



# South Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the South Buckinghamshire Area Planning Committee held on Tuesday 10 January 2023 in Amersham Council Chamber, King George V House, King George V Road, Amersham HP6 5AW, commencing at 2.30 pm and concluding at 4.25 pm.

## Members present

T Egleton, P Bass, S Chhokar, P Griffin, G Hollis, Dr W Matthews, G Sandy and A Wheelhouse

## Others in attendance

D Gigg, L Hornby, B Robinson and K Stubbs

## Apologies

D Anthony and T Broom

## Agenda Item

### 1 **Declarations of Interest**

**Councillor A Wheelhouse:** Planning Application PL/22/2329/FA – declared a non-pecuniary interest due to being a member of Beaconsfield Town Council and the Chairman of the Beaconsfield Society. She also declared that her sons had, in the past, played football for various clubs on the Wilton Park pitches. She declared she had an open mind, had not predetermined the application and would listen to the debate before voting on the application.

### 2 **Minutes**

The Minutes of the meeting held on 13 December 2022 were agreed as an accurate record.

### 3 **PL/22/2329/FA - Land off Glory Hill Lane, Holtspur, Beaconsfield, Buckinghamshire** Change of use of land to sports pitches with associated pavilion, storage, parking, boundary fencing and landscaping. New Vehicular access onto Wooburn Green Lane.

The application was the subject of a site visit.

Members noted the written update provided at the meeting and attached to the Minutes.

Members also noted the amendment to the recommendation which was that the application be deferred and delegated to the Service Director of Planning and Environment for:

1. Approval subject to the satisfactory completion of a separate s106 agreement or a combined agreement and deed of variation relating to applications PL/22/2329/FA and land at Wilton Park covered by permission 17/01763/OUT, to secure the matters set out in the update, or
2. To refuse the application if agreement could not be reached for reasons to be determined by the Service Director of Planning and Environment.

Following a full debate, Members voted in favour of the motion to refuse the application for the following reasons:

The proposed development would not preserve the openness of the Green Belt and would conflict with two of the five purposes of including land within the Green Belt, namely: a) to check the unrestricted sprawl of large built-up areas and c) to assist in safeguarding the countryside from encroachment. Therefore, the proposals are inappropriate development in the Green Belt. There are no Very Special Circumstances to justify this inappropriate development in the Green Belt. The proposed development is contrary to Policy GB1 of the South Bucks District Local Plan 1999 (consolidated September 2007 and February 2011) (herein 'the Local Plan') and Paragraphs 138, 147, 148, 149 and 150 of the National Planning Policy Framework 2021 (herein 'the NPPF').

Through providing the proposed development on land at Glory Hill Lane, as an alternative location to delivering permanent football pitches at the approved Wilton Park scheme in Beaconsfield (reference 17/01763/OUT), this would lead to a loss of facilities for the community at Wilton Park contrary to Core Policy 14 of the South Bucks Core Strategy 2011 (herein 'the Core Strategy') and the Wilton Park Development Brief Supplementary Planning Document 2015.

There would be harm to the amenity of the receptors in the vicinity of the site, including additional noise. The access and parking arrangements would dominate the landscape and therefore be detrimental to the character and appearance of the area. The proposals would be contrary to Policy EP3 of the Local Plan, Core Policy 9 of the Core Strategy and paragraphs, 130, 174 and 185 of the NPPF.

It has not been demonstrated to the satisfaction of the Local Planning Authority that the off-site Biodiversity Net Gain can be achieved. As such, the proposals are contrary to Core Policy 9 of the Core Strategy and paragraphs 8 and 174 of the NPPF.

Speaking as Ward Councillor: Councillor J Ng

Speaking on behalf of Beaconsfield Town Council: Cllr P Mason

Speaking in objection: Mrs A Sumner

Speaking in support: Mr M White

Speaking as the applicant: Mr M Reyner

**It was proposed by Councillor A Wheelhouse and seconded by Councillor G Sandy.**

**Resolved: that the application be refused for the reasons laid out above.**

**4 Date of Next Meeting**

Tuesday 7 February 2023 at 2.30pm.

**5 Availability of Members Attending Site Visits (if required)**

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**SCHEDULE OF UPDATES TO THE REPORT OF THE SERVICE DIRECTOR – PLANNING &  
ENVIRONMENT**  
**TO THE BUCKINGHAMSHIRE COUNCIL SOUTH AREA PLANNING COMMITTEE 13/12/2022**

|   |                      |             |          |              |          |
|---|----------------------|-------------|----------|--------------|----------|
| <b>Application No:</b>  | <b>PL/22/2329/FA</b> | <b>Item</b> | <b>4</b> | <b>Page:</b> | <b>5</b> |
| <b>Site Address: Land off Glory Hill Lane, Holtspur, Beaconsfield</b> |                      |             |          |              |          |

### **Community Comments**

A petition in support of the proposed development has been received – there are a total of 530 signatures.

A letter of support has also been submitted from Leap (a social enterprise that exists to improve the lives of residents of Buckinghamshire). This organisation raises the following points:

- Having reviewed responses and supporting documents, especially those from Sport England and the Sports Justification Report (May 2022) there is clear evidence to support this proposal.
- Whilst youth sports participation is already high in Buckinghamshire and well exceeds the national average, there is no reason to stand still and expect this to continue. There are a number of key benefits that are endorsed particularly the proposal to develop dedicated girls' football provision, with high interest from girls and women wishing to play football.
- Leap respect the expertise and assessment of the Consultants that have written the applicant's Sports Justification. Similarly Leap work closely with Sport England and note the organisation did rescind its objection on the basis that their two conditions are met.

### **Briefing note to Members circulated by the Applicant**

A briefing note provided by the applicant has been circulated to Members of the South Area Planning Committee. This includes a cover letter from the Chairman of the Beaconsfield Town Youth Football Club. Other information consists of details of the site location, the proposals, the benefits to the Youth Football Club and the community, a response to the questions raised by the community, details of the level of support for the proposals and some quotes from supporters.

### **Committee Report**

#### **Missing text and paragraph numbering**

At paragraph 5.47 in the Committee Report, highlighted by underlined text below:

Pedestrian improvements in the form of tactile crossing points will be installed at the site access point and at the junction of Wooburn Green Lane/White Hill completed with tactile paving. It has been proposed that the existing crossing on the White Hill east arm is upgraded, with the

introduction of tactile paving improving these movements for all users. Highways Officers have discussed these crossing points with the Road Safety team, and it is considered that the upgrading of these crossing points is acceptable in this instance. Such works would be secured by condition, as recommended by Highways Officers.

In the Highways section of the report (page 17) under parking, the paragraph numbers should have been 5.48 and 5.49.

### **Planning Conditions**

The following changes are proposed to the following conditions:

- Conditions 3, 5 and 6 – change wording from ‘prior to commencement of development’ to ‘no development shall commence until’
- Condition 22 – change reference to condition 20 to condition 21
- Condition 28 – delete as Biodiversity Net Gain (BNG) is to be secured as a Planning Obligation to accord with the Council’s Supplementary Planning Document on BNG.
- Condition 30 – delete the condition, as it’s duplication of condition 31.
- Condition 32 – include reference to the Town and Country Planning General (Permitted Development) Order (England) (as amended)
- Condition 33 – add ‘size (length, width and height)’
- Condition 34 – replace ‘strop’ with ‘stop’.

### **Recommendation – Amended**

The recommendation is that the application be deferred and delegated to the Service Director of Planning and Environment for:

- 1) APPROVAL subject to the satisfactory completion of a separate S106 agreement or a combined agreement and deed of variation relating to applications PL/22/2329/FA and land at Wilton Park covered by permission 17/01763/OUT, to secure the matters set out below;-

For the Glory Hill site (PL/22/2329/FA):

- The delivery of the football facility at Glory Hill by Inland (as set out in the approved plans) prior to the occupation of the 197<sup>th</sup> dwelling at Wilton Park.
- Not to occupy more than 196 dwellings at Wilton Park until the football facility has been provided at Glory Hill.
- Upon completion of the new football facility at Glory Hill, Inland to transfer for a nominal sum the freehold interest to Beaconsfield Town Youth Football Club (BTYFC).
- A requirement (for BTYFC) to maintain the football facility for its lifetime in accordance with a maintenance schedule to be agreed with the Council.
- Implementation of the Travel Plan and monitoring fee.
- Securing off-site Biodiversity Net Gain

For Wilton Park on land in the applicant’s ownership (relating to permission 17/01763/OUT):

- Retain the current obligations to deliver permanent formal sports pitches and a sports pavilion at Wilton Park in the event that the Glory Hill facilities are not delivered.
- A requirement to retain the existing (or temporary) football pitches at Wilton Park until the football facility at Glory Hill is delivered and the freehold interest transferred to BTYFC.
- On the basis that the Glory Hill facilities are delivered, in addition, the delivery of two small informal pitches at Wilton Park. One marked out within the approved public park, and the other at the eastern end of the site.
- The management and maintenance of these small informal pitches to be the responsibility of the Wilton Park Management Company.
- The provision of informal changing facilities for the informal sports pitches.
- A requirement to agree a temporary landscaping strategy for the area in and around the SFA housing immediately east of the relief road. This landscaping to be managed and maintained unless or until otherwise agreed, or unless and until subsequent permission is granted for a different use of the land in question.

subject to the conditions as proposed in the main report and update report, and any other amendments or new conditions including Obligations considered appropriate by Officers.

**OR**

- 2) REFUSAL if agreement cannot be reached – for reasons to be determined by the Service Director for Planning & Environment.



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