



Strategic Sites Committee minutes

Minutes of the meeting of the Strategic Sites Committee held on Thursday 16 December 2021 in The Oculus, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF, commencing at 10.00 am and concluding at 4.50 pm.

Members present

P Bass, A Bond, P Cooper, M Fayyaz, P Fealey, R Newcombe, J Ng, A Turner (Chairman), P Turner, J Waters (Vice-Chairman) and A Wheelhouse

Agenda Item

1 Apologies for absence

Apologies for absence were received from Councillor Nic Brown.

2 Minutes

Resolved: The minutes of the meetings held on 18 and 25 November 2021 were agreed as an accurate record and were signed by the Chairman after the meeting.

3 Declarations of interest

Application 19/00148/AOP Land off Osier Way - Councillor Patrick Fealey declared a personal interest in the item but stated he had not considered the application with the parish or town council and that he had a very open mind and had not pre-determined the application.

4 **19/00148/AOP - Land off Osier Way, East of Gawcott Road and South of Buckingham Ring Road, Buckingham, Buckinghamshire**

Proposal: Outline Planning Application (with all matters other than means of access reserved) for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal play space); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation) and two new accesses off Osier Way and one new access off Gawcott Road. Includes demolition of the existing pigsty.

A site visit was undertaken on 7 December 2021.

Philippa Jarvis, Planning Consultant, advised that two updates had been published. The first update provided a replacement recommendation and would be the recommendation referred to. Comments from Councillor Warren Whyte had been omitted from the report and were read out in full. A further representation had

been received since the second update was published, which raised similar objections to ones already reported but also a specific objection on highway grounds that, in the absence of a physical solution to the A421 Tesco roundabout impacts, it was suggested that development should not be permitted.

Speaking as local member, Councillor Robin Stuchbury.

Speaking as Chairman of the Planning Committee at Buckingham Town Council, Councillor Mark Cole.

Speaking as the agent, Christopher Roberts. Tim Wall was also in attendance to answer any transport queries.

It was proposed by Councillor Patrick Fealey, seconded by Councillor Richard Newcombe, and agreed at a vote

resolved:

that the application be deferred and delegated to the Director of Planning and Environment for **approval** subject to the satisfactory completion of a S106 agreement to secure the matters set out below, with conditions as considered appropriate by Officers, or if these are not achieved for the application to be refused:-

- Provision of a minimum of 35% on-site affordable housing (and related controls – tenure mix, pepper potting, timing of delivery etc).
- Provision of custom / self-build (5% to be negotiated depending on evidence of demand).
- Provision of on-site public open space and its future maintenance / management.
- Provision and future maintenance / management of off-site biodiversity enhancement.
- Maintenance / management scheme for SuDS in perpetuity.
- Provision of various off-site highway works and sustainable access improvements.
- Financial contributions towards off-site highway works (TRO) and monitoring of Travel Plan.
- Financial contribution towards the provision of new and/or enhanced bus infrastructure and services or community transport to serve the site.
- Financial contribution towards primary, secondary and special needs education provision.
- Financial contribution towards off-site sport & leisure facilities as necessary in accordance with the SPD and accompanying Ready Reckoner.

Note 1: A 35-minute break was taken between items 4 and 5.

5 PL/20/3280/OA - Land South of Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire SLO ONH

Proposal: Outline planning permission with all matters reserved (except for principal points of access) for the phased development of a screen industries global growth hub of up to 750,000 sq ft (70,000 sq m) comprising:

- A visitor attraction of 350,000 sq ft comprising a series of buildings
- 350,000 sq ft of film production buildings (including sound stages, workshops, offices and an external film backlot)
- Education and business hub (50,000 sq ft)
- Associated parking and servicing - Green Infrastructure.

A site visit was carried out on 14 December 2021.

The Chairman stated that there had been a significant amount of lobbying of individual committee members, from both the applicant and objectors, some of which had been unnecessarily and overly robust, which was not always helpful. The Chairman wanted to make it clear that committee members had an open mind when considering applications and would make their decision based on material planning matters.

Katherine Stubbs, Senior Solicitor, read out a statement regarding the human rights implications which had been raised by Iver Heath Residents' Association and the public sector equality duty.

Speaking as local Member, Councillor Wendy Matthews.

Speaking as local Member, Councillor Paul Griffin.

Speaking as local Member, Councillor Luisa Sullivan.

Speaking as a Member of Buckinghamshire Council, Councillor Trevor Egleton.

Speaking as a Member of Buckinghamshire Council, Councillor Thomas Hogg.

A statement was read out by Sally Taylor, Senior Democratic Services Officer, on behalf of Councillor Santokh Chhokar, a member of Buckinghamshire Council.

Speaking as Vice-Chairman of Iver Parish Council, Councillor Julie Cook.

Speaking as Chairman of Fulmer Parish Council, Councillor David Brackin.

Speaking as objectors, John Rossetti, Ray Sangster, Leigh Tugwell and Jerry Unsworth.

Speaking as the applicant, Andrew Smith whose address included a short video presentation on behalf of the applicant. Rob Lucas, James Bevis and Paul Golding

were in attendance to answer questions.

It was proposed by Councillor Paul Bass, seconded by Councillor Ashley Bond and agreed at a vote

resolved:

that the application is delegated to the Director of Planning and Environment for **approval** subject to: referral to the Secretary of State to consider whether to call-in the planning application on Green Belt grounds; and, the recommended planning conditions and the satisfactory completion of an agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the details set out in the main body of the report or if a satisfactory S106 Agreement cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

Note 2: Two five-minute comfort breaks were taken during item 5.