



Strategic Sites Committee minutes

Minutes of the meeting of the Strategic Sites Committee held on Thursday 8 June 2023 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF, commencing at 2.00 pm and concluding at 3.28 pm.

Members present

P Cooper, T Egleton, P Fealey, N Marshall, S Morgan, R Newcombe, M Rand, A Turner (Chairman), J Waters (Vice Chairman) and A Wheelhouse

Agenda Item

1 **Appointment of Vice Chairman**

Resolved: That Councillor Jonathan Waters be appointed as Vice-Chairman of the Strategic Sites Committee for the ensuing year.

2 **Apologies for absence**

Apologies were received from Councillors Ashley Bond, Susan Lewin and Jackson Ng. Councillor Susan Morgan attended as a substitute for Councillor Lewin.

3 **Minutes**

Resolved: The minutes of the meetings held on 13 April and 17 May 2023 were **agreed** as an accurate record and were signed by the Chairman.

4 **Declarations of interest**

There were no declarations of interest.

5 **WITHDRAWN - 138 (VG33) - Land to the southeast of the junction of Shootacre Lane with Picts Lane, Princes Risborough, Buckinghamshire**

6 **CM/0049/21 - Land at Sutton Court Farm, North Park, Langley, SL3 8AU**

Proposal: Phased extraction of an allocated sand and gravel deposit, including for the construction and use of a new bell mouth access off North Park; Establishment and use of ancillary activities; and the importation of reclamation material with restoration to high quality agricultural land and nature conservation habitat on land at Sutton Court Farm, Langley, Buckinghamshire.

A site visit was carried out on 31 May 2023.

Written statements were read out by Sally Taylor, Senior Democratic Services

Officer, on behalf of local Member, Councillor Wendy Matthews and Councillor Julie Cook, Iver Parish Council.

Speaking as the agent, Dan Walker.

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

Resolved: Subject to the applicant first entering into a legal agreement under s106 of the [Town and Country Planning Act 1990](#) (as amended) securing HGV vehicle routing for all HGVs entering and exiting the site, EURO VI compliance, laying out of access in accordance with a s184 agreement made under the Highways Act 1980, 15 year-long biodiversity management period and Air Quality Management Contributions, the application was **approved** subject to conditions to be finalised including those set out in Section 21 of this report and

Subject to taking into account comments made by members made at Committee i.e.,

- A condition stating that a Local Liaison Group be set up to include the parish council and relevant ward member(s).
- Condition 12 be amended to include an hourly limit to be set on the number of HGV movements on a Saturday.
- The road sweeper/wheel washing to be secured by S106 obligation or a condition as, and when required to maintain the desired highway safety standard.
- Condition 15 be amended to include that the HGV movement monitoring records be submitted to the Local Planning Authority at regular intervals.