

LITTLE MARLOW PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 19th July 2022 at
at Abbotsbrook Village Hall, Marlow Road, Well End at 7.30pm

UNCONFIRMED

Present: Cllr P Emmett (PE) – Chairman, Cllr S Goss (SG), Cllr Sam Kershaw, Cllr V Morton (VM), Buckinghamshire Cllr David Johncock, Buckinghamshire Cllr David Watson Simon Barrowcliff (DPL), Penelope Tollitt (MPT), Mark Schmull (Arrow), Steve McAdam (Soundings), Tom Wells (Waterman)		
Mrs J Murray – Parish Clerk		Public present: The Attendance Sheets were duly signed
Minute Ref:		Action
PC43/22	1. To receive, and consider for approval, apologies for absence and reasons given Cllr J Downes (JD), Cllr K Acres (KA)	
PC44/22	2. Declarations of Interest – personal or prejudicial None	
PC45/22	3. Presentation by Arrow Planning, representatives of Dido Property Limited	
PC46/22	4. Public participation: Questions were structured into the following categories: Green Belt: very special circumstances: national economy, local economy, social benefits and harm vs benefits. Local Plan: RUR4, Country Park, Visual Amenity, Traffic/Transport. Environment: harm vs benefit, flooding.	
	Q&A session Green Belt Questions from Attendees: -Did you explain to the local schools and school children you approached of the environmental impact of bulldozing over green belt? - Construction will impact on the lives of Westhorpe Park Residents, affecting property value, the natural environment, and their mental and physical health. Will residents be compensated? -During the presentation nothing was mentioned about Westhorpe Park residents and the impact of 21 metre buildings in view of homes. -Westhorpe House scaffolding was a huge noise. Many vulnerable residents will suffer. Response from Applicants: -Teachers and children want change and are excited by opportunities. Several groups held debates and a number of groups wanted to see change. -Planning system does not work on compensation. -Building works will not be taking place 24 hours a day Construction will be managed via construction and management plans, alongside a detailed agreement that will include noise thresholds. Discussions will take place with Westhorpe Residents to make sure plans are effective and efficient. Local Plan - RUR 4 Questions from Attendees: -Will there be full public access to site apart from when filming? -The Planning system in this country is planning led. Local plans are crucial to that - why is it appropriate to undermine? -Why is this application being considered when it breaks Buckinghamshire Council's green belt rules? Response from Applicants:	

Chairman initials]

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	<p>-No access to Plot 5, which will be left to wildlife. Plot 4 open to public access, not sure when closed or open, reserve the right to be able to close for Film Academy.</p> <p>-National policy allows for applications contrary to local plan, covered by very special circumstances. It is much better not to be through Local Plan. VSC is a tough test – have to prove that green belt significant weight in system and have to prove that everything else is tested. If promoted through Local Plan don't have that type of test, easily traded land, somebody could get application for sheds or housing. Community have much more control when releasing through VSC.</p> <p>-NPPF – makes provision that even in green belt you can ask if you can build something.</p> <p>Country Park</p> <p>Questions from Attendees:</p> <p>-Aware that Country Park is going to be the recipient of money from Hollands Farm, Slate Meadow etc. Purpose is to create a Country Park as benefit to community. Do you believe your development will be a negative to the Country Park being developed?</p> <p>Response from Applicants:</p> <p>-Aim is to develop footpaths and for proposal to be consistent with mitigation measures.</p> <p>Traffic/Transport</p> <p>Questions from Attendees:</p> <p>Local residents questioned whether the suggested bus service would be fully funded and asked how many buses would run? Concern was voiced over traffic management plans and traffic generated on and to the site during construction and beyond. It is recognised that the national mode of transport is private cars and these will have huge impact on local roads and congestion as evidenced around existing film studios in the area.</p> <p>-How will pedestrians cross roads?</p> <p>Response from Applicants:</p> <p>-Bus service would be a public service rather than a studio bus</p> <p>-It would be funded until a commercial service can operate in its own right</p> <p>-Three separate bus services to run every half an hour</p> <p>-Arrow Planning are engaging with Highways & Local Authority</p> <p>-All travel data considered is detailed within transport assessment</p> <p>-Proposing to extend the ghost turn right lane, off Marlow or High Wycombe direction</p> <p>-Transport is a great concern. If permission is granted a traffic management plan will be agreed with Buckinghamshire Council</p> <p>The back road will be controlled, priority will be given to bicycles and pedestrians, security and marshalls will ensure that it is safe. No cars will be allowed through backlot and the car park road will be controlled as well.</p> <p>Environment</p> <p>Questions from Attendees:</p> <p>-Has biodiversity been established and how far away from existing site?</p> <p>Thames Water would have to increase capacity to accept any further sewage or wastewater. How, where and when would this happen. Cllr David Watson confirmed that Thames Water have said that there would be no extra money for at least five years to increase capacity of the site.</p> <p>- When it rains heavily the sewage works overflows and recently the Sewage works have pumped raw sewage down the road twice a year - how will this be dealt with?</p> <p>You are proposing to concrete over a huge area but what plans do you have for water mitigation and how are you planning to mitigate your impact on global warming? The trees you are planning on planting will not be fully grown.</p> <p>-Top class architects have been used but building materials are all hard finishes: 20 metre high metal sheds. Buckinghamshire Council have details of available brownfield sites. The suggested build is in the wrong place.</p> <p>-What happens if asbestos is found on the site?</p> <p>Response from Applicants:</p>	
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	<p>-Biodiversity mitigation plans have yet to be established. Contact has been made with local landowners. Two days' work to survey habitats. Could be in a different county; calculator deems additional credits if close to site.</p> <p>-Discussions with Thames Water to deal with capacity. Thames Water have made statement to put condition on planning consent to include capacity.</p> <p>-Keeping 80% of trees on site, removing 40 trees. Arboreal inspection has been carried out and the fact that trees will take 15 years to mature it is being considered.</p> <p>-Further Asbestos investigation are taking place on site. Finding asbestos on sites is not uncommon at all. It is a process that can be well managed through construction management plan.</p>	
PC47/22	<p>5. To consider the following planning application:</p> <p>Full planning permission for production space and supporting buildings for screen-based media and associated services/industries. The development of approximately 168,718 sqm GEA total floorspace comprising : sound stages, workshops , office accommodation, studio hub associated outdoor space such as backlots and unit bases; entrance structures and reception; security infrastructure, mobility hub; cafes; parking; bridge; incidental supporting buildings; associated infrastructure; public art; upgraded vehicular access onto Marlow Road; new cycle and pedestrian accesses; a new cultural/educational/recreational building; a new community building and associated landscaping, publicly accessible recreational land and ecological and environmental enhancements/habitat creation</p> <p>Land Adjacent South Side Marlow Road And A404 Junction Westhorpe Park Little Marlow Buckinghamshire</p> <p>Ref. No: 22/06443/FULEA Received: Mon 23 May 2022 Validated: Tue 21 Jun 2022 Status: Pending Consideration</p> <p>The application forms, plans and other documents are available to view on Buckinghamshire Council's Public Access System at https://publicaccess.buckscc.gov.uk/online/applications/search.do?action=simple</p>	
	<p>Little Marlow Parish Council's Planning Committee are asked to comment on local planning applications by Buckinghamshire Council as a consultee. The Planning Committee consider all planning applications presented to them and feedback comments to Buckinghamshire Council. It is Buckinghamshire Council's ultimate responsibility to review the planning application and determine the outcome.</p> <p>Following the Q&A The planning committee asked for a show of hands from local residents attending the meeting to determine whether parishioners' were for or against the planning application: 2% were for the planning application and 98% were against. Therefore the planning committee agreed to submit a planning objection.</p>	
PC48/22	6. Items of NOTE None	
PC49/22	7. Notice of next meeting: 22 nd August 2022	
	There being no further business to be transacted the meeting was closed at 21.56pm	

Signed:
Chairman

Date:

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