
the Local Member and also sat on the quarry Liaison Committee

3 MINUTES

The minutes from the 13 January 2017 were agreed as a correct record and signed by
the Chairman.

4 **CM/22/16 - EXTENSION OF EXISTING SAND GRAVEL EXTRACTION AND RESTORATION FOR RELOCATION OF HILLINGDON OUTDOOR ACTIVITIES CENTRE (HOAC)**

Mr A Sierakowski, Planning Consultant gave an overview of the application which sought agreement for an extension of existing sand gravel extraction and restoration for relocation of Hillingdon Outdoor Activities Centre (HOAC).

The Committee received a presentation showing the site plans and photographs. Members of the Committee had visited the site prior to the Development Control Committee in January.

Mr Sierakowski highlighted the following points:

- The site in question was larger than the existing quarry site and existing consent for the quarry site would continue including the restoration, which would be modified slightly so that it would be suitable for the HOAC development if the application was agreed
- The site sat within flood zones 2, 3a and 3b and Mr Sierakowski confirmed that all alternative sites were in the same flood zones
- Mr Sierakowski pinpointed on the map for Committee Members where the activities would be held including the positioning of the camping site
- It was confirmed that there had been some concerns raised by local residents in particular those in close proximity to the south side of the site and they had been reassured of the intention to instruct a 3m high bund with a screen fence on top
- Some residents had raised the issue about the required 200m buffer zone to the nearest properties. Mr Sierakowski confirmed that the buffer zone had to be appropriate in the context of the site so could be reduced from 200m if required and that additional mitigation was being factored in to address the issue
- Mr Sierakowski also discussed the proposed extension to footpath 23 and that it would join into Cherry Tree Lane which was already an existing public road

Since the publication of the reports Mr Sierakowski advised the Committee of the following updates:

- Comments submitted by Mrs Carol Gibson in relation to the comments from the ecologists regarding having an ecological aftercare plan and asking for a condition to be included referencing this, Mr Sierakowski confirmed that this condition was already included
- Attention was drawn to Conditions 64 and 65 where it referred to bridleways; this should refer to footpaths. These would be amended.

Action: Mr Sierakowski

Public Speaker – Neil Maddock

Mr Neil Maddock, Centre Principle of HOAC attended the Committee to speak in favour of the application.

Mr Maddock highlighted the following points for the Committee to consider:

'HOAC caters for a wide range of users from the whole of West London, Bucks, Hertfordshire and Middlesex. 22,000 users per year making 40,000 visits.

Made up of school groups during the week, evenings - public courses and public events (SUP Yoga) Scout and Guide groups, weekends public events (racing – sailing/Rowing) public courses, birthday parties – a community facility.

Why we are here - HS2's planned route dissects our current site, rendering it unusable.

Along with HS2 we have looked at all water bodies in the area to relocate the centre, due to various issues, availability of land, quality of water (shape/size/depth) the Denham Quarry plan became the only feasible option.

We have worked with HS2, and their design team to create a centre that suits the requirements of HOAC and takes into account the surrounding neighbours, people and wildlife and we believe complies with planning policy. We held two consultation days one at HOAC, one in New Denham. Both events were well attended and objections were listened to and alterations were made to the plan that would be of benefit to the local residents. (remove bunding – move the edges of the lake further from the properties)

There was considerable more feedback to the consultation days than numbers of objections to the planning application – which implies that the majority of the residents' concerns have been addressed. However I would like to cover one of the remaining objections.

There are objections that the centre will be for Hillingdon users, or Hillingdon users would get preferential treatment. HOAC does not operate a tiered membership system or recognise Hillingdon resident cards. So all users from all areas get the same great deal, the fact that HOAC is a non-profit making charity is reflected in our membership packages and charges for using the centre. The residents closest to the centre will be our target market, able to walk to the centre, will be able to influence how the centre develops and will hopefully be a core part of our membership in the future.

I would like to request an alteration to the operating hours of the centre. In the conditions (66) the times proposed are restrictive to our operation. I would request that the outdoor centre operating hours be amended to 9am – 6pm and 9am – 9pm during summer months, and 8am throughout the year for the rowing lake.

The club house (67) operating hours – this is our office, staff area and toilets/showers - be 8am – 9pm and 8am – 6pm Sundays and Bank Holidays, which is similar to how we operate currently.

I would also request that camping is excluded from the time restrictions – camping is only available to groups partaking in activities and is not a public campsite. Campers would obviously need to have access to the site through-out the night

I would also question the need to upgrade the planned footpath to a bridleway (64) as it is not linked to bridleways at either end. In negotiation with Bucks CC we had agreed to implement a couple of permissive paths through the centre during opening hours to allow the lake to be accessed and to allow easier access to the site for the local community

I hope that you agree with my view that this plan will be of benefit to the local community and the opportunity to save HOAC from closure will have long lasting benefits to the area as a whole'.

The Chairman thanked Mr Maddock for his summary and invited questions from the Committee. The following points were raised and discussed:

- Reference was made to the point raised by an objector, that when giving evidence to a Parliamentary Committee a member of HOAC had stated that one of the alternative sites looked at, Broadwater Lake, would be suitable as the level of noise generated by the site would cause too much disruption. Mr Maddock confirmed that Broadwater Lake was a Triple SI Bird Reserve and currently had no people on the reserve, therefore the centre would be too disruptive

- The Committee asked about the comments received as part of the local consultation undertaken and the numbers of those attended. Mr Maddock confirmed that any information relating to issues raised regarding the development itself were passed to HS2 and had been responded to
- The Committee also discussed the use of the campsite and how this would be regulated to ensure minimal noise and disruption to residents. Mr Maddock confirmed that the campsite was not a public campsite and would just be used by groups (e.g. Scouts) that were using the site. No problems had been reported at the current location of the centre as the groups had a reputation risk if they cause disruption. Mr Maddock reassured the Committee that any unacceptable behaviour would be addressed
- Mr Maddock confirmed that the Clubhouse was the base for their offices, changing rooms etc. He also confirmed that the whole site was alcohol free.
- The Chairman of the Committee confirmed that in relation to the request to change the operating hours, that if the Committee were minded to agree the application they would do so on the conditions stated in the report and any requests to change the operating hours would have to be submitted to the Committee for further agreement. Mr Maddock confirmed that at the closing time requested all non-resident (campers) visitors would be offsite and the gates closed
- The Committee raised the issue of the ongoing environmental care of the site and wanted to ensure that this was being considered as part of the application. It was confirmed that HS2 would manage the ongoing environment care plan of the site. Mr Sierakowski confirmed that Conditions 31 and 32 addressed the concerns relating to Rushbolt Brook and that Condition 50 related to the environmental care plan of the entire site
- The Chairman of the Committee confirmed that he had been in touch with Denham Parish Council, including emails received on Friday 10th February that wouldn't be included as part of the Committee discussion, but he confirmed that the Parish Council were in support of the application. They had been consulted but hadn't responded prior to the deadline
- The Committee asked that as the landowner, Buckinghamshire County Council had been consulted. Mr Sierakowski confirmed that the Committee was only asked to consider this application from a planning perspective. He confirmed that the County Council hadn't yet given planning consent for the application but that it was a separate matter. The applicant was required to notify the landowner of the application and it was confirmed that this had been carried out
- Questions were raised about the High Wire activity centre and what this could potentially look like. Mr Sierakowski stated that there was a condition in the report reserving the detail of this and the full detail would have to come back to the Development Control Committee to be agreed. The Chairman asked that he and the Vice Chairman be consulted on any developments of anything that needed to come back for further approval

Action Mr Sierakowski

- The Committee discussed the condition relating to surface finishing (including the car park) and all agreed that hard surfacing of footpaths would not be appropriate for the site. The Committee understood that the detail had to be worked through with HOAC, but the point had been raised by Members as to what they considered acceptable

Officers were thanked for their comprehensive report and agreed to make the following amendments:

- Conditions 64 and 65 to be amended to state footpaths rather than bridleways
- Condition relating to hours of operation
- To include an additional condition relating to clarify the use of the Clubhouse. Officers would also look into changing the use of the word Clubhouse

- General condition relating to the site being used only for HOAC visitors (no public camping allowed)

The detail of the above conditions were delegated to Officers but with the need to consult the Chairman and Vice Chairman of the Development Control Committee

Action: Mr Sierakowski and Mrs E Catcheside

Summary Recommendation:

The Development Control Committee is invited to **APPROVE** application number CM/22/16 in accordance with the conditions set out in Appendix A

DECISION: Members of the Committee unanimously AGREED application CM/22/16

**5 EXCLUSION OF THE PRESS AND PUBLIC
RESOLVED**

That the press and public be excluded for the following item which is exempt by virtue of Paragraph 1 of Part 1 of Schedule 12a of the Local Government Act 1972 because it contains information relating to an individual

6 CONFIDENTIAL MINUTES

The confidential minutes from the 13 January 2017 were agreed as a correct record and signed by the Chairman.

6A PLANNING PERFORMANCE: CRITERIA FOR DESIGNATION

7 ENFORCEMENT REPORT

8 DATE OF NEXT MEETING

20 March 2017

CHAIRMAN