

Minutes

DEVELOPMENT CONTROL COMMITTEE

MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON MONDAY 31 JULY 2017 IN MEZZANINE ROOMS 1 & 2, COUNTY HALL, AYLESBURY, COMMENCING AT 10.00 AM AND CONCLUDING AT 11.10 AM

MEMBERS PRESENT

Ms J Blake, Mr N Brown, Mr C Clare, Mr C Ditta, Mrs B Gibbs, Ms N Glover and Mr D Shakespeare OBE

OTHERS IN ATTENDANCE

Ms G Crossley, Thurley, Mrs O Stapleford, Mrs E Catcheside, Ms S Kupczyk, Ms R Bennett and Ms K Hamilton

Agenda Item

1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP

Apologies received from Mr R Reed and Mrs L Briggs, with Mrs Hamilton attended as substitute.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 MINUTES

The minutes from the meeting held on 19 June 2017 were agreed as a correct record and signed by the Chairman.

4 CC/65/16 NEW RELIEF ROAD BETWEEN THE A355/MAXWELL ROAD AND WILTON PARK ON LAND TO THE EAST OF BEACONSFIELD

Mrs G Crossley, Development Management Officer presented the application CC/65/16 which sought agreement for a New relief road between the A355 / Maxwell Road and Wilton Park on land to the east of Beaconsfield.

A revised appendix A of the recommended conditions was circulated to Committee Members.

Mrs Crossley gave an overview of the application and 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 meeting.

Mrs Crossley highlighted the following points:

- The proposal was designed to divert traffic away from the A355 and the congested London End roundabout as well as to meet the demands of future growth in the surrounding area
- The road would be approximately 1km in length and would tie into the existing A355 at the northern end via a new three-arm roundabout. The access to Maxwell Road and Hyde Green would form a priority controlled T junction to the south of the new roundabout.
- At the southern end of the proposed new road, it would connect with a permitted new roundabout and new road, which is planned to serve a proposed mixed-use development at Wilton Park. This would provide a link through to the Pyebush roundabout and south to the M40
- Mrs Crossley highlighted corrections to the report as Para 62 had stated that the access off Pyebush roundabout had been constructed when it should state that construction had commenced and in para's 175 and 177 it referenced to application number CM/65/16 when it should read CC/65/16

Mrs Crossley updated the Committee that since the reports had been published they had received two further representations:

- An objection mostly relating to those outlined in the report but also raising concerns regarding increased traffic and queues starting on Maxwell Road
- A neutral representation regarding the potential negative impact on air quality at Burnham Beeches. Mrs Crossley confirmed that air quality assessments had taken place, that the outcome would be negligible and that the EHO has been consulted.

Mrs Crossley also provided an update on the issues raised regarding lighting, particularly in regards to proposed bat crossings and safety of pedestrians using the road crossing. Mrs Crossley confirmed that the Ecology Mitigation had been amended to remove the potential conflicts and the Lighting Advisor was content and recommended conditions as set out. The Ecology Officer had also been re-consulted and confirmed that adequate mitigation was proposed.

Summary Recommendation(s):

Subject to no unresolved objections being received from outstanding consultees, the Development Control Committee is invited to:

a) INDICATE SUPPORT for application number CC/65/16 for the proposed New Relief Road between the A355 / Maxwell Road and Wilton Park on land to the east of the A355, Beaconsfield;

b) RESOLVE that the application be forwarded to the Secretary of State in accordance with the provision of the Town and Country Planning (Consultation)

(England)
Direction 2009;

c) DELEGATE authority to the Head of Planning and Environment to APPROVE application CC/65/16 for a New Relief Road between the A355 / Maxwell Road and Wilton Park on land to the east of the A355, Beaconsfield subject to conditions to be determined by the Head of Planning and Environment, including those set out in Appendix A – in the event that the Secretary of State does not intervene.

Mrs Crossley confirmed that the application had long standing support through Policy and no significant harm had been identified, the application was put forward for approval subject to the amended conditions handed out at the meeting.

Public Speaking

Mr I McGowan, Head of Highways Infrastructure Projects attended the Committee and spoke on behalf of the application.

Mr McGowan highlighted the following points:

- The relief road had been a long desire of the Council and had good support from stakeholders
- When the programme of 70 improvements projects was reviewed in 2013 the A355 relief project was agreed to take forward and forms part of the Strategic Economic Plan
- The relief road was designed to bring transport benefits and reduce congestion thereby reducing journey times in peak hours. This would also mitigate some of the impact of increased HGVs using the road when HS2 construction begins

The Committee raised and discussed the following points:

- The Committee discussed their concerns regarding the traffic congestion being moved from one place to another, particularly in light of the proposed extra houses on Wilton Park. Mr McGowan confirmed that a transport assessment had been carried out and this had not just looked at the road network in isolation but considered the additional proposed housing going forward
- The Committee asked the meaning of cost to benefit ratio being 7 as stated in the report. Mr McGowan stated that this referred to every pound invested in the scheme would see a society gain of 7. The modelling was based on national standards set by the Department for Transport (DfT)
- The Committee highlighted their concerns about taking land from the Green Belt for the development, however recognised the need to evolve.

Mrs J Blake proposed that the application be agreed as set out in the recommendations including the amended conditions proposed, this was seconded by Mr C Clare.

RESOLVED: Members of the Committee unanimously AGREED the planning application with the amended conditions.

5 CM/32/17, CM/33/17, CM/34/17 & CM/35/17 VARIATION OF CONDITIONS TO PROVIDE FOR CONTINUED MINERAL EXTRACTION AND PROCESSING AND SITE RESTORATION UNTIL 31 OCTOBER 2017, WITH THE EXCEPTION OF PHASE 11 WHICH IS TO BE RESTORED BY 31 DECEMBER 2020 AT PARK LODGE QUARRY, PINWOOD ROAD, IVER HEATH

Mrs S Kupczyk, Planning Officer, presented the application CM/32/17, CM/33/17, CM/34/17 & CM/35/17 which sought agreement of variation of conditions to provide for continued mineral extraction and processing and site restoration until 31 October 2017, with the exception of Phase 11 which is to be restored by 31 December 2020 at Park

Lodge Quarry, Pinewood Road, Iver Heath.

Mrs Kupczyk provided the Committee with the following updates:

- The Environment Agency had provided their response with no objections
- Iver Parish Council had requested a copy of the minutes from the recent George Green Liaison Group and the date of the next meeting which had now been forwarded to them
- Further comments had been received by the Local Member, Mrs L Sullivan which was mostly in relation to mud on the road. Mrs Kupczyk updated the Committee that the road had been cleaned and that the site operator had agreed to additional road sweeps to 1 a day with additional sweeps being available upon request by the site operator if needed. It had also been agreed that the wheel wash facility would be moved closer to the entrance of the site

Mrs Kupczyk gave an overview of the application and the Committee received a presentation showing the location of the site, site plans and photographs. The following points were highlighted:

- The site was an existing active sand and gravel quarry therefore the principle of extracting mineral in this location and restoring the site was already established in principle
- There had been a delay in the set-up of the replacement quarry at George green and therefore the bagging operation was not relocated from Park lodge quarry to George Green until early 2016
- It had been established by the operator that more sand and gravel was to be found beneath the entrance haul road than initially thought and therefore a short extension of time was required
- There had also been a delay in disconnecting power supply which was originally May and was now 9 August
- Restoration would follow on as the site progresses and would be completed as quickly as possible

Summary Recommendation(s):

The Development Control Committee were invited to APPROVE application no. CM/32/17 subject to the conditions set out in Appendix A, CM/33/17 subject to the conditions set out in Appendix B, CM/34/17 subject to the conditions set out in Appendix C, CM/35/17 subject to the conditions set out in Appendix D

The Committee raised and discussed the following points:

- The Committee asked how assurances could be given that the restoration would be completed and if monies were held over in a bond to ensure this. Mrs Catcheside confirmed that there was not a bond for this site and if restoration was not completed there would be enforcement action taken. It was also stated that extraction and restoration were carried out on a rolling basis to ensure this did not happen.
- The Committee questioned the completion date in October and suggested that this was a tight deadline to meet. Mrs Kupczyk confirmed that the operator had advised they had given themselves sufficient time to complete the work and that it was understood that this would be the last request for extension to come before the Committee

RESOLVED: Members of the Committee unanimously AGREED the planning application.

Monday 4 September 2017, 10am, Mezzanine 1 & 2, County Hall, Aylesbury.

**7 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

8 CONFIDENTIAL MINUTES

There were no confidential minutes from the meeting on 19 June 2017.

9 ENFORCEMENT REPORT

10 PLANNING PERFORMANCE UPDATE

CHAIRMAN

REVISED APPENDIX A: Recommended Conditions**General**

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.
2. Unless otherwise agreed in writing by the County Planning Authority, the development hereby permitted shall not be carried out other than in complete accordance with the details submitted with the application dated 3rd October 2016; Planning Statement dated August 2016; accompanying Environmental Statement dated September 2016; additional information dated 6 April 2017, including Revised Flood Risk Assessment Revision A1 dated 31st March 2017 and Biodiversity Offsetting Assessment Revision A01 dated 6th April 2017; Archaeological Evaluation Report dated 26th April 2017; Landscape and Visual Impact Assessment Addendum Revision A01 dated 11th May 2017; Street Lighting Design Review: Design Progress Report 2 ref: 40662 – PBA-CIV-PR-2001-002 dated June 2017; Ecology Mitigation Addendum ref: 40662 – PBA-ECO-R-3001-R002 dated July 2017 and plans, as follows:

Drawing Title	Drawing Number
Location Plan	B12798C2/100/Eastern Relief Road/LP
General Arrangement Planning and Land Ownership Boundaries (Fig. 2.1)	B12798C2/100/Eastern Relief Road/GA2/Rev2
Construction Phases all (Fig. 2.2)	B12798C2/100/All Phases
Construction Site Layout After Phase 1B in complete (Fig. 2.3)	B12798C2/100/Construction Site Layout B/Rev 1
Landscape Mitigation Design Sheet 1 of 2	40662/PBA/DWG/2001/SK016
Landscape Mitigation Design Sheet 2 of 2	40662/PBA/DWG/2001/SK017
Landscape Mitigation Design (Fig. 7.5) Sheet 3 of 3	B12798C2/100/Landscape Design/sheet 3/Rev 2
Contours Sheet 1 of 2	B12798C2/100/Eastern Relief Road/CON1/Rev 2
Contours Sheet 2 of 2	B12798C2/100/Eastern Relief Road/CON2/Rev 2
Pavement Design Sheet 1 of 2	B12798C2/100/Eastern Relief Road/PAV1/Rev 1

Pavement Design Sheet 2 of 2	B12798C2/100/Eastern Relief Road/PAV2/Rev 1
Plan & Profile East Arm Sheet 1 of 3	B12798C2/100/Eastern Relief Road/PP1/Rev 2
Plan & Profile North & South Arm and Roundabout Sheet 2 of 3	B12798C2/100/Eastern Relief Road/PP2/Rev 2
Plan & Profile Maxwell Road & Cycleway Sheet 3 of 3	B12798C2/100/Eastern Relief Road/PP3/Rev 3
Drainage Strategy (Fig. 12.2) Sheet 1 of 2	B12798C2/100/Eastern Relief Road/Drainage-01/Rev2
Drainage Strategy (Fig. 12.2) Sheet 2 of 2	B12798C2/100/Eastern Relief Road/Drainage-02/Rev2

Construction

Construction Management Plan

3. Prior to the commencement of the development hereby permitted, including works on the construction compound, a Construction Management Plan (CMP) detailing the management of construction traffic, including deliveries and parking of site operatives vehicles to include a plan showing the construction layout of the site shall be submitted to and approved in writing by the County Planning Authority. The CMP shall include, but not be limited to, the following:
 - a. Phasing of the development;
 - b. Hours of construction;
 - c. Layout of construction compound, designed to minimise impacts;
 - d. Details of construction access;
 - e. Management and timing of deliveries;
 - f. Routing of construction traffic;
 - g. A condition survey of the surrounding highway network;
 - h. Vehicle parking for site operatives and visitors;
 - i. Loading/off-loading and turning areas;
 - j. Storage of materials;
 - k. Precautions/measures to prevent the deposit of mud and debris on the adjacent highway;
 - l. Proposed mitigation for dust;
 - m. Proposed mitigation for noise;
 - n. Recording of complaints and measures to identify cause and to take appropriate measures to reduce emissions;
 - o. measures to be taken to manage any contaminated material that may be encountered during the construction process and shall comply with any relevant Construction Code of Practice; and
 - p. How compliance will be monitored, including site inspections and the recording compliance matters.

The CMP shall then be implemented and adhered to as approved.

Hours of Construction

4. Notwithstanding the details submitted and approved pursuant to condition 3, the construction works shall not be carried out other than within the following hours:

07:00 to 18:00 Monday to Friday;

No working on Saturdays, Sundays and Bank Holidays.

Any proposed works outside of those hours to be approved by LPA and specific mitigation measures proposed.

Submission of Details

5. Prior to the installation of the noise barrier, details of the noise barrier shall be submitted to and approved in writing by the County Planning Authority. The noise barrier shall then be constructed and maintained thereafter in accordance with the approved details and installed prior to the operational use of the development.
6. Prior to the commencement of the development hereby permitted a detailed tree survey shall be submitted to and approved in writing by the County Planning Authority, to include details of the trees proposed for removal, particularly those within the woodland block protected under TPO/CC/7306. The scheme shall then be implemented in accordance with the approved details.
7. Prior to the commencement of the development hereby permitted details of tree protection measures shall be submitted to and approved in writing by the County Planning Authority, to include details of measures to protect the root systems of mature trees, particularly those within ancient woodlands. The scheme shall then be implemented in accordance with the approved details.

Highways

8. Prior to the commencement of Phase 1A of the development hereby permitted details of the adoptable roads and footways shall be submitted to and approved in writing by the County Planning Authority and the roads and footways should not be opened to public use unless the roads and footways have been laid out and constructed in accordance with the approved details. For the avoidance of doubt the details shall address the points raised in the Stage 1 Road Safety Audit to the satisfaction of the Local Planning Authority.
9. Prior to the commencement of Phase 1C of the development hereby permitted, details of the connection between the proposed development and the permitted Wilton Park access road (southern section of the relief road) shall be submitted to and approved in writing by the County Planning Authority. The development shall be constructed and maintained thereafter in accordance with the approved details.

10. No other part of the development shall be occupied until a new means of agricultural access has been sited and laid out in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.

Public Rights of Way

11. Within three months of the commencement of the development hereby permitted details of the footpath / cycleway shall be submitted to and approved in writing by the County Planning Authority and shall be constructed and maintained thereafter in accordance with the approved details prior to the operational use of the development.
12. Prior to the first use of the development, a scheme for the resurfacing, upgrade and provision of Footpath BEA/15/2 running through the site, showing details of above ground system to be used and a method statement of its construction, shall be first submitted to and approved in writing by the LPA. The footpath shall be resurfaced, upgraded and provided in accordance with the approved details prior to the opening of the relief road hereby approved.
13. The public footpath crossing the relief road site shall be diverted/deleted and a new path shall be constructed in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme shall include details of approach ramps and surfacing. The diverted footpath shall be constructed in accordance with the approved details prior to the first use of the development hereby permitted.

Environmental Controls

Noise

14. Prior to the commencement of the development hereby permitted, a Noise and Vibration Mitigation and Management Plan shall be submitted to and approved in writing by the County Planning Authority. The plan shall include mitigation measures as set out within the Noise Assessment, including cross sections and specifications of the proposed 3m high reflective noise barrier between the proposed new road and the golf course along the northeast boundary of the site.

The development shall not thereafter be carried out other than in accordance with the approved details for the duration of the development.

Dust

15. Prior to the commencement of the development hereby approved, a Dust Mitigation and Management Plan, in respect of both the construction and operational phases of the development hereby permitted shall be submitted to and approved in writing by the County Planning Authority. The plan shall include mitigation measures set out within the Air Quality Assessment, and including the dampening down of surfaces to minimise dust generation;

avoiding dust generating activities in windy conditions; storage of materials away from sensitive receptors; and use of a road sweeper where necessary. The development shall be carried out in accordance with the approved dust action plan for the duration of the development.

Flood Risk and Drainage

16. Prior to the commencement of the development hereby permitted a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Discharge rate is limited to 8.89l/s (5.03l/s/ha)
- Ground investigations including infiltration in accordance with BRE365;
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete with full construction details, together with storage volumes of all SuDS features;
- Sustainable drainage features to be included where appropriate such as attenuation ponds and swales;
- Phasing;
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site;
- Details of overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to adjacent or downstream sites;
- Location of outfalls of the drainage network.

17. No development hereby permitted shall begin until a “whole-life” maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan should set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Contaminated Land

18. Prior to the commencement of development hereby permitted, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- i) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses

- a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.
- iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Archaeology

19. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Landscape and Ecology

20. The development hereby permitted shall not be carried out unless and until i) the applicant can demonstrate that they are able to access the third party land to undertake the works; ii) a scheme for the off-site ecological mitigation and landscaping works, including reptile translocation areas, bat boxes and bat 'hop-overs', has been submitted to and approved in writing by the County Planning Authority; iii) the ecological and landscaping works are then carried out in accordance with the approved scheme.
21. Prior to the commencement of the development hereby permitted, a detailed Landscape and Woodland Management Plan and Ecological Enhancement Strategy, shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include, but not be limited to:

- i. Details of the locations, species (native), size and planting densities of all grassed areas, trees and shrubs to be planted, removed and retained;
- ii. Details of the protection measures to be provided for all new and retained grass areas, trees and shrubs, including during the construction period;
- iii. Details of the design, planting and management of the attenuation ponds, including how the design will maximise ecological value e.g. natural lands and bed to encourage marginal vegetation, provide filtration to improve water quality prior to discharge into the river;
- iv. Details of ecological protection including for reptiles, bats, badgers and breeding birds;
- v. Details of enhancement measures, including specification of additional habitat creation (including bat and bird boxes and reptile refugia among others), details of provision of bat features and details of dark zones and 'hop-overs' to be provided for bats;
- vi. Details of ecological management and monitoring;
- vii. A maintenance programme to include the replanting of any new or retained grassed areas, trees or shrubs which die or become diseased.

The approved scheme shall be implemented in the first planting season following the completion of the development and maintained in accordance with the requirements of this condition and the approved details for the duration of the development.

22. The development hereby permitted shall not be carried out unless and until i) agreement has been secured to deliver access arrangements for a minimum of 15 years; and ii) a landscape and biodiversity aftercare, management and monitoring plan, allowing for a five year aftercare period and a further ten year period for management and monitoring, including the monitoring of bat commuting routes and net gain outcomes, has been submitted to and agreed in writing by the County Planning Authority; and iii) the approved scheme shall thereafter be implemented in accordance with the approved details for a period of 15 years from the completion of the landscape and ecological works as required by conditions 20 and 21.
23. Landscape mitigation measures shall be implemented in accordance with drawings Landscape Mitigation Design Sheet 1 of 2, dwg. no. 40662/PBA/DWG/2001/SK016 and Landscape Mitigation Design Sheet 2 of 2 dwg. No. 40662/PBA/DWG/2001/SK017.

Lighting

24. Prior to the commencement of the development hereby permitted, a construction lighting scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include locations, types and orientations of luminaires and shall only be used in accordance with the hours of construction as set out in condition 4. Lighting must not be sited so as to cause nuisance to adjacent residential properties, traffic or identified ecology zones.

The approved scheme shall be implemented in accordance with the approved details and thereafter maintained for the duration of the construction period.

25. Prior to the installation of operational lighting, a scheme shall be submitted to and approved in writing by the County Planning Authority, to show luminaire layouts, orientation and types. Areas of potential sensitivity to obtrusive light are to be identified. Calculations showing compliance with road classes shall be submitted alongside calculations of horizontal and vertical overspill. Measures used to mitigate obtrusive light shall be detailed along with residual impacts on identified receptors after mitigation.

The approved scheme shall be implemented in accordance with the approved details and thereafter maintained for the duration of the development.