



Cabinet supplement agenda

Date: Tuesday 12 July 2022

Time: 10.00 am

Venue: The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF

Agenda Item	Page No
5 Question Time	

Question from Councillor Susan Morgan to Councillor Chilver, Cabinet Member for Accessible Housing and Resources and Councillor Tett, Leader of the Council

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“The Growth, Infrastructure and Housing Select Committee on 5 July referred this matter back to Cabinet to consider the results of the public consultation before any decision was confirmed. In my opinion, the consultation itself was flawed. Only a small boundary of houses surrounding the Bucks CC Sports and Social Club were asked to take part in the public consultation and yet, residents from a much wider area are affected by this decision. It's noted in the report that while Stoke Mandeville Parish Council were consulted they have yet to make a legal and formal decision in support/against development on this land. In the emerging Stoke Mandeville Neighbourhood Plan this site is listed as Local Green Space and for the first 2 years after closure residents were allowed to access this space until it was fenced off in March 2020. However, the Leader stated at the last Cabinet meeting that this land was not, nor had ever been, public open space. Cabinet should make sure that this land is formally changed in the emerging Stoke Mandeville Neighbourhood Plan before making a decision or this will hugely affect any planning decision.

Cabinet is requested to consider a proposal given to residents by Stoke Mandeville Parish Council at their last meeting, to come up with a new business plan by September, incorporating the additional 700 houses that have been built since the club closed, and delay any decision on this land until October 2022 to give the residents an opportunity to

either prove or disprove whether this is a viable option? This would also give the Cabinet Member time to complete a more detailed comprehensive public consultation.”

14 Proposed residential development at the site of the former Buckinghamshire County Council Community Sports and Social Club Land

This item has been discussed by the Growth, Infrastructure and Housing Select Committee and a supplementary report is attached.

If you would like to attend a meeting, but need extra help to do so, for example because of a disability, please contact us as early as possible, so that we can try to put the right support in place.

For further information please contact: Ian Hunt - democracy@buckinghamshire.gov.uk on 01296 585043, email democracy@buckinghamshire.gov.uk.



Call-in Request Form

Decision title:	Proposed residential development at the site of the former Buckinghamshire County Council Community Sports and Social Club Land
Decision reference no:	Cabinet meeting held on 7 June 2022
Decision taker:	Cabinet
Date decision made:	7 June 2022

Reasons for the call-in:

Please provide supporting information on the reasons for your call-in request. Please limit your summary to no more than 1,000 words for this entire section. Grounds for a call-in request should relate to one of the following categories:

- a. The decision has not been made in accordance with this Constitution, Council policies or Council procedures and processes;
- b. The decision is outside of the Council's policy framework or the budget approved by the Council;
- c. The decision is outside of the powers of the Council;
- d. The decision is unlawful

The callers-in requested that the decision made by Cabinet on 7 June 2022 in relation to the development of the Buckinghamshire County Council Sports & Social Club be called in for the following two reasons:

3.3 of the report to Cabinet does not address the option of a sale to a current residents group or the Parish Council. The site is listed as a community asset and I do not believe this fact has been adequately considered in the report or decision making process. Having met with a residents group last night there was not a proposal from residents in relation to 'gifting' the site. They have been asking for a meeting to discuss purchasing the site but this has been declined by Buckinghamshire Council. The basis of this option under 3.3 is therefore not representative of the options cabinet could or should have considered.

9.1. States that the results of a 'pre-planning consultation will be considered' before a decision is made. The result of that consultation was not included in the papers before cabinet and have yet to be published to either members or the public. Until the results of the pre-planning

<p>consultation are published I do not believe the decision to proceed with the development of the site can be considered Safe.</p> <p>I also not from the Stoke Mandeville Parish Council meeting minutes from the 25th of April 2022 that they were promised a meeting as a part of the consultation that then didn't take place rendering the promised consultation process incomplete.</p>	
<p>Desired outcome/alternative course of action sought:</p> <p>As detailed in the reasons for call-in:</p> <ul style="list-style-type: none"> - Request the Council to consider options of a sale to a current residents' group or the Stoke Mandeville Parish Council - That the Council undertake further consultation including meeting with the Stoke Mandeville Parish Council - That Cabinet awaits for the results of a pre-planning consultation to be published and considered before finalising any decision to proceed with the development of the site. 	
<p>Lead Member: <i>(who will attend the meeting and be the main contact and spokesperson for this call-in request)</i></p>	<p>Councillor Anders Christensen</p>
<p>Supporting Member: <i>(who will attend the meeting)</i></p>	
<p>Names of other Members supporting the call-in request: <i>(a minimum of 21 is required)</i> <i>(written evidence of the support of additional members is required by providing a copy of an email from a Member confirming their support for this call-in. Alternatively, a Member can email confirming their support direct to the Democracy mailbox)</i></p>	<ol style="list-style-type: none"> 1. Cllr A Poland-Goodyer 2. Cllr S Lambert 3. Cllr S Morgan 4. Cllr P Cooper 5. Cllr T Hunter-Watts 6. Cllr A Wheelhouse 7. Cllr S Wilson 8. Cllr M Knight 9. Cllr G Wadhwa 10. Cllr M Baldwin 11. Cllr A Baughan 12. Cllr P Griffin 13. Cllr T Dixon 14. Cllr R Khan 15. Cllr N Rana 16. Cllr S James 17. Cllr I Hussain 18. Cllr W Raja 19. Cllr P Drayton 20. Cllr K Bates 21. Cllr M Fayyaz

	22. Cllr N Hussain 23. Cllr T Hussain
Date:	10 June 2022

Please refer to the call-in procedure detailed in Part G Para 2.60 onwards in the [constitution](#).

This form will be submitted to the democracy mailbox at democracy@buckinghamshire.gov.uk

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Call-in Request Notice

A call-in request has been submitted from Councillor Anders Christensen, supported by 23 Councillors. The call-in request will be considered at a forthcoming meeting of the Growth, Infrastructure & Housing Select Committee, details of which will be advertised when confirmed. The reasons for the call-in request are set out below.

Title

Proposed residential development at the site of the former Buckinghamshire County Council Community Sports and Social Club Land

Cabinet meeting

7 June 2022

Reasons for the call-in request

The request for Call-In is attached. The Monitoring Officer considers that the first ground Call-In relating to the ACV is not valid but the second ground for Call-In is valid, namely the statement from Councillor Anders Christensen that:

"9.1. States that the results of a 'pre-planning consultation will be considered' before a decision is made. The result of that consultation was not included in the papers before cabinet and have yet to be published to either members or the public. Until the results of the pre-planning consultation are published I do not believe the decision to proceed with the development of the site can be considered Safe."

The call-in request is supported by the following Councillors:

1. Cllr A Poland-Goodyer
2. Cllr S Lambert
3. Cllr S Morgan
4. Cllr P Cooper
5. Cllr T Hunter-Watts
6. Cllr A Wheelhouse
7. Cllr S Wilson
8. Cllr M Knight
9. Cllr G Wadhwa
10. Cllr M Baldwin
11. Cllr A Baughan

12. Cllr P Griffin
13. Cllr T Dixon
14. Cllr R Khan
15. Cllr N Rana
16. Cllr S James
17. Cllr I Hussain
18. Cllr W Raja
19. Cllr P Drayton
20. Cllr K Bates
21. Cllr M Fayyaz
22. Cllr N Hussain
23. Cllr T Hussain

Background papers

[7 June 2022 Cabinet meeting](#)

Contact Officer

Sarah Ashmead Monitoring Officer

**Councillor David Carroll****Councillor for Ridgeway West Ward**

Buckinghamshire Council

The Gateway

Gatehouse Road

Aylesbury

HP19 8FF

David.carroll@buckinghamshire.gov.uk

www.buckinghamshire.gov.uk

Councillor Martin Tett
 Leader of the Council
 Buckinghamshire Council
 The Gateway
 Gatehouse Road
 Aylesbury HP19 8FF

6 July 2022

Dear Martin,

I am writing to inform you of the outcome of the recent call-in of the Cabinet decision on the Proposed residential development at the site of the former Buckinghamshire County Council Sports and Social Club land which was taken at Cabinet on 7th June 2022. The Call-in request form and the Call-in notice can be found at the following links:

<https://buckinghamshire.moderngov.co.uk/documents/s44952/Call-in%20request.pdf>

<https://buckinghamshire.moderngov.co.uk/documents/s44951/Call-in%20Request%20Notice.pdf>

As you know, the Growth, Infrastructure and Housing Select Committee met at The Oculus yesterday to consider the call-in request which had been submitted by Cllr Anders Christensen and was supported by a further 22 members of the Council. The meeting was attended by a number of local residents and was also webcast.

The Committee heard a submission from Cllr Anders Christensen and Cllr Susan Morgan explaining their concerns about the Cabinet decision and their reasons for requesting a call-in. Committee Members were then able to ask questions. Cllr John Chilver, Cabinet Member for Accessible Housing and Resources, then responded to the key points that had been raised and presented his own explanation of what the Cabinet decision was aiming to achieve and his knowledge of the outcome of the pre-planning public consultation exercise. Committee Members were then able to ask questions to the Cabinet Member and also to Mr David Pearce, Capital Projects Performance Manager who had written the 7th June Cabinet report.

At the outset of the Select Committee's deliberations, I reminded members that the accepted grounds for the call-in were as follows:

'9.1 states that the results of a 'pre-planning consultation will be considered' before a decision is made. The result of that consultation was not included in the papers before cabinet and have yet to be published to either members or the public. Until the results of the pre-planning consultation are published I do not believe the decision to proceed with the development of the site can be considered safe.'

Therefore, Members focussed their discussion and deliberations on the pre-planning consultation. After inviting members comments and in light of a difference of views, I proposed a vote and the Select Committee agreed to uphold the call-in by a vote of 7-3 and refer the decision back to Cabinet for reconsideration.

The Select Committee recommends that all members of Cabinet and the public should have sight of the pre-planning public consultation report, in the interests of transparency. Whilst we heard that this report was referred to in discussions at Cabinet on 7th June, it was not included in the agenda pack, despite reference being made to it at both 8.1. and 9.1 of the Cabinet report.

Best wishes

Councillor David Carroll
Chairman, Growth, Infrastructure and Housing Select Committee



Supplementary Report to Cabinet

Date: 12th July 2022

Reference number:

Title: Reconsideration of the request for Cabinet approval to submit an Outline Planning Application for a proposed residential development at the site of former Buckinghamshire County Council Community Sports and Social Club Land

Relevant councillor(s): John Chilver – Cabinet Member for Accessible Housing and Resources

Author and contact officer: David Pearce, Capital Projects Performance Manager
01296 383984 david.pearce@buckinghamshire.gov.uk

Ward(s) affected: Aylesbury South East and Wendover, Halton and Stoke Mandeville.

Purpose of this report: A Supplement to a paper submitted to Cabinet on the 7th June 2022 drafted in light of the comments made at the Scrutiny Committee 4th July. The supplement includes additional detail around public consultation to aid Members in a decision to grant approval to Submit an Outline Planning application for the land at Stoke Mandeville.

Recommendations:

1. Cabinet re-consider their decision in light of information now available to them.
2. Cabinet confirm their decision to approve the submission of an outline planning application.

1. Executive summary

- 1.1 June 7th Cabinet decided to authorise the submission of an outline planning application for land at Stoke Mandeville. Following which a successful application was made to call in the decision that followed due process as set out in the Council's constitution.
- 1.2 At a meeting of the Growth Infrastructure and Housing Scrutiny Committee on the 5th July the decision was upheld, and a decision made to return the report to Cabinet with additional information.
- 1.3 The Scrutiny Committee raised concerns that there had been no official consultation with either Stoke Mandeville Parish Council or SM Neighbourhood Plan Steering Group. Contained in the appendices are two letters that clearly show the steps taken to consult with the Parish Council. Regular meetings have and continue to take place with the Chairman of both groups, and this has greatly informed the scheme to date.
- 1.4 The Scrutiny Committee agreed that the decision made by Cabinet on the 7th June was made without Cabinet Members having had sight of information that could have influenced the decision reached and therefore ruled that Cabinet should re-consider when in receipt of the consultation summary document.

2. Content of report

- 2.1 This Paper
- 2.2 Appendix 1 Sports and Social Club Consultation Summary report (already attached to the main agenda)
- 2.3 Appendix 2 Letter from Stoke Mandeville Parish Council
- 2.4 Appendix 3 Letter from Stoke Mandeville Parish Council Local Neighbourhood Plan Steering Group
- 2.5 Appendix 4 Link to video about proposed development released by SMPC
https://www.youtube.com/watch?v=dkajsUsYcbU&feature=emb_imp_woyt

3. Next steps and review

- 3.1 An outline planning application will be submitted in August and the Local Planning Authority consultation will proceed as part of the statutory planning process

4. Background papers

- 4.1 None other than those attached as appendices

5. Your questions and views (for key decisions)

- 5.1 If you have any questions about the matters contained in this report please get in touch with the author of this report. If you have any views that you would like the cabinet member to consider please inform the democratic services team. This can be done by telephone 01296764814 or: email democracy@buckinghamshire.gov.uk

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Community Centre • Eskdale Road • Stoke Mandeville • Bucks HP22 5UJ

Clerk: Tony Skeggs

Telephone: (01296) 613888

E-mail: clerk@stokemandevillepc.gov.uk

18/03/2022

David Pearce

Capital Projects Performance Manager

Strategic and Major land and developments Team

Planning, Growth & Sustainability Directorate

Buckinghamshire Council

Dear David

Bucks Sports & Social Club

I refer to recent correspondence and meetings regarding the above site. Discussions have taken place between Buckinghamshire Council (BC), our Neighbourhood Plan Steering Group (NPSG), your consultants, Savills, and ours, Untitled Practice (UP).

At the Stoke Mandeville Parish Council (SMPC) meeting on 15th March, it was agreed by councillors that SMPC would take part in the joint public consultation on the outline plans for this site. You have indicated that the public consultation is likely to commence on 4th April, with drop-in sessions for the public at the Eskdale Road Community Centre on 25th and 27th April. I have made members of SMPC and NPSG aware of these intended dates and asked for attendees. The quicker the dates and times can be confirmed, the better we can support them.

There are of course matters still to be resolved before a 'nearer final' plan for the site can be produced, and we understand that you intend further meetings with all parties to work on these. The topics of parking, of the dimensions of the football pitch, the sporting facilities available, and of access and egress arrangements from the existing road network have all to be finalised. We have indicated that as the current preferred design borrows most from the work done on our behalf by UP, we are content for you to engage directly with them. In turn, you have indicated that a financial contribution from BC to us towards UP's work to date would not form a stumbling block to our partnership.

As all parties move towards the production of an agreed masterplan for the site, there is a reliance on everyone acting in good faith. We have already mentioned that our forthcoming Neighbourhood Plan



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will not designate the site as 'Local Green Space', provided the development comes forward in accordance with that masterplan. Otherwise, we will reinstate the designation. Clearly this is not an outcome we, or you, would welcome, and the production of some form of Memorandum of Understanding between us at the end of this process is the preferred option.

We will doubtless be hearing from you again shortly and look forward to a successful collaboration.

Best regards

Graham W. Stewart

Graham W. Stewart

Chairman – Stoke Mandeville Parish Council



A NEIGHBOURHOOD PLAN FOR STOKE MANDEVILLE

1 June 2022

Councillor Martin Tett
c/o Buckinghamshire Council
The Gateway Offices
Gatehouse Road
Aylesbury
Buckinghamshire
HP19 8FF

Dear Cllr Tett,

I am writing as requested by David Pearce to summarise Stoke Mandeville Parish Council's Neighbourhood Plan Steering Group's views about the development of the former Bucks Sports and Social Club site on Lower Road, Stoke Mandeville. While we believe this letter to represent the views of the Parish Council as a whole, there has been insufficient time as yet to get their formal approval of it.

In summary, we feel:

1. **The aspiration of local residents to re-open the former club as a going concern is admirable but impractical.** There is no realistic way for residents to raise the considerable capital required to purchase and refurbish the club building and sports facilities and, in our view, the residents lack the business knowledge and skills to effectively manage a challenging community facility. Neither, in our view, would there be sufficient demand and income from sporting users to make the club viable as a going concern. Those users likely to be able to pay high fees require correspondingly high levels of sporting facilities which the site could not deliver; and casual and community users cannot pay the high fees needed to maintain sporting facilities. We recognise the strong local feelings, but we do not think residents' ideas are practical or sustainable.
2. More importantly, **there are strong reasons why the site is not now suitable for a large sporting complex.** Vehicle access to the site is very constrained and there is insufficient space for the high level of car parking needed to service a large sports complex. Traffic congestion on Lower Road is a major issue. The proximity of housing and a SEND school mean that intensive sporting use, under floodlighting and with spectators, is inappropriate.

3. **We strongly support the ‘Garden Square’ concept and design developed for the BSSC site by Buckinghamshire Council with our own landscape architects.** We feel the Garden Square is fully in keeping with Aylesbury Garden Town ideas, with a large central green space, access to significant informal ‘turn up and play’ green play, sporting and leisure facilities, and a focus on disabled accessibility and inclusion reflecting the Paralympic legacy of nearby Stoke Mandeville hospital and stadium. We intend to work with BC, through the Neighbourhood Plan and by planning conditions, to ensure this vision is delivered for local residents. We support the use of the site to deliver much needed non-market housing.
4. **We agree with Sport England’s view that the club-standard sporting facilities of the former club should be re-provided so as to meet current unmet needs.** The evidence gathered for the evolving Neighbourhood Plan underlines the need for significant additional club-standard sporting facilities in Stoke Mandeville and southern Aylesbury, a conclusion supported by the evidence base for the VALP and the evolving sporting provision and pitch strategy for the AV area. But we feel these club-standard sporting facilities would be better provided on an alternative site, not at the former BSSC site.
5. **We have a clear deliverable vision for a club-standard sporting complex within easy walking distance of the former BSSC site, at our projected Parish Centre site on Lower Road.** Our proposed Parish Centre site is well located between the AGT1 and AGT2 strategic developments and close to existing neighbourhoods, has the space needed for a wide variety of uses including lit club-quality and artificial surface pitches, will have its own mobility hub and has vehicle access direct from the SEALR. Our intention is to bring forward this sporting complex as quickly as possible, in collaboration with BC and with a commercial partner. There are no insuperable barriers to delivery (landowners agree in principle, for example), and the delivery of facilities on this site would allow any Grampian conditions imposed by Sport England to be fulfilled. As a facility serving the needs of major developments, it would be eligible for s106 funding as well as national sports and community grants.
6. **We strongly oppose the tentative proposal by UK Power Networks to site a major substation on the BSSC site.** We recognise the need for the substation, but a small site with limited road access close to a SEND school and housing is not an appropriate site. We intend to propose to UKPN that they consider an alternative and more appropriate site off the SEALR and closer to HS2 (possibly adjacent to the proposed Parish Centre), which could be designated and safeguarded for that use through the Neighbourhood Plan.

We are very happy to meet to discuss these points in more detail if that would be useful.

Yours sincerely,



Cllr Andrew Clark
Chair of Stoke Mandeville Neighbourhood Plan Steering Group