



# Buckinghamshire Council

## Central Buckinghamshire Area Planning Committee

### Agenda

**Date:** Wednesday 30 June 2021

**Time:** 2.30 pm

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

**Membership:** M Rand (Chairman), N Brown, M Caffrey, B Chapple OBE, M Collins, P Cooper, R Gaster, R Khan, R Newcombe, G Smith, D Thompson and A Waite

Agenda Item	Time	Page No
1		
<b>APOLOGIES</b>		
2		
<b>TEMPORARY CHANGES TO MEMBERSHIP</b> Any changes will be reported at the meeting.		
3		
<b>APPOINTMENT OF VICE-CHAIRMAN</b>		
4		
<b>MINUTES</b> To approve as a correct record the Minutes of the meetings held on 29 April and 26 May 2021; copies attached.		3 - 6
5		
<b>DECLARATIONS OF INTEREST</b> Members to declare any interest.		
<b>APPLICATIONS</b>		
6		
<b>21/01116/APP - KINGSBROOK VIEW PRIMARY ACADEMY, KINGSBROOK BASIN, BROUGHTON, AYLESBURY</b> Erection of an electrical enclosure to house electrical mains serving the Kingsbrook View Primary Academy		7 - 14

Contact Officer: Andy Macdougall

[Andrew.MacDougall@buckinghamshire.gov.uk](mailto:Andrew.MacDougall@buckinghamshire.gov.uk)

---

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: Harry Thomas on 01296 585234, email [democracy@buckinghamshire.gov.uk](mailto:democracy@buckinghamshire.gov.uk).



## Central Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the Central Buckinghamshire Area Planning Committee held on Wednesday 26 May 2021 in Main Sports Hall, Stoke Mandeville Stadium, Guttman Road, Aylesbury HP21 9PP.

### Members present

M Caffrey, B Chapple OBE, M Collins, P Cooper, P Irwin, R Khan, Z Mohammed, R Newcombe, M Rand, D Thompson, A Waite and G Smith

### Agenda Item

**1 Apologies**

Apologies were received from Councillor Nic Brown.

**2 Election of Chairman**

RESOLVED –

That Councillor Rand be elected Chairman of the Committee for the ensuing year.

This page is intentionally left blank



# Buckinghamshire Council

## Central Buckinghamshire Area Planning Committee

### Minutes

**MINUTES OF THE MEETING OF THE CENTRAL BUCKINGHAMSHIRE AREA PLANNING COMMITTEE HELD ON THURSDAY 29 APRIL 2021 VIA MS TEAMS, COMMENCING AT 3:30PM AND CONCLUDING AT 5:45PM**

#### MEMBERS PRESENT

P Strachan (Chairman), C Paternoster (Vice-Chairman), M Bateman, J Bloom, J Brandis, P Cooper, B Foster, R Khan, R Newcombe, B Russel, J Ward and M Winn

#### Agenda Item

##### 1 APOLOGIES

There were none.

##### 2 TEMPORARY CHANGES TO MEMBERSHIP

There were none.

##### 3 MINUTES

##### Resolved:

That the Minutes of the meeting held on 10<sup>th</sup> December, 2020 be agreed as a correct record.

##### 4 DECLARATIONS OF INTEREST

Councillor Raj Khan declared a Non-Pecuniary Personal Interest as the owner of the property located next to the site, but not the business operating from within it. He emphasized that he was not prejudged in any way and would therefore participate in the consideration of the application.

##### 5 20/02431/APP - OLD COUNTY OFFICES, WALTON STREET, AYLESBURY

Conversion and extension of existing former Council offices to provide forty-six apartments with associated landscaping and car parking at Old County Offices, Walton Street, Aylesbury.

##### Speakers

**Town/Parish Council:** Councillor Richard Lloyd (Aylesbury Town Council)

**Agent:** Mr Kevin Scott

It was proposed by Councillor Paternoster, seconded by Councillor Brandis and

**Resolved:**

That application 20/02431/APP be **DEFERRED AND DELEGATED** to the Head of Service for approval subject to the satisfactory submission and consideration of amended plans relating to the siting of the proposed bin stores, the consideration of clarifying drainage information which has been submitted, and the completion of an appropriate legal agreement to secure the Travel Plan and comprehensive maintenance plan for the proposed surface water drainage scheme, and subject to those conditions as considered appropriate by Officers, or if the amended plans or appropriate legal agreement are not satisfactorily achieved for the application to be refused for reasons as considered appropriate by Officers in consultation with the Head of Service.

**6 DATE OF NEXT MEETING**

Wednesday 30<sup>th</sup> June, 2021 (Provisional)



## Report to Buckinghamshire Council Central Area Planning Committee

---

<b>Application Number:</b>	21/01116/APP
<b>Proposal:</b>	Erection of an electrical enclosure to house electrical mains serving the Kingsbrook View Primary Academy
<b>Site location:</b>	Kingsbrook View Primary Academy, Kingsbrook Basin, Broughton, Buckinghamshire, HP22 7EE,
<b>Applicant:</b>	Buckinghamshire Council
<b>Case Officer:</b>	Janet Mullen
<b>Ward affected:</b>	ASTON CLINTON & BIERTON
<b>Parish-Town Council:</b>	KINGSBROOK
<b>Valid date:</b>	17 March 2021
<b>Determination date:</b>	12 May 2021
<b>Recommendation:</b>	Approval subject to conditions

---

### **1.0 Summary & Recommendation/ Reason for Planning Committee Consideration**

- 1.1 Planning permission is sought for the erection of an electrical enclosure to house electrical mains. The proposal does not raise any issues of objection and is supported by Local Planning Policy.
- 1.2 This application needs to be brought before the committee as the applicant is Buckinghamshire Council as per the Council's Constitution.
- 1.3 The recommendation is that the application be approved subject to conditions.

### **2.0 Description of Proposed Development**

- 2.1 The application seeks permission for the siting of a safe housing enclosure for electrical facilities associated with the Kingsbrook View Primary School. The enclosure would measure 2m in width, 1m in depth, 2.7m in height and include double access doors to the front and a small removable lower section to the rear to allow for maintenance access. Materials would comprise light grey metal.

### **3.0 Relevant Planning History**

10/02649/AOP relating to New urban extension comprising 2450 homes, 10ha employment land, neighbourhood centre, two primary schools, construction of eastern link

road (part) and the Stocklake link road (rural section), green infrastructure, associates community facilities and support infrastructure including expanded electricity sub station and flood defences.

Outline Permission Approved on 28 September 2012

20/03141/AAD relating to High level external fascia signage.

Advertisement Consent granted 10 November 2020

#### 4.0 Representations

None received.

#### 5.0 Policy Considerations and Evaluation

There is no made Neighbourhood Development Plan for Kingsbrook.

Aylesbury Vale District Local Plan (AVDLP 2004): The report will identify where policies are not consistent with the NPPF and the weight to be afforded if not full weight.

Emerging Vale of Aylesbury District Local Plan (VALP): This is now at an advanced stage and weight can be given to the relevant policies in the plan in accordance with the NPPF. The overall approach is:

- **Limited weight:** if there is a new and untested policy introduced by a main modification and subject to consultation.
- **Moderate weight:** where there are objections and the Inspector has requested main modifications and therefore objections can be regarded as being “resolved”. The context being that the Inspector has considered the proposed modifications and in agreeing them for consultation, has confirmed that he is reasonably satisfied that they remedy the points of unsoundness identified in the examination process so far (as set out in Inspector’s note ED185).
- **Considerable weight:** where there are objections but the Inspector has not requested main modifications (and as such the policy will not be changed in a material way) and the objections can therefore be regarded as being “resolved”.
- **Significant weight:** where there are no objections and no modifications. These policies are not going to be changed and the next step will be adoption and very significant weight.

The report will identify the weight to be given to the relevant emerging policies.

Supplementary Planning Document (SPD):

The National Planning Policy Framework

National Planning Policy Guidance.

## **6.0 Principle and Location of Development**

- 6.1 The application site is located within the Kingsbrook urban extension to the east of Aylesbury and on land that comprises Kingsbrook View Primary School, a new primary academy currently under construction.
- 6.2 The proposed enclosure is to be located on the north eastern corner of the school site to the north of the car park. The location abuts Bellingham Way and the boundary of the school is marked by 1.8m high fencing. Planting along the boundary is proposed when the development is ultimately completed.
- 6.3 The enclosure is required so as to provide a safe housing for electrical facilities associated with the school and has been located away from the main school and pedestrian activities. The principle of the enclosure is considered acceptable, as it will allow the school to function while at the same time ensuring Health and Safety Requirements are met. Its location is largely dictated by services entering the site.

## **7.0 Transport matters and parking**

AVDLP GP24 (Car parking guidelines), SPG1: Parking Guidelines

Emerging VALP policy 6 (Vehicle parking), Appendix B (Parking Standards) - attracts moderate weight

- 7.1 The enclosure would be accessed from the school car park and as such the installation of the enclosure and any future maintenance would not impact on the highway network.

## **8.0 Raising the quality of place making and design**

AVDLP 'saved' Policies GP.35 (Design of new development proposals)

Emerging VALP policy BE2 (Design of new development) - carries moderate weight

- 8.1 The proposal represents a small addition to the street furniture that would be present in the area. The enclosure is typical of such facilities and is of a small scale nature and a standard design. It would be largely obscured from views when the proposed planting in the area matures and as such it is not considered that the enclosure would have a harmful impact on the host building or the wider area in general.

## **9.0 Amenity of existing and future residents**

AVDLP: GP.8 (Protection of the amenity of residents) and GP.95 (Unneighbourly uses).

Emerging VALP policy BE3 (Protection of the amenity of residents) - carries *considerable weight*.

- 9.1 The structure will be located on the northern boundary of the school site, with the nearest residential properties approximately 30m further to the north on the opposite side of Bellingham Way on Nutmeg Close.
- 9.2 Environmental Health have been consulted and have raised no objections.
- 9.3 Given the nature of the enclosure and its limited size and discrete colour, it is considered that the proposal would not have an unacceptable adverse impact upon the neighbouring amenity of houses nearby. Therefore, it is considered that the proposal accords with GP8 of AVDLP, emerging policy BE3 of the VALP and NPPF.

## **10.0 Ecology**

Emerging VALP NE1 (Biodiversity and geodiversity) (moderate weight)

- 10.1 The Protected Species Officer does not consider that there is a reasonable likelihood of protected species or priority habitats being affected by this development. Therefore, no supporting ecological information is required and there is no objection towards this application.

## **11.0 Flooding and drainage**

Emerging VALP Policy I4 (flooding) carried moderate weight

- 11.1 The application site falls within Flood Zone 1 of the Environment Agency's flood map, indicating that it would be at the lower end of flood risk.

## **12.0 Working with the applicant / agent**

- 12.1 In accordance with paragraph 38 of the NPPF (2019) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 12.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 12.3 In this instance the application was acceptable as submitted and no further assistance was required.

## **13.0 Recommendation**

- 13.1 The officer recommendation is that the application be **APPROVED** subject to the following planning conditions and informatives:
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the details contained in the planning application hereby approved and plan numbers DN376104-AHR-ZZ-ZZ-DR-L-021-S1 Rev P01 (Location plan), DN376104-AHR-ZZ-ZZ-DR-L-0001-PD Rev C3 (Site plan) and EQ70044902 (Enclosure plans and elevations) and in accordance with any other permissions imposed by this planning permission.

Reason: To ensure that the development is carried out in accordance with the details considered by the Planning Authority.

3. The materials to be used in the development shall be as indicated on the approved plans unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies GP9 and GP35 of the Aylesbury Vale District Local Plan, emerging policy BE2 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework

#### Informative(s):

In accordance with paragraphs 38 and 39 of the National Planning Policy Framework, the council takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. The council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions. In this case, the application was considered to be acceptable as submitted and no further assistance was required so it has therefore been dealt with without delay.

#### **List of approved plans:**

DN376104-AHR-ZZ-ZZ-DR-L-021-S1 Rev P01 Location plan  
DN376104-AHR-ZZ-ZZ-DR-L-0001-PD Rev C3 Site plan  
EQ70044902 Enclosure plans and elevations  
Received 17<sup>th</sup> March 2021

#### **Appendix A: Consultation Responses and Representations**

#### **Appendix B: Site Location plan**

## **APPENDIX A: Consultation Responses and Representations**

### Councillor Comments

None received.

### Parish/Town Council Comments

No comments to raise as agreed at the planning committee meeting held on 22 April 2021.

### Consultation Responses (Summarise)

#### Environmental Health

Having considered this planning application I would advise that no objections are raised from an Environmental Health point of view

#### Ecology Officer

It is considered that there is not a reasonable likelihood of protected species or priority habitats being affected by this development. Therefore no supporting ecological information is required and there is no objection towards this application.

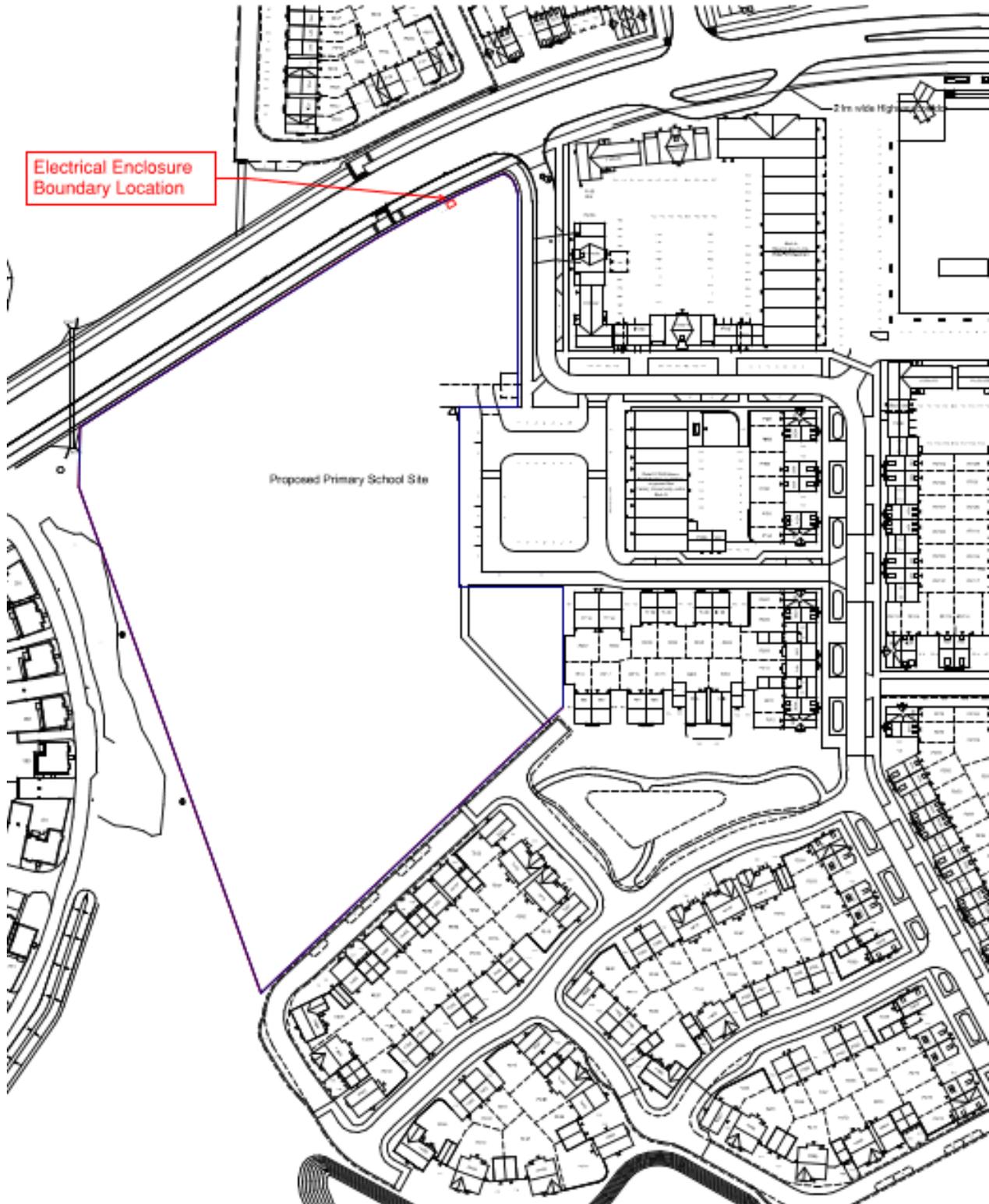
### Representations

None received

# APPENDIX B: Site Location Plan

Do not scale – this map is indicative only

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationary Office © Crown Copyright 2020. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Buckinghamshire Council, PSMA Licence Number 0100062456



This page is intentionally left blank