



Strategic Sites Committee minutes

Minutes of the meeting of the Strategic Sites Committee held on Thursday 21 April 2022 in The Oculus, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF, commencing at 2.06 pm and concluding at 3.22 pm.

Members present

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

Agenda Item

1 Apologies for absence

Apologies for absence were received from Councillor Paul Bass, Councillor Patrick Fealey, Councillor Jackson Ng and Councillor Alison Wheelhouse. Councillor Trevor Egleton attended as substitute for Councillor Patrick Fealey. Councillor Neil Marshall attended as substitute for Councillor Paul Bass.

Note 1: Councillor Neil Marshall arrived at 14.09.

2 Declarations of interest

Councillor Richard Newcombe declared a personal interest in application PL/21/4632/OA. Councillor Newcombe stated that he was a Buckinghamshire Council representative on the Chilterns Conservation Board (CCB), which was the body responsible for the area of outstanding natural beauty and was mentioned in the course of the application. Councillor Newcombe advised that he had had no part in formulating any of the comments by the CCB in regard to the application.

3 Minutes

Resolved: The minutes of the meeting held on 24 March 2022 were **agreed** as an accurate record and were signed by the Chairman.

4 PL/21/4632/OA - Land Between Lodge Lane and Burtons Lane, Little Chalfont, Buckinghamshire

Proposal: Outline application for the demolition of all existing buildings and the erection of residential dwellings including affordable housing, custom build (Use Class C3), retirement homes and care home (Use Class C2), new vehicular access point off Burtons Lane, improvements to existing Lodge Lane access including works to Lodge Lane and Church Grove, new pedestrian and cycle access at Oakington Avenue including construction of new pedestrian and cycle bridge and associated

highway works, a local centre including a community building (Use Classes E(a)(b)(e), F2(b)), land safeguarded for educational use (Use Classes E(f) and F1(a)), public open space and associated infrastructure (matters to be considered at this stage: Burtons Lane and Lodge Lane access).

A site visit was carried out on 20 April 2022.

Laura Peplow, Principal Planning Officer, listed the corrections/amendments to the report as provided in the committee update which was published on 20 April 2022. L Peplow also highlighted the following which had not been included in the update:

Reason 6 - Local policy GC1 was included. A further error was noted in that GC4 should read GC24.

Daniel Gigg, Major Development Management Team Leader, stated that there was an amendment to the committee update report as follows:

Reason for Refusal Number 6 on pages five and six – D Gigg clarified that the policies put forward in the refusal were Core Strategy CS24, [of the Core Strategy for Chiltern District] and from the Local Plan, Policy NC1, which was referred to as GC1. There was also an erroneous mention of Policy GC10 which should be withdrawn from the record.

Speaking as local member, Councillor Martin Tett.

Speaking as a representative of Little Chalfont Parish Council, Councillor Chris Ingham.

Speaking as the agent, Adam Kindred.

D Gigg clarified that the recommendation was for refusal [Refuse permission for the following reasons] as stated on page 59 of the agenda pack.

Resolved:

It was proposed by Councillor Peter Cooper and seconded by Councillor Richard Newcombe and agreed at a vote that the application be **refused** as stated on page 59 and subject to the minor clarifications as stated.