

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON Wednesday 2nd December 2015 at THE CHILTERNS CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR, COMMENCING AT 10.00 AM AND CONCLUDING AT 12.30 PM

BOARD MEMBERS PRESENT

Member Appointing Body	
Appointed by Local Authorities	
Cllr David Collins	Dacorum District Council
Cllr Lynn Lloyd	South Oxfordshire District Council
Cllr Nick Rose	Chiltern District Council

Appointed by the Secretary of State	
Gill Gowing	Secretary of State, Chair
Helen Tuffs	Secretary of State
Elizabeth Wilson	Secretary of State

Elected by Parish Councils	
Cllr Tony Penn	Buckinghamshire

Others present-		
Lucy Murfett	CCB Planning Officer	
Mike Stubbs	Planning Advisor for the CCB	
Others		
Deirdre Hansen	Minute taker	

223. Apologies for absence

Apologies were received from Cllrs David Barnard (North Herts District Council) and Simon Deacon (Hertfordshire Parish Councils)

224. Declarations of Interest

No declarations of interest were made.

225. Minutes of the previous meeting

The minutes of the meeting held 9th September 2015 were approved as a true record and signed by the Chairman after the following addition was made:

• 215.1.after the northern extension of the South Heath green tunnel add "had yet to be agreed"

226. Matters Arising from the minutes

- Re 215. HS2 update: Cllr Nick Rose informed the meeting that petitioning was still
 ongoing and more were expected in January. Tunnelling from one end (the Chalfont
 end) is being looked at with spoil being taken out that way. The Chair commented
 that the AONB design panel has now been appointed.
- Re 217. Undergrounding of overhead electricity wires-Turville. It was reported that the parish council was happy with the proposed new location of the switching station, although would wish the transformer, half way up the hill to be removed as well.

227. Public Question time

No members of the public were present.

228. Update on Rail Electrification

The Planning Officer had provided a detailed report updating the Committee on the actions undertaken following the last Board meeting.

- 1. Following the actions undertaken Network Rail will launch a public consultation in the New Year and a letter of intent has been issued.
- 2. The reply from the Transport Minister had not addressed the issues raised by the Board. The Planning Officer was asked to write to the Transport Minister again informing him that he had failed to address the Board's issues and to ask him to look again. The concern about the lack of consultation as well as the statutory duty to consult should be raised. Copies to be sent to the relevant MP's as well as copies of the previous correspondence.
- 3. Network Rail has agreed to a meeting.
- 4. A range of alternative designs needs to be compiled.
- 5. The Countryside Officer, Neil Jackson is looking at appropriate mitigation.

The Planning Officer and Information and Interpretation Officer were commended for their excellent media campaign.

- 1. The Committee NOTED the update.
- 2. The Committee AGREED to follow up the correspondence with the Minister of Transport, including the previous correspondence and copying the relevant MP's.

229. Workshop on CCB's planning role and planning committee working arrangements.

The Planning Officer summarised the influencing role of the CCB and the various activities that are undertaken by the Planning Officer and the Planning Committee.

The Committee discussed the role of the Board and how to optimise the use of the limited resources to influence decision makers.

Discussion was held around:

- a. The planning conference, not a regular event, but when there are big issues, a launch or single event.
- b. Planning forum,
- c. Training, of local authority officers at various levels, maybe a cycle of training
- d. Dialogue, i.e. meeting the Planning Inspectorate
- e. Other partners,
- f. The use of volunteers,
- g. Commenting on planning applications
- h. Publications, ensuring these are more accessible, bite size
- i. Income generation
- j. Tapping into Community Infrastructure Levy (CIL)
- k. The problem of capacity

The Planning Officer also showed the 2014/15 and 2015/16 work plans and asked for a steer to assist her in putting the 2016/17 work plan together.

The discussion held provided the Planning Officer with guidance on the way forward.

1. The Committee PROVIDED a steer on the way forward through the workshop.

230. Introduction of pre-application chargeable advice services.

The Planning Officer had presented the Committee with a paper about the proposal for this new service and sought approval of the scale of charges.

- The Board has been able in the past to provide pre-planning advice to developers free of charge. Increased pressure on funding and a reduced amount of staff time merits the introduction of charging developers and their agents for pre-planning advice. Other bodies already do so e.g. Natural England.
- There are advantages to developers receiving feedback from the CCB on schemes still being designed. Potential issues can be addressed and later objections from the CCB can be avoided, if all matters concerned have been resolved.
- 3. Pre-planning advice would remain confidential except under Fol requests.

4. Advice to Local Authorities and Neighbourhood Plan groups would remain free of charge

The Committee discussed the proposal and agreed in principle, but would like to review the situation after 6 months. The Planning Officer was asked to enquire with other AONB's about their experiences of charging for advice.

The proposed scale charges were agreed and an additional charge of £800 was added, if a developer or his agent wished to visit the Planning Committee.

1. The Committee APPROVED the scale of charges as had been presented for pre-planning advice.

Agenda items 9 (Development Plan responses) **and 10** (Planning applications-update) **were moved around.**

231. Planning Applications Update

The Planning Advisor informed the Committee about and sought approval for, the responses that have been made under delegated powers in connection with planning applications as detailed in the appendix to the agenda

The responses were discussed and the Planning Advisor provided up dates where available as well as a list of additional planning applications he had dealt with.

- P15/S2000/FUL the Summerhouse, Whitchurch on Thames. Refused by SODC 16/09/15, CCB had commented.
- P15/S2158/FUL Springs Hotel, North Stoke. SODC no decision yet.
- CH/2015/1063/FA Land north of High Street, Old Amersham. CDC refused 10/11/15, one of the reasons is AONB.
- 15/00950 London Luton Airport. LBC no decision yet.
- P14/S1826/FUL Fawleyfields Road from Round Hill to Crockmore Farm Fawley RG9 6HU. SODC granted permission subject to traffic conditions.
- CPC/PI15/01337/OUTEA Molins site, Haw Lane, Saunderton. WDC, nondetermination appeal. Comments due by 08/12/15
- 15/S2293/0 Land north of Lower Icknield Way, Chinnor. SODC no decision.
- P15/S2632 HH and 33LB Hunts Farm Cottage application for garden room.
 Withdrawn

The Chair thanked the Planning Advisor for his hard work.

1. The Committee NOTED and APPROVED the responses made in connection with the applications as listed.

232. Development Plan Responses

The Planning Officer informed the Committee that she had submitted on 6 development plan documents and on Network Rail's East-West proposals since the last meeting. She briefly guided the Committee through the submitted responses.

The Planning Officer gave brief comments on the current consultations as listed in the agenda.

The Committee provided comment on the submissions and the on-going work.

The Chair noted that the benefits of the training session held for WDC officers are showing.

The Planning Officer was thanked for her efforts.

1. The Committee APPROVED the responses that had been sent, NOTED the current consultations on development plans and provided comments to the Planning Officer as appropriate.

233. Any Urgent Business

- Cllr Lynn Lloyd commented that Chinnor is being inundated by development.
 Two applications refused by SODC had been permitted on appeal. SODC is challenging the appeal decisions on the grounds that the development is being permitted. They are not challenging the number of houses, but the location.
 More suitable locations have been identified. Development should be plan led not developer led.
- Building Design Awards.
 - Elizabeth Wilson, Helen Tuffs and Cllr Tony Penn indicated their willingness to join the panel of judges if needed, and increase the Board's representation. The Planning Officer will set up a meeting with the Chiltern Society.
- The Planning Officer informed the Committee that there is an intention to place noise barriers on the M40 from junction 3 to 8. She will take part in forthcoming consultation to ensure designs are compatible with their location in the AONB.

234. Date of the next meeting Wednesday 9th March 2016,	10.00am at the
Lodge, 90 Station Road, Chinnor OX39 4HA.	

Future meetings Weds 11th May, 14th September and 30th November 2016.

The	Chairman	.Gill Gowing	Date09.03.1	6
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