

## SUSTAINABLE DEVELOPMENT POLICY ADVISORY GROUP

Meeting - 6 June 2013

Present: Mr Reed (Chairman)  
Mr Bagge, Mr D Dhillon, Mr Egleton, Mr Lidgate, Mr Samson and  
The Earl of Stockton

Also Present: Mrs Wooveridge

Apologies for absence: Mr Denyer

### 1. MINUTES

The minutes of the following meetings of the PAG were confirmed:

- 24 January 2013
- 26 March 2013

### 2. MILL LANE OPPORTUNITY SITE SUPPLEMENTARY PLANNING DOCUMENT

Consultation on the Mill Lane, Taplow Supplementary Planning Document (SPD) commenced in November 2012 for a six week period and the PAG received a report setting out the results of the consultation and the changes made following the consultation.

In total 87 responses were received from a variety of sources including statutory consultees, landowners, local businesses and members of the public. All the consultations were available on the web-site but the main topics of concern as set out in more detail in the report included the new access to the site, the number of homes to be built the scale of the development and the impact on the Skindles Hotel site. Features such as the new open space and the new footpaths and cycleways had all been welcomed. The revised Development Brief attached as Appendix 1 reflected a significant number of the comments that had been received. The consultation document attached at Appendix 2 had been revised to show how the consultation had been carried out, what the respondents had said and how the comments had been reflected in the proposed changes.

The comments that had been sent by Councillor Sandy to all members of the PAG via email were noted.

Referring to future action during the discussion the PAG supported the comment made by a member about the need to impress upon the architects the importance of designing a scheme which recognised the special character of the site.

Having considered the advice of the PAG, which indicated its unanimous support for the SPD, the Portfolio Holder has **AGREED to RECOMMEND** to Cabinet that the Mill Lane, Taplow Supplementary Planning Document be approved and authority be delegated to the Head of Sustainable Development, in consultation with the Portfolio Holder, to make any further minor amendments.

### 3. LOCAL DEVELOPMENT SCHEME 2013-2016

The PAG received a report presenting a revision of the Local Development Scheme which sets out a programme of planning policy work over the next three years.

The Council is required to produce a scheme which sets out the Development Plan Documents (DPDs) that will be produced in the following three-year period and which outlines the intended timetable for such work. A draft Local Development Scheme was attached as an Appendix to the report

## Sustainable Development Policy Advisory Group - 6 June 2013

The original idea was to produce three new DPDs but the report explained why it would be more appropriate to produce just two DPDs which together with the Core Strategy would effectively provide the “local plan”. Under this proposal the main new DPD would be the Development Management Local Plan which would provide more detail in relation to the policies in the adopted Core Strategy and would replace the saved policies in the 1999 Local Plan. The second document would be a separate plan to comply with the need for authorities to show at least a five year supply of deliverable sites to provide for gypsies and travellers.

The PAG noted that the consultant’s report providing an assessment of travellers’ accommodation was due to be finalised by the end of the month.

Having considered the advice of the PAG, which supported the proposal and the proposed programme as set out in a table in the report the Portfolio Holder has **AGREED** to **RECOMMEND** to Cabinet that the draft Local Development Scheme be endorsed as the basis for planning work over the next three years.

### 4. VALE OF AYLESBURY PLAN

The PAG considered a report setting out proposed representations on the Vale of Aylesbury Plan being prepared by Aylesbury Vale District Council. The representations related to the issues of level of housing growth being proposed and affordability.

The PAG noted that consultation on the Plan ended on 19 June.

Having received the advice of the PAG, which supported the proposed representations, the Portfolio Holder has agreed to send a draft response to Aylesbury Vale District Council to meet the deadline for comments and to **RECOMMEND** to Cabinet that the draft response be **APPROVED** as the Council’s official comments.

### 5. FEEDBACK ON PUBLIC CONSULTATION ON THE WILTON PARK OPPORTUNITY SITE

The PAG received a report providing details of the public consultation carried out by Inland Homes to inform the preparation of a Development Brief/Supplementary Planning Document in respect of the Wilton Park Opportunity Site.

The consultation had highlighted a number of issues as set out in paragraph 4.3 of the report including:

- Concerns about supporting infrastructure including school places, healthcare provision and roads - particularly the London End roundabout.
- The need to create safe cycle and pedestrian routes across the London End roundabout.
- The importance local people attach to new leisure and recreation facilities available to all.
- A consensus in favour of low-rise buildings when the site is redeveloped and a wish to see the tower demolished.
- People generally feel that a hotel would be inappropriate.
- There was some support for a care home and for small-scale retail.

The PAG noted that the full consultation would be published alongside the draft Supplementary Planning Document, currently scheduled for early autumn.

The PAG wished to thank those officers who had organised and attended the consultation meetings.

**RESOLVED** - that the report be noted.

6. **CHANGES TO 'PERMITTED DEVELOPMENT' LEGISLATION**

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 came into force on 30 May 2013 and the PAG received a report explaining the key changes and the implications for South Bucks.

The PAG was disappointed to note that the Council's case seeking exemption for 24 sites in B1(a) office use had been unsuccessful. The Portfolio Holder said that he had raised the issue with the Member of Parliament and would ensure that the matter was also raised at the next meeting of the Bucks Thames Valley Local Enterprise Partnership who had supported the Council's case for exemption

**RESOLVED** - that the report be noted.

7. **2011 CENSUS - SOUTH BUCKS SUMMARY**

The PAG received a report which provided an overview of the 2011 census results for South Bucks.

The PAG noted that the first phase of Census data for local areas was released between November 2012 and February 2013 and that more detailed information was due to be released in stages in 2013. Members were made aware of the headline results from the 2011 Census as set out in the report and were advised that more detailed Census information could be found in Appendix A of the report and on the Council's KnowledgeSource system.

**RESOLVED** that the report be noted.

8. **ANY OTHER BUSINESS**

9. **EXEMPT INFORMATION**

Members noted that the following item contained exempt information which was not available to the press and public.

**Interim Planning Policy Manager**

(Schedule 12A Part 1 paras 1 and 3 - because of information relating to any individual/the financial and business affairs of any particular individual)

The PAG noted the decision to seek external assistance in filling the post of Planning Policy Manager on an interim basis.

The meeting terminated at 7.41 pm