



Central Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the Central Buckinghamshire Area Planning Committee held on Wednesday 13 December 2023 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF, commencing at 2:30pm and concluding at 5:44pm.

Members present

M Rand, N Brown, M Caffrey, B Chapple OBE, M Collins, P Cooper, P Irwin, S Lewin, R Newcombe, G Smith, D Thompson and A Waite

Agenda Item

1 Apologies

Members heard apologies from Councillor R Khan BEM.

Councillor S Lewin sat as a substitute in his place.

2 Minutes

RESOLVED:

That the Minutes of the meeting held on 13th September 2023 be agreed as a correct record.

3 Declarations of interest

Councillor R Newcombe declared an interest in agenda item five (22/00986/APP) as Buckinghamshire Council's representative on the Chilterns Conservation Board, which oversaw the Chiltern's Area of Outstanding Natural Beauty, near to the application site. He confirmed that he had made no comments related to the application prior to the meeting, and therefore felt able to participate fully in the consideration of the application.

4 20/03343/AOP - The Stadium, Buckingham Road, Aylesbury

Proposal: Outline planning permission for demolition of the former football club and redevelopment of the site for residential use (up to 42 dwellings) including land re-profiling and new public open space, with access to be considered at this stage. and appearance, landscaping, layout, and scale forming reserved matters.

Note: Councillor B Chapple OBE left the meeting at 3:23pm

Speakers

Councillor/Local Member: Councillor S Morgan

Agent/Applicant: Mr Jordan Fender (applicant) and Mr Simon James (agent)

Following discussion with officers, members of the committee agreed the following amendments to the report:

- That the wording of the S106 Sport and Leisure contribution project list at 5.147 (g) of the case officer's report be adjusted as deemed fit by officers to allow greater flexibility for the use of the contribution towards a football project in the north of Aylesbury.
- The wording of condition twelve (hard landscaping works) be re-worded as deemed appropriate by officers to explicitly require the use of permeable paving.

Members also made clear to officers their desire for any future Reserved Matters application to return for determination at the committee.

It was proposed by Councillor R Newcombe, seconded by Councillor N Brown and

RESOLVED:

That application 20/03343/AOP be deferred and delegated to the Director of Planning and Environment as amended above for **approval** subject to the satisfactory completion of a S106 agreement to secure the matters set out in the report and in the update to the report, subject to the receipt of no new material representations, and the conditions as proposed and any other considered appropriate by Officers, or if these are not achieved for the application to be refused.

5 22/00986/APP - Callie's Solar farm, Owlswick Road, Ford

Proposal: Construction of a solar farm together with all associated works, equipment and necessary infrastructure.

Speakers

Parish Council: Councillor Jim White (Dinton with Ford and Upton Parish Council)

Objector: Mr Dominic Woodfield (on behalf of Simon Hope)

Applicant: Mr James Hartley-Bond

Note: Councillor A Waite left the meeting at 4:13pm

Following discussion with officers, members were agreeable to the following amendment to the report:

- That condition four be amended to require the most efficient panels to be used in the installation.

Reason: This is a pre-commencement condition which is required to ensure the development is carried out in a manner which represents the most efficient use of land and minimises the visual impact on the character of the rural area and to comply with policies BE2, NE4, NE1, NE2, NE8, BE3 of the Vale of Aylesbury Local Plan and the advice within the National Planning Policy Framework.

It was proposed by Councillor P Cooper, seconded by Councillor D Thompson and

RESOLVED:

That application 22/00986/APP be deferred and delegated to the Director of Planning and Environment for **approval** as amended above, subject to the satisfactory completion of a S106 agreement to secure the matters set out in the report and in the update to the report, subject to the receipt of no new material representations, and the conditions as proposed and any other considered appropriate by Officers, or if these are not achieved for the application to be refused.

6 Availability of Members Attending Site Visits (if required)

Details of any site visits deemed appropriate by the Chairman to occur prior to an application's consideration at the next scheduled meeting of the committee would be communicated to Members as necessary.

7 Date of the Next Meeting

10th January 2024