



North Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the North Buckinghamshire Area Planning Committee held on Wednesday 4 December 2024 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF, commencing at 2.34 pm and concluding at 4.32 pm.

Members present

H Mordue, A Bond, C Cornell, P Gomm, F Mahon, A Osibogun, M Rand, B Stanier Bt, R Stuchbury and D Town

Agenda Item

1 Apologies

Apologies were received from Councillors P Cooper, P Fealey and S Morgan.

Councillor M Rand sat as a substitute for Councillor P Fealey.

Due to the apologies received by Councillor P Fealey, Councillor H Mordue, as the Vice-Chairman of the committee, chaired the meeting.

2 Minutes RESOLVED

That the minutes of the meeting held 6th November 2024 be agreed as a correct record.

3 Declarations of interest

Councillor A Bond declared a non-prejudicial personal interest in application 24/02402/APP as a local Ward Member. He confirmed that he remained open minded on the application and felt able to participate in its determination.

Councillor P Gomm also declared a non-prejudicial personal interest in application 24/02402/APP due to the high numbers of students from his ward that attended the school concerned. He confirmed that he remained open minded on the application and felt able to participate in its determination. He made a further non-prejudicial personal interest in application 24/00135/APP as the local Ward Member. He confirmed that he remained open minded on the application and felt able to participate in its determination.

4 24/02402/APP - The Cottesloe School, Church Street, Wing

Proposal: Construction of a 3G Artificial Turf Pitch (3G ATP) (6627m²) with associated features including: 3G football turf field of play (5917m²) replacing part of a grass playing field; Hard-standing areas (710m²) for pedestrian access and circulation, vehicular maintenance and emergency access, and open-air storage for portable football goals; 14.00m high LED sports area lighting (6no.); 4.00m high LED amenity lights with lamp posts (2no.); 4.50m high ball stop fencing (334m linear) with access gates forming an enclosure around the facility; 1.20m high pitch barriers (75m linear) with access gates internally within the facility enclosure; 1.20m high pedestrian barriers (30m linear) bounding the access to the facility; 2.60m high maintenance equipment storage container (15m²) within the facility.

The case officer introduced the application, confirming that following discussion with the legal team, a minor alteration to condition four was proposed to read as follows:

'The hours of use of the 3G artificial turf pitch hereby permitted, including the associated lighting, shall be limited to between the hours of 0800 and 2215 on Mondays to Fridays and between 0800 and 2015 on Saturdays, Sundays, Public and Bank Holidays.'

In addition, due to the posting of new site notices to advertise the site as a major-scale development, the resulting period of re-consultation would end on 11th December 2024, and an extension of time had been agreed to 12th December 2024 to cover the publicity period. Therefore, the officer's recommendation at paragraph 1.3 of the report was to be amended to read as follows:

*'Officers recommend that the application be **APPROVED** subject to no new material considerations being raised as a result of the re-consultation, and subject to the conditions set out in Section 8.0 of the committee report.'*

Speaker

Agent: Mr Tomm Betts

It was proposed by Councillor R Stuchbury, seconded by Councillor C Cornell and

RESOLVED

That application 24/02402/APP be **APPROVED**, subject to no new material considerations being raised as a result of the re-consultation, and subject to the conditions set out in Section 8.0 of the committee report

5 24/00135/APP - Upper Dean Farm, Dean Road, Stewkley

Proposal: Demolition of an existing barn, removal of caravan and replacement with 2 new build dwellings with associated parking and new internal driveway.

Speakers

Parish Council: Cllr Gill Morgan and Cllr Keith Higgins (Stewkley Parish Council)

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

RESOLVED

That application 24/00135/APP be **REFUSED** for the following reason:

The proposed development by virtue of introducing two new dwellings in the countryside going beyond the extent of development approved by the extant planning permission (reference: 21/03456/APP), including the introduction of a new driveway extending into the countryside, would result in the loss of agricultural land and would harm the character of the area. The proposal is therefore contrary to policies BE2, NE4 and NE7 of the VALP and Policy STK1 of the Stewkley Neighbourhood Plan and chapter 12 and paragraph 180, namely criteria b, of the National Planning Policy Framework as set out in the December 2023 version of the National Planning Policy Framework, now paragraph 187 of the December 2024 NPPF.

6 Availability of Members Attending Site Visits (if required)

Details on 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

It was noted that the date of the next scheduled meeting was 8th January, 2025.