



## Strategic Sites Committee minutes

Minutes of the meeting of the Strategic Sites Committee held on Thursday 21 November 2024 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF, commencing at 2.05 pm and concluding at 5.43 pm.

### Members present

A Bond, P Fealey, M Flys (Vice-Chairman), S Lewin, S Morgan, R Newcombe, J Ng, M Rand, A Turner (Chairman) and A Wheelhouse

### Agenda Item

#### 1 Apologies for absence

Apologies were received from Councillors P Cooper, T Egleton and N Marshall.

Councillor S Morgan sat as a substitute for Councillor P Cooper.

#### 2 Minutes

**Resolved:** The minutes of the meetings held on 30 May 2024 were agreed as an accurate record and were signed by the Chairman.

#### 3 Declarations of interest

Councillor R Newcombe declared a non-prejudicial personal interest in application 21/07002/FUL, as a representative 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. He confirmed that in his capacity as a Conservation Board member, he had not participated in a review of the application and 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 21/07002/FUL - Land At Terriers Farm, Kingshill Road, High Wycombe, Buckinghamshire

Proposal: Erection of 370 dwellings, associated parking, landscaping, open space, formal sports pitch provision and diversion of PROW, along with vehicle and pedestrian access from Kingshill Road and Amersham Road (A404).

A member site visit took place on 13<sup>th</sup> February 2024.

The Planning Consultant introduced the report and drew attention to a report

update, which had been published to the council's website in the interest of transparency as part of a reports update pack prior to the meeting. The updates included clarification and adjustment relating to the following paragraphs:

- 2.11 – the new central open space is not common land but will be amenity land accessible to all.
- 2.12 & 4.86 –flint panels will not be used (this detail was changed in the March 2023 amendments).
- 4.20 –Terriers Lodge as noted as 41 dwellings but should say 42.
- 4.55 – this paragraph should have been under the Amersham Road Access title to which it relates.

Further adjustment was made to refer to the NHS health care facilities which were mentioned in the section 106 list in the recommendation. This included the addition of the following new text to be read after para 4.198

*The Buckinghamshire Healthcare NHS Trust (BHT) have made a request for acute and community health contributions. The Trust it is stated is currently running at capacity in all these areas and the consequences if additional provision is not made would result in a shortfall of the infrastructure necessary for both new and existing populations. In their submission they state that BHT has not historically received any CIL funds for secondary healthcare and it does not effectively link the development and the related healthcare infrastructure required and as a result we are requesting funding for the specific healthcare infrastructure required through S106 agreement.*

It was confirmed that Policy HAZNP2 in the Hazlemere Neighbourhood Plan had been taken into consideration but the requirement in the policy for a biodiversity net gain of 10% was not applicable to the current application, as it was received before 12 February 2024.

Text would be added to the elements to be secured via legal agreement as part of the officer's recommendation to confirm that as part of the Sport and Recreation obligations the financial contribution towards the adjacent existing sport and recreation facilities as required by policy HW7 3 b) would be made only if appropriate direct provision was not made on the application site.

#### Speakers

**Local Members:** Councillors E Gemmell, C Oliver, S Roy and T Green

**Parish Council:** Councillor Leigh Casey (Hazlemere Parish Council)

**Agent:** Mr Steven Brown

It was proposed by Councillor R Newcombe, seconded by Councillor P Fealey and

#### **RESOLVED**

That application 21/07002/FUL be delegated to the Director of Planning and Environment for **APPROVAL** subject to the satisfactory completion of a Legal

Agreement to secure the elements set out in paragraph 6 of the Case Officer's report, as updated in the report update, and broadly in accordance with the planning conditions set out in paragraph 6.4 of the Case Officer's report. Or, if these cannot be achieved, then for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

**5 20/07720/FUL - Land North Of Terriers Lodge, Amersham Road, High Wycombe, Buckinghamshire**

Proposal: A hybrid planning application seeking: detailed planning permission for the erection of 40 residential units including associated vehicular access, areas of open space, landscaping and associated infrastructure, and; outline permission for two residential units intended for custom or self-build with details of access only and all other matters reserved.

A member site visit took place on 13<sup>th</sup> February 2024.

The Planning Consultant introduced the report and drew attention to a report update, which had been published to the council's website in the interest of transparency as part of a reports update pack prior to the meeting. Updates included the following:

It was clarified that the application did not need to achieve a 10% net gain because the application pre-dated the statutory 10% net gain, but did need to achieve an enhancement of biodiversity under Policy DM34.

It was clarified that 20, not 21 of the 42 proposed dwellings would be affordable housing, and secured by planning obligations.

The table at paragraph 4.121 and the section 106 table at paragraph 6.1 of the report should be amended to reflect paragraph 4.19, and read as follows: "*A financial contribution towards enhanced sports and recreation facilities in accordance with the requirements of site policy HW7 3 b.*"

It was confirmed that a financial contribution towards NHS primary care would be agreed, subject as necessary to the receipt of an updated response from Buckinghamshire Healthcare NHS Trust, and then to the consideration of any further legal advice relating to a request for funding, and provided that officers are content that this contribution meets the CIL 122 tests.

Speakers

**Local Members:** Councillors E Gemmell, C Oliver, S Roy and T Green

**Parish Council:** Councillor Leigh Casey (Hazlemere Parish Council)

**Agent:** Mr Mark Krassowski

It was proposed by Councillor P Fealey, seconded by Councillor A Bond and

**RESOLVED**

That application 20/07720/FUL be delegated to the Director of Planning and Environment for **APPROVAL** subject to the satisfactory completion of a Legal Agreement to secure the elements set out in paragraph 6 of the Case Officer's report, as updated in the report update, and broadly in accordance with the planning conditions set out in paragraph 6.4 of the Case Officer's report. Or, if these cannot be achieved, then for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

Furthermore, officers were requested to ensure that an appropriate mechanism be put in place, either by planning condition or obligation, that ensure that the general public have a right to access the on-site open space at all times.

Officers were also requested to explore whether the S.106 could be drafted to ensure a coordinated approach with respect to the management of the open space for the for the entire Terriers Farm allocation.