

# Minutes

## *DEVELOPMENT CONTROL COMMITTEE*

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**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON MONDAY 24 FEBRUARY 2020 IN MEZZANINE ROOMS 1 & 2, COUNTY HALL, AYLESBURY, COMMENCING AT 9.59 AM AND CONCLUDING AT 10.29 AM**

### **MEMBERS PRESENT**

Ms J Blake, Mr C Clare, Mrs B Gibbs, Ms N Glover and Mrs J Teesdale

### **OTHERS IN ATTENDANCE**

Ms S Winkels, Mr D Periam, Mr J Suter, Ms A Williams, Ms K Stubbs and Mr T Higgs

### **Agenda Item**

- 1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP**  
Apologies were received from Mr N Brown and Mr D Shakespeare.
- 2 DECLARATIONS OF INTEREST**  
There were none.
- 3 MINUTES**  
**RESOLVED:** The minutes of the meeting held on 2 December 2019 were **AGREED** as an accurate record and signed by the Chairman.

**4 CC/0056/19 - REMOVAL OF CONDITION 6, PROVISION OF CYCLEWAY TO APPLICATION CC/0013/19, AMERSHAM SCHOOL, STANLEY HILL, AMERSHAM, BUCKINGHAMSHIRE, HP7 9HH**

Mr J Suter, Planning Graduate, provided an overview of the report and highlighted the addendum (appended to the minutes) which contained an objection from Chiltern District Council. The following site photos were presented to the committee to give an overview of the planned cycleway:

- Amersham School from above
- Site plan of the school
- Suggested route of cycleway required by condition 6
- Site access towards the school demonstrating a steep hill with access via stairs
- The intended cycleway route
- The current condition of the pavement
- The roundabout subject of the scheme required by condition 6

Mr Suter reminded committee members of the section 73 application which sought the demolition of an existing defunct dining hall in poor condition to be replaced with a single storey and two storey classroom extension. The original application was submitted to accommodate an increased number of staff. The terms of the permission granted included condition 6 which required the implementation of a new cycle way/ footpath.

Members of the committee raised and discussed the following points:

- 60% of students either walked to school or travelled by bus.
- It was estimated that the cycleway would be used by 29 students.
- It would be difficult to predict the future level of usage of the cycleway based on past usage. However previous data could be used for forecasting and to identify trends. There was not a significant uptake of cycling due to the geography of the area.
- The gradient of the hill was approximately 4%.
- Chiltern District Council was in favour of the implementation of the cycle way. There was an emphasis on making routes to school sustainable and safe.
- Committee members agreed that a priority should be given to sustainable modes of travelling to school.

Committee members highlighted that in some places the report was difficult to understand and that it would be a lot easier to read if sentences were worded in a positive frame. Clarification was given by officers that the recommendation was to approve the application to remove the condition. Members of the committee voted on the recommendation.

For	4
Against	1
Abstention	0

**RESOLVED:** The Development Control Committee **APPROVED** application no. **CC/0056/19** for the demolition of an existing defunct single-storey Dining Hall and its replacement with a two-storey and a single-storey classroom extension of the existing Science Block as permitted by **CC/0013/19** but with the removal of **Condition 6**, subject to the provision of a financial contribution first being made towards an updated School Travel Plan encouraging the adoption of alternative

means of transport to the private car for journeys to and from the school in order to support achieving the target in Condition 14 and to the other conditions set out in Appendix A and to any necessary amendment of the detailed wording of the conditions by the Head of Planning and Environment.

**5 DATE OF NEXT MEETING**

23 March 2020.

**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**

**8 ENFORCEMENT REPORT**

**CHAIRMAN**



Development Control Committee 24th February 2020 - addendum for Item 4:

**Application Number:** CC/0056/19  
**Title:** Application for Removal of Condition 6, Provision of cycleway to application CC/0013/19.  
**Site Location:** The Amersham School  
Stanley Hill  
Amersham

**Applicant:** Buckinghamshire County Council

Chiltern District Council:

The Council has considered the above application and raises the following objections:

The District Council notes the proposed removal of Condition 6 (provision of a cycleway) from planning application CC/0013/19 and wishes to object. The NPPF states in Paragraph 102 that opportunities to promote walking, cycling and public transport should be identified. Specifically, Paragraph 104 states that planning policies should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development and provide for high quality walking and cycling networks and supporting facilities such as cycle parking. In addition, Paragraph 110 states that within this context, applications for development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas.

The District Council's own Core Strategy in Policy CS25 requires that development proposals identify and safeguard planned public transport, walking, cycling and road improvement lines from other development whilst Policy CS26 expects development proposals to provide safe, convenient and attractive access on foot and by cycle, making suitable connections with existing footways, public footpaths, bridleways, restricted byways and cycle ways, local facilities and public transport so as to maximise opportunities to use these modes.

It is therefore clear that there is policy support for the provision of cycleways and the District Council does not necessarily agree that it is unreasonable for one to be provided as part of the development. The Applicant has stated in their supporting statement that the inclusion of this condition does not meet two of the six Planning Condition tests because it's provision is unreasonable and the condition was imposed at a late stage in the application process. In contrast, the District Council does not consider the condition to be unreasonable, in that it is policy compliant and would also likely boost pupil numbers in terms of those who travel by bicycle, in line with sustainable transport objectives. The District Council cannot comment on the handling of the application by the County Council and whether or not the Applicant had adequate time to evaluate the proposed conditions,

but this in of itself is not considered to be satisfactory justification for the removal of the condition from the planning permission.

Officer comment: It is considered that the points raised including policies CS25 and CS26 of the Core Strategy for Chiltern District have been addressed in paragraphs 46 to 51 of the published committee report. The officer advice remains that the application should be approved as set out in the Recommendation to the published committee report.