

Minutes

DEVELOPMENT CONTROL COMMITTEE

MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 21 FEBRUARY 2018 IN MEZZANINE ROOMS 1 & 2, COUNTY HALL, AYLESBURY, COMMENCING AT 10.00 AM AND CONCLUDING AT 11.05 AM

MEMBERS PRESENT

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

OTHERS IN ATTENDANCE

Mrs O Stapleford, Ms L Briggs, Mrs E Catcheside, Ms R Bennett and Mr A Sierakowski

Agenda Item

1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP

Apologies were received from Mr Roger Reed.

2 DECLARATIONS OF INTEREST

As Local Member Mrs B Gibbs declared an interest in agenda item 4, Slade Farm. Mrs Gibbs confirmed that she had not pre-determined her decision and would listen to the evidence presented to the committee and assess the information. Mrs Gibbs also confirmed that she had been on the site visit the day before.

3 MINUTES

RESOLVED: The minutes of the meeting held on 27 November 2017 were agreed as a correct record and signed by the Chairman.

4 **CM/57/17 - THE EXTRACTION AND PROCESSING OF SAND AND GRAVEL WITH RESTORATION TO AGRICULTURE USING IMPORTED INERT MATERIALS, THE INSTALLATION AND USE OF MINERAL PROCESSING PLANT AND SOIL TREATMENT PLANT, ACCESS ONTO HEDGERLEY LANE, AND ANCILLARY BUILDINGS, INCLUDING A WEIGHBRIDGE, OFFICE, WORKSHOP AND WELFARE FACILITIES AT SLADE FARM, HEDGERLEY LANE, HEDGERLEY, SLOUGH, BUCKINGHAMSHIRE, SL2 3XD.**

Mr A Sierakowski, Planning Consultant presented the application CM/57/16 which sought agreement for the extraction and processing of sand and gravel with restoration to agriculture using imported inert materials, the installation and use of mineral processing plant and soil treatment plant, access onto Hedgerley Lane, and ancillary buildings, including a weighbridge, office, workshop and welfare facilities at Slade Farm, Hedgerley Lane, Hedgerley, Slough, Buckinghamshire, SL2 3XD

The report outlined the following officer recommendation to Committee:

Recommendation:

That the Development Management Committee **APPROVES** application number CM/57/17 in accordance with the conditions set out in Appendix A to the report and a s.106 agreement to secure the routing of HGVs west out of the site and to provide for monitoring arrangements for HGV movements along Hedgerley Lane and at the A355 signalised junction.

Mr Sierakowski gave an overview of the application and the Committee received a presentation showing the proposed site plans and photographs. Some Members of the Committee had visited the site the day prior to the Development Control Committee meeting.

Mr Sierakowski confirmed that the application was a resubmission following a previous application in 2015. The previous application was currently through the appeals process and Members were asked to consider this amended application. Since the first submission the Draft Minerals and Waste Local Plan (MWLP) had identified the ongoing need for appropriate sites. The resubmission also excluded the concrete batching plant.

Mr Sierakowski stated that HGVs would only turn left out of the site towards the motorway and that no access would be allowed through Hedgerley village. The vehicle movements had been confirmed in the report as 142 movements per day, 71 in and 71 out.

Public Speaking

Mr P Brogden, Hedgerley Parish Council attended the meeting and spoke in objection to the application. Mr Brogden's main points were circulated to Committee Members and are appended to the minutes.

Mr D Symes, D.K. Symes Associates attended the meeting and spoke on behalf of the Applicant. Mr Symes's main points were circulated to Committee Members and are appended to the minutes.

The Committee raised the following points for discussion with Mr Symes:

- Mr Symes was questioned regarding the timing of the resubmission in relation to the Appeal was currently going through the process and due to be heard in May. Mr Symes stated that where possible a resolution without going through an appeal would be sought. He also stated that as agent he had a legal obligation to

the land owner to pursue diligently and would prefer to see the application approved by Committee. A hearing would also delay the process by 9-12 months. Mrs Catcheside reminded the Committee that they were to determine the application put before them and not in relation to the appeal.

- A Member of the Committee discussed the noise generated by the site and how this would be mitigated with bunds. Mr Symes confirmed that the suggested bunds around the site would minimise noise from the site but also the noise from the motorway affecting the village. It was asked if these bunds could then stay in place after the extraction for the benefit of residents. Mr Symes stated that this would not be possible as the site would need to be restored to agricultural land. Mrs Catcheside also confirmed that this would have to be considered as a separate application.
- The Committee discussed the condition of the road leading into the site and if the applicant would repair the road if and when required. Mr Symes suggested that the applicant would be willing to make a financial contribution to the county on the understanding that it would be spent improving the road they were using. Mr Symes also commented that the road was not currently in a good condition and the applicant would need a survey to be carried out on the road in order to understand the damage caused by their vehicles going forward.
- A Member of the Committee questioned the use of other sites that had been identified as part of the draft MWLP rather than Slade Farm. Mr Symes stated that the site was a preferred option due to being positioned in the south of the county, close to road network, well screened and needed due to the closure of other local sites. Mr Sierakowski also stated that the site had been brought forward over a number of years and was ahead of the MWLP being agreed but the site had been assessed against the criteria as set out in the MWLP and met the requirements.
- Mr Symes also confirmed that with the removal of the concrete plant from the application this would reduce vehicles using the A355 and most HGVs would go straight to the M40.

The Committee had an in-depth discussion regarding the current state of the road leading into the site. It was discussed that the condition of the road would need to be surveyed as is and then monitored as part of a condition. It was discussed that it would not be appropriate to assign an amount to any remedial work as part of the condition as this would be unknown.

The Committee discussed the land bank requirement as set out in the MWLP and if the Slade Farm site fulfilled those requirements or would there be a need to be further sites. Mrs Catcheside stated that the site would contribute towards the 7yr supply but there would be a need going forward to identify new or existing sites to work towards the additional 10m requirement as set out in the MWLP.

A Member of the Committee highlighted that if the ongoing appeal were to be agreed then the application would include the concrete batching plant however if the application put in front of them were to be agreed this would not include the concrete patching plant. Mr Sierakowski confirmed this and also stated that paragraph 65 in the report should be amended to reflect this. He also stated that the vehicle movement data hadn't been amended since the removal of the concrete batching plant so this would be a worst case scenario for levels of HGV movements.

ACTION: Mr Sierakowski

Members of the Committee tabled an amendment as set out below:

Amend the officer's recommendation to provide for a planning obligation to be included in the S.106 Agreement which will require the applicant to undertake a survey of the condition of the road as well as provide the County Council remedial measures for any damage. The wording of the planning obligation regarding survey and remediation was delegated to Officers

ACTION: Mr Sierakowski

The Chairman referred to the recommendation as set out in the report.

RESOLVED: The Committee unanimously AGREED application number CM/57/17 as outlined in the report and with the amendment as stated above.

5 DATE OF NEXT MEETING

Monday 19 March

**6 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

7 CONFIDENTIAL MINUTES

RESOLVED: The confidential minutes of the meeting held on 27 November 2017 were agreed as a correct record and signed by the Chairman.

8 BREACH OF PLANNING CONTROL

9 ENFORCEMENT REPORT

CHAIRMAN