



## Strategic Sites Committee minutes

Minutes of the meeting of the Strategic Sites Committee held on Friday 15 December 2023 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF, commencing at 2.02 pm and concluding at 6.12 pm.

### Members present

A Bond, P Cooper, P Fealey, S Lewin, 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 Jackson Ng and Trevor Egleton.

#### 2 Minutes

**Resolved:** The minutes of the meetings held on 19 and 23 October 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; application number 22/03709/AOP – Bucks CC Sports and Social Club, Lower Road, Stoke Mandeville, Buckinghamshire.

Councillor Newcombe stated that, for the most part, the application was in the Aylesbury South East ward. However, his view, when looking at the ward boundaries shown on the Council's website, in conjunction with the boundary as on the map, was that the most southerly part was in the Wendover, Halton and Stoke Mandeville ward, which he represented as the local Member. Cllr Newcombe advised that he had declined, on every occasion, to express any form of view about this application and accordingly declared that he was not pre-determined.

#### 4 **22/03709/AOP - Bucks CC Sports and Social Club, Lower Road, Stoke Mandeville, Buckinghamshire**

Proposal: Outline application with access to be considered for redevelopment of the site comprising up to 100 residential units (Use Class C3) and the provision of green open space, together with associated landscaping and parking, widening of access and alterations to 149-151 Lower Road to accommodate widened access, and an

internal link road to Booker Park School.

A site visit was carried out on 7 December 2023.

The case officer, Sue Pilcher, Principal Planner, highlighted the main points of the two committee updates. S Pilcher also provided a verbal update as follows:

- With reference to Paragraph 1.7 and 7.85 of the report, the weight to be given to biodiversity net gain was moderate positive throughout and not significant positive.
- Paragraph 2.4, the tree referred to was an ash tree; it was an ancient tree, not a veteran tree. The tree was located on the south-east boundary of the northern area of the site.
- Paragraph 7.27 related to self and custom build dwellings. Policy H5 became relevant when the threshold of development was 100 or more dwellings, so assuming the 100 dwellings was achieved as part of the detailed scheme, then 5% would be customer or self-build plots on the site equating to five dwellings.
- Paragraph 8.3 stated that a planning obligation would be secured, but this would be a Memorandum of Understanding as it was a Council application.
- In the appendices, Councillor Roger King, was listed as a local member but it was clarified that Councillor King was from Aylesbury Town Council.

Speaking as a representative of Aylesbury Town Council, Councillor Mark Willis.

Speaking as a representative of Stoke Mandeville Parish Council, Councillor Kristy Shanahan.

Speaking as an objector, on behalf of Stoke Mandeville Residents Group, Mungo Duncan.

Speaking as a supporter, on behalf of Booker Park School, Steve Parkinson.

Speaking on behalf of the applicant, Neil Rowley.

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

**Resolved:** that the application be **deferred** in order for:

- Highways to provide clarification on the details of the site access,
- Investigation into usage of the site since 2018, and
- The Memorandum of Understanding to be completed.

A comfort break was taken between 5.34 pm and 5.45 pm.

**5 CM/0003/23 - New Denham Quarry, Denham Road, Denham, Buckinghamshire, UB9 4EH**

Proposal: Mineral extraction with low level restoration to lakes, woodland and grassland, as an eastern extension to New Denham Quarry.

A site visit was carried out on 7 December 2023.

Speaking as local ward member, Councillor Jaspal Chhokar.

Speaking as the agent, Gemma Crossley.

It was proposed by Councillor Richard Newcombe and seconded by Councillor Peter Cooper and **agreed** at a vote:

**Resolved:** that subject to the submission of an updated composite restoration scheme drawing for New Denham Quarry that the application be **approved** subject to the imposition of planning conditions broadly in accordance with the details set out in the report, suitable planning obligations securing use of EURO 6 compliant vehicles and the implementation of a Bird Hazard Management Plan.