



Strategic Sites Committee minutes

Minutes of the meeting of the Strategic Sites Committee held on Thursday 16 February 2023 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF, commencing at 2.00 pm and concluding at 5.53 pm.

Members present

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

Agenda Item

1 Apologies for absence

There were no apologies for absence. The Chairman, Councillor Alan Turner, formally welcomed Councillor Susan Lewin, who had replaced Councillor Mohammad Fayyaz, to the Committee.

2 Minutes

Resolved: The minutes of the meeting held on 19 January 2023 were **agreed** as an accurate record and were signed by the Chairman.

3 Declarations of interest

Cllr Richard Newcombe declared a personal interest in item 4, PL/22/2657/FA, 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). The site was not in an AONB, although there was a tangible reference on page 72. However, on page 235, there was mention of the comments from Natural England who were looking at various sites in terms of extending the AONB. Councillor Newcombe stated that he had received a general briefing on the work that Natural England had carried out independently of the CCB at the behest of DEFRA; the individual sites had not yet been identified. Councillor Newcombe stated he had had no part in identifying the sites and considered he was not disqualified from being on the committee for this item; he was not pre-determined.

Before commencing speaking as the local MP, Joy Morrissey, MP, declared a personal interest in that she was a member of Colne Valley Regional Park and had worked with the Chilterns AONB to lobby the expansion of the AONB into the Colne Valley region.

4 PL/22/2657/FA - Land South of Pinewood Studios and Alderbourne Farm, Pinewood Road, Iver Heath, SLO 0NU

Proposal: A hybrid application to comprise: Part A - A full application for the change in use of 25.6 ha of land at Alderbourne Farm to a nature reserve. Part B - Outline application - with all matters reserved (except for principal points of access) for land at Alderbourne Farm to comprise backlots and up to 35,000 sqft (3,252 sqm) of associated film production buildings (workshops) together with access roads and parking; Part C - Outline application for 32.6 ha of land at Pinewood South with all matters reserved (except for three principal points of access) to comprise up to 1,365,000sqft (126,817sqm) of film production buildings (to include sound stages, workshops, offices and ancillary uses), education and business hubs with associated ancillary structures together with backlot, multi storey car parks, accesses and green and blue infrastructure.

A site visit was carried out on 14 February 2023.

Rachel Marber, Principal Planning Officer, advised that further emails had been received related to the application; from Councillor Hollis regarding otter presence along the Alderbourne River and potential river widening and from Councillor Bass regarding backlot noise restriction via condition which would be read out during public speaking. Two neighbour correspondences related to the Iver traffic calming contribution and an objection related to green belt, landscape harm and the character and appearance of the proposed development. R Marber also mentioned the committee update which had been published and provided to the Committee Members.

Speaking as local ward member, Councillor Luisa Sullivan.

Speaking as local ward member, Councillor Wendy Matthews.

Speaking as local ward member, Councillor Paul Griffin.

A statement was read out by Sally Taylor, Senior Democratic Services Officer, on behalf of local ward member, Councillor Paul Bass.

Speaking as a local MP, Joy Morrissey MP.

Speaking as a representative of Iver Parish Council, Councillor Julie Cook.

Speaking as a representative of Fulmer Parish Council, Councillor David Brackin.

Speaking as objectors, Christine Owen and Carl Gasser.

Speaking as the applicant, Andrew Smith.

It was proposed by Councillor Neil Marshall and seconded by Councillor Ashley Bond

and agreed at a vote.

Resolved: that the hybrid application is delegated to the Director of Planning and Environment for **approval subject to:** referral to the Secretary of State to consider whether to call-in the planning application on Green Belt grounds; and, publicity of proposals affecting the setting of listed buildings, provided no new substantive planning reasons for refusal arise following completion of the consultation period, and the completion of a satisfactory agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the details set out in the main body of the report; or, if a satisfactory S106 Agreement cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

Subject to Condition 40 being amended to read:

No part of the development shall be first used until a scheme for the improvement of Five Points Roundabout pursuant to applicant reference PL/21/4074/FA (if approved), or any similar scheme approved by the council has been completed and is open to traffic.

And **subject to** part i of Condition 41 being amended to read:

To submit, at the same time as the first reserved matters application, a Seven Hills Road improvement scheme trigger point transport assessment for approval in writing by the Local Planning Authority. This transport assessment shall identify the quantum of floorspace at which the Seven Hills Road improvement scheme shall be completed and open to traffic. The Seven Hills Road scheme is as approved under application reference PL/19/4430/FA or any subsequent permission.

Part ii will remain the same.

And **subject to** the following informatives being included:

1. Condition 42 Seven Hills Road Trigger Point

It is expected that no more than 20,000 square metres will have been occupied before the trigger point for implementation of the Seven Hills Road Improvement scheme has been reached.

2. Backlot hours of operation

The backlot hours of operation for filming and set construction shall adhere to the following guide:

- Filming Hours – 0700 to 2000 (Mon – Sat, Winter), 0700 to 2100 (Mon – Sat, Summer)
- Set Construction – 0730 to 1900 (Mon – Sat), 0800 to 1300 (Sunday)

3. Alderbourne River

The Alderbourne River is a 'chalk stream' and, as such, any works within proximity of the river requires special care and consideration.

Note 1: A comfort break was taken between 4.30-4.38 pm.

Note 2: An adjournment was taken between 5.15-5.38 pm.