

# LITTLE MARLOW PARISH COUNCIL

**Minutes** of the Planning Committee held on Tuesday 8<sup>th</sup> February 2022 at  
Abbotsbrook Hall commencing at 19.30.

## CONFIRMED

<b>Present:</b> Cllr P Emmett (PE) - Chairman, Cllr V Brownridge (VB), Cllr S Kershaw (SK), Cllr V Morton (VM), Mrs J Murray, Parish Clerk			Members of the public present: Two sign in sheets attached	
<b>Minute Ref:</b>	<b>Agenda Item</b>	<b>Action</b>		
PC07/22	<b>1. To receive, and consider for approval, apologies for absence and reasons given</b> Councillor Jason Downes, Councillor Anna Crabtree			
PC08/22	<b>2. Declarations of Interest – personal or prejudicial</b> None			
PC09/22	<b>3. Public participation – maximum 15 minutes</b>  <b>Resident</b> – Is it a green field or brown field site? Restoration has been delayed by six years already. Will restoration happen after 5 years and this planning application?  <b>Resident</b> – Funds have been promised for Country Park by various different bodies. Bucks Council have planning obligations, from same family ie Bucks Council, to restore this area themselves and it should be enforced by themselves. Following Star Wars set Bucks Council promised 100% of funds – where did they go? Information has been blocked by non disclosure agreement. Will Modul restore this area after 5 years of use?  <b>Rob Morgan, Savills</b> - Area should be respected as a country park. Buckinghamshire Council generate money by leasing to van storage or film studio.  <b>Chairman of the Planning Committee, Philip Emmett introduced:</b> Rob Morgan, Savills Sharon Holbrough, Property Dynamics Paul Railston, Managing Director, Modul Systems Caroline Sluzas, Modul Systems  <b>Paul Railston, Managing Director, Modul Systems</b> Introduced the Modul business: employ 120 staff, Swedish company, product manufacturer of vehicle racking. Work with vans and have commercial property parking needs.  <b>Sharon Holbrough, Property Dynamics</b> Current parking site being used has been sold to developer and need to relocate within next two months. Have been commercial tenants with Buckinghamshire Council since 2016. Spade Oak Quarry site sits well in terms of Modul’s needs to park vans. Proposal is for five-year commercial tenancy temporary use.  Understands importance of Country Park. Site will be used for purely parking only. Two to three staff on site tops. Make as discreet and subtle within circumstances; there won’t be any buildings within the site. Small portacabins on site to provide welfare facilities. No pipage or drainage. Propose to fence and looking for solution to match environment. Security: no lighting, but use of infrared. Working hours – finish 4.30, locked up from 4.30.  <b>Conclude:</b> low vehicle movement, vans delivered by 3-4 transporters per day. Site suitable for delivery part of the business. Income - £200,000 per annum, through section 106, provision of car parking, coach parking, WC’s,			

<p>play area, meadow area, drainage &amp; electric to enable visitors centre or café, construction of pathways to bridge. Keen to design scheme as subtle as possible. Modul are a strong local employer.</p> <p><b>Rob Morgan, Savills – Planning agents,</b> No risk of 10 year rule. S106 previous funding not being sent – Modul cannot comment on. S106 secure for Bucks Council to spend with planners.</p> <p>This is a five-year temporary application – nothing to stop applying for further – but in conversations on other sites. Modul based in Wooburn. Parking is limited to two buildings with five years on leases, insufficient parking, requirement to find parking solution locally.</p> <p><b>Resident -</b> Buckinghamshire Council have a history of not delivering on money. Nothing is delivered. Modul should be aware and confidence needs to be given in that area that monies will be allocated to agreed areas.</p> <p><b>Rob Morgan, Savills –</b> We are working with Charles Brocklehurst and planning officer's and S106 agreement will be made with Legal Bucks Council team.</p> <p><b>Resident -</b> Site at Handy cross is small why do you need 2 acres? Answer – Spade Oak Quarry is the same size as Handy Cross site.</p> <p><b>Resident -</b> You are going to bring transporter lorries and turn into lane, down to the site, during hours of school drop off and pick up. How will that work? Also, pollution for kids will be bad.</p> <p><b>Sharon Holbrough, Property Dynamics -</b> Transporters will arrive early morning and turn right onto site and left out of site onto A404.</p> <p><b>Resident –</b> When will Car park and visitor centre happen?</p> <p><b>Rob Morgan, Savills</b> Rent is paid to Buckinghamshire Council and there will be triggers within S106 for monies to go to Buckinghamshire Council, who will put improvements in place. Responsibility falls with landowner.</p> <p><b>Councillor Kath Acres –</b> You mentioned two or three staff maximum. Application says opening from 7am to 7pm with staffing figures higher.</p> <p><b>Sharon Holbrough, Property Dynamics –</b> two to three staff on site at one point. Ten to fifteen support staff - not there throughout entire day; going to collect vehicle and then leave. Low numbers full time.</p> <p><b>Resident -</b> Have you looked at other sites?</p> <p><b>Sharon Holbrough, Property Dynamics</b> There is not another site available in the area</p> <p><b>Resident -</b> What happens if application is turned down?</p> <p><b>Paul Railston, Managing Director, Modul Systems -</b> It would cause the business harm and we will have to widen search. No plan B which is proceedable in two months. We employ a lot of staff within the area and do not want people to lose jobs due to a relocation; feel the responsibility to look after local staff.</p> <p><b>Resident -</b> Revised restoration plan of 2014 yet to be implemented: includes car parking for country park which would be on existing hard standings which for nature reserve is actually a good stand already. Buckinghamshire Council should have implemented restoration plan already.</p> <p><b>Councillor Phil Emmett –</b> Assumed Modul Systems have a business plan. What distance have you looked at for parking. Is it mileage or time to site?</p> <p><b>Paul Railston, Managing Director, Modul Systems</b> Yes – two leases expire within five year time frame. Focus is to resolve parking. Parking tends to occupy five year sites and buildings 15 year leases. Looked at parking up to Warwick and Leamington Spa. It's mileage rather than time to site we're looking at.</p> <p><b>Councillor Sam Kershaw -</b> see dilemma you are in, booted off current site by Bucks Council but problem is the site is on green belt - inappropriate in the green belt. So question is benefit of development. It's a planning application which does not have to be implemented. No confidence that Bucks Council will implement development with S106 funding. The fundamental is that there is no</p>	
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	<p>certainty about those benefits will be delivered. No proofs benefits outweigh harm. That reason I cannot support this application.</p> <p><b>Rob Morgan Savills</b> – heard comments, unease, where S106 will go. Will take away and discussions with Bucks CC certainty where monies will go. Part of rent will go to S106.</p> <p>H Modul 2005 ceased to exist, Modul system 2008 company implemented.</p> <p><b>Councillor Sam Kershaw</b> - Little Marlow Parish Council established a working group to create a vision to persuade interested bodies to develop a Country Park as a recreational area. The Country Park is mixed ownership: public &amp; private. The vision is being established to serve the local community and to create a natural environment for everyone's future. Funds are available but not to full extent.</p> <p><b>Councillor Valerie Brownridge</b> – voiced concerns over issue that restoration of the area had been delayed by ten years and what is being asked is that restoration is delayed for a further five years.</p>	
<b>PC10/22</b>	<p><b>4. To consider the following planning applications:</b></p> <p>Planning Application Consultation for case reference CM/0046/21 Spade Oak Quarry  <b>Temporary use of the site for a period of five years for vehicle storage.</b>  <b>Spade Oak Quarry Marlow Road Little Marlow Buckinghamshire SL7 3SB</b>  Ref. No: CM/0046/21   Received: Tue 09 Nov 2021   Validated: Thu 27 Jan 2022  </p> <p><b>Continuation of development permitted under planning permission ref: W/97/7079 at variance to conditions 1 (Time Limit) 2 (Approved Drawings) 20 (Approved Restoration Levels) and 21 (Planting) to allow for a delay to restoration to allow for development proposed under planning application CM/0046/21.</b>  <b>Spade Oak Quarry Marlow Road Little Marlow Buckinghamshire SL7 3SB</b>  Ref. No: CC/0045/21   Received: Mon 08 Nov 2021   Validated: Tue 01 Feb 2022  </p> <p>The application forms, plans and other documents are available to view on Buckinghamshire Council's Public Access System at <a href="http://publicaccess.buckscc.gov.uk/online-applications/">http://publicaccess.buckscc.gov.uk/online-applications/</a></p> <p>In Summary Chairman Phil Emmett noted public opinion and, along with the Planning Committee, listed the following objections:</p> <ul style="list-style-type: none"> <li>- The Parish Council object to the planning application on the grounds of no exceptional circumstances for building upon the green belt.</li> <li>- The Parish Council have concerns that S106 monies will not be received to benefit the Country Park, due to historical S106 monies not being filtered through. Therefore, there are no proven benefits or proof that meets building or developing within the green belt.</li> <li>- The planning application would prevent development of the Country Park, which is part of the Wycombe District Council Local Plan, which is still valid until Buckinghamshire Council implement a Local Plan.</li> </ul> <p>The above list of objections would be built upon following the meeting and submitted to Buckinghamshire Council prior to the deadline of 9<sup>th</sup> March 2022.</p>	
<b>PC11/22</b>	<b>5. Items of NOTE</b> None	
<b>PC12/22</b>	<b>7. Date of next meeting</b> – 28 <sup>th</sup> February 2022	
There being no further business to be transacted the meeting was closed at 20.22.		

**Abbreviations:**

LMPC Little Marlow Parish Council TfB Transport for Bucks  
BC Buckinghamshire Council

Signed: .....  
Chairman  
Date: .....