



# Central Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the Central Buckinghamshire Area Planning Committee held on Wednesday 25 September 2024 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF, commencing at 2.30 pm and concluding at 4.06 pm.

## Members present

A Bond, N Brown, M Caffrey, B Chapple OBE, P Cooper, P Irwin, R Khan BEM, R Newcombe, G Smith, D Thompson and A Waite

## Agenda Item

### 1 Apologies

Members received apologies from Councillor M Rand and Councillor M Collins.

Councillor A Bond sat as a substitute.

### 2 Minutes

#### RESOLVED

That the Minutes of the meeting held on 28<sup>th</sup> August 2024 be agreed as a correct record.

### 3 Declarations of interest

Councillor D Thompson declared a personal and prejudicial interest in application 24/01573/VRC as a board member of Aylesbury Vale Estates, the applicant. He confirmed that he would withdraw from the meeting during the consideration of this item, and not participate in the vote.

Councillor R Newcombe and Councillor G Smith both declared personal interests in application 22/00986/APP, as representatives of Buckinghamshire Council on the Chilterns Conservation Board, which oversaw the Chiltern's Area of Outstanding Natural Beauty/National Landscape, which was in close proximity to the application site. They confirmed that they 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 24/01573/VRC - Land to the East and West of Rabans Lane, Aylesbury**

Note: Councillor D Thompson withdrew from the room at 2:34pm in accordance with his declaration of interest.

Proposal: Variation of conditions 1 (plans) 36 (access) 40 and 43 (highway) attached to 20/02611/AOP (Hybrid application comprising an Outline planning application for the demolition of existing building on land to the east and west of Rabans Lane and the erection of up to 200 dwellings together with associated parking, landscape and access from Rabans Lane together with details of means of access only to be determined on land to the east and west of Rabans Lane, together with a Full planning application for the demolition of existing buildings on land to the west of Rabans Lane and the erection of 7,500m<sup>2</sup> of B2/B8 floorspace with means of access from Rabans Close) to alter the location of the access.

Speaker

Applicant: Mr Graham Cole

It was proposed by Councillor P Cooper, seconded by Councillor B Chapple OBE and

**RESOLVED**

That application 24/01573/VRC be approved, subject to the conditions detailed in paragraph eight of the case officer's report.

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

Note: Councillor D Thompson re-entered the meeting at 3:10pm, following the determination of application 24/01573/VRC.

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

The case officer introduced the report, highlighting the Revised Planning Statement dated July 2024, Breeding Bird Report dated July 2024, and Geophysical Survey Report dated September 2024. Each had been received following the quashing by consent of the previous decision, which had been determined by the committee in December 2023, following a Judicial Review.

The case officer also was aware of late representation by third parties, which had been circulated to committee members, which raised concerns about the oversizing of the solar farm. It was confirmed that the applicant had indicated a 30 megawatts grid connection, and that the solar farm would use around 72,000 panels, which fell within the range recommended in the national policy statement. The case officer explained that the generating capacity of a solar farm decreased over time due to panel degradation, and developers may therefore use "overplanting" to ensure maximum grid connection over the site's lifetime. The planning application had assessed the full extent of the development and it was the officer's view that it accorded with the Development Plan and was consistent with the relevant material

planning considerations.

**Speakers**

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

Objector: Mr Dominic Woodfield

Applicant: Mr James Hartley-Bond

It was proposed by Councillor D Thompson, seconded by Councillor B Chapple OBE and

**RESOLVED**

That application 22/00986/APP be deferred and delegated to the Director of Planning and Environment for APPROVAL, subject to the completion of the consultation period (25.09.2024) and the receipt of no new material representations, to secure the conditions and Section 106 dated March 2024.

**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**

23<sup>rd</sup> October 2024.