



Strategic Sites Committee minutes

Minutes of the meeting of the Strategic Sites Committee held on Thursday 16 March 2023 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF, commencing at 2.00 pm and concluding at 3.53 pm.

Members present

A Bond, N Brown, P Cooper, T Egleton, N Marshall, R Newcombe, M Rand, A Turner (Chairman), J Waters (Vice-Chairman) and A Wheelhouse

Agenda Item

1 Apologies for absence

Apologies for absence were received from Councillors Patrick Fealey, Susan Lewin and Jackson Ng. Councillor Nic Brown attended as a substitute for Councillor Ng.

2 Minutes

Resolved: The minutes of the meeting held on 16 February 2023 were **agreed** as an accurate record and were signed by the Chairman.

3 Declarations of interest

Councillor Richard Newcombe declared a non-prejudicial interest in item 4, 22/07549/FUL, as he was one of the Buckinghamshire Council representatives on the Chilterns Conservation Board (CCB) which was responsible for the management of the Chilterns areas of outstanding natural beauty (AONB). Whilst the site was not in an AONB, it was in close proximity. There were no comments made by the CCB on the application and Councillor Newcombe stated that he had not been party to any discussions prior to the meeting; he was not pre-determined.

4 **22/07549/FUL - Land at South Corner, Wycombe Air Park, Clay Lane, Booker, Buckinghamshire**

Proposal: Creation of new film and TV studios incorporating the retention of 1 x existing sound stage, construction of further new production facilities including 7 x sound stages, 10 x workshops, 4 x production facility buildings, 1 x rehearsal building, ancillary offices, cafe and amenity space, parking, landscaping and new vehicular access off Marlow Road.

A site visit was carried out on 7 June 2022.

Speaking as the agent, Mr Oliver Bell, accompanied by Mr James Enright, the

applicant.

It was proposed by Councillor Peter Cooper and seconded by Councillor Nic Brown and

Resolved: that the application be delegated and deferred to the Service Director of Planning and Environment for APPROVAL subject to:

- A. The applicant submitting a detailed junction design of the site access onto Marlow Road and a bat survey to demonstrate whether bat roosts would be affected by the junction works:
 - 1) The access design shall include:
 - a) Appropriate highway signage.
 - b) Carriageway resurfacing to include high friction surfacing.
 - c) Speed reducing road markings.
 - d) Widening of the Marlow Road carriageway to include the provision of a ghost island right turn lane.
 - e) Visibility splays
- B. The Service Director of Planning and Environment considering the results of the bat survey and whether bats are affected. If so, to consider whether a criminal offence is likely to occur and if so whether the derogation tests would be met.
- C. The Service Director of Planning and Environment to consider whether there is any conflict with policy DM13 and DM34 and if so, whether the planning balance indicates that permission should be granted.

Subject to points A to C being resolved to the satisfaction of the Service Director of Planning and Environment, the satisfactory completion of a legal agreement or Memorandum of Understanding (if the Council own the site at the time of completion of the agreement) to secure:

- A travel plan (including monitoring payments)
- Shuttle bus provision
- Traffic Regulation Order speed survey
- If the speed survey recommends that there be a change to the speed limit the funding and implementation of a Traffic Regulation Order on Marlow Road
- Biodiversity offsetting scheme to deliver a 10% biodiversity net gain

Or if this is not achieved then the application be refused for such reasons as the Service Director of Planning and Environment considers appropriate.

And **Subject to** the conditions and revised conditions as set out in the report and supplementary report. These are to be formalized in consultation with the Chairman if they are to differ from those set out.

And **subject to** an informative being added drawing the applicant's attention to the fact that the development should ensure that there is sufficient infrastructure in place to increase the 50 electric vehicle charging points to meet any future demand.