

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.

6 DATE OF NEXT MEETING

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