



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON Thursday  
22<sup>nd</sup> November 2017 at THE CHILTERN CONSERVATION BOARD OFFICE, 90  
STATION ROAD, CHINNOR, OX39 4HA COMMENCING AT 10.00 AM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Appointed by Local Authorities</b>	
Cllr David Barnard	North Herts District Council
Cllr Heather Kenison	Three Rivers District Council
Cllr Lynn Lloyd	South Oxfordshire District Council
Cllr Nick Rose	Chiltern District Council

<b>Appointed by the Secretary of State</b>	
Colin Courtney	Secretary of State
Helen Tuffs	Secretary of State
Elizabeth Wilson	Secretary of State- Chair

<b>Elected by Parish Councils</b>	
Cllr Alison Balfour-Lynn	Hertfordshire
Cllr Sue Biggs	Oxfordshire

<b>Officers present-</b>	
Lucy Murfett	CCB Planning Officer
Mike Stubbs	CCB Planning Advisor

<b>And others</b>	
Deirdre Hansen	Minute taker
John Nicholls	Board Member, observing

**311. Apologies for absence**

Apologies were received and accepted from Chris Hannington, Co-opted member.

**312. Declarations of Interest**

- Cllr Sue Biggs declared an interest in item 320 planning application APP/Q3115/W/16/3165351 as a member of the group examining this application.
- Colin Courtney declared an interest in item 320 planning applications App/K0425/W/16/3149747 and CC/01/17 in Princes Risborough as a resident of Princes Risborough and comments submitted on the planning applications.

**313. Minutes of the previous meeting**

The minutes of the meeting held 20<sup>th</sup> July 2017 were approved as a true record and signed by the Chair after the following amendments were made:

- Item 300. Last paragraph “*the Committee had...*” to” was changed to “the”
- Item 304. Second recommendation “noted” was added after “and”
- Item 306. Second last sentence: “to” was changed to “should”.

**314. Matters Arising from the minutes**

A question was asked about rumoured development at M40 J7. The emerging South Oxfordshire Local Plan does not include this as an allocation.

**315. Public Question time**

No members of the public were present.

*10.15 David Barnard arrived.*

**316. New Position Statement on Cumulative Impact of Development.**

The Planning Officer thanked the Chair for her help on this Position Statement. The Position Statement was published Wednesday 15<sup>th</sup> November accompanied by a press release. The Position Statement is available on the CCB's web site:

<http://www.chilternsaonb.org/conservation-board/planning-development/positionstatements.html>

The Position Statement will now be sent out to the Local Authorities, it was suggested that it might be suitable for a wider circulation using a variety of distribution methods. Members were asked to promote the Position Statement.

The Position Statement is a material position for the forthcoming Management Plan. It was agreed to review the take-up of this Position Statement next year.

The Committee discussed the development pressures the Local Authorities are under and the duty to have regard for the AONB.

The Planning Officer showed the Committee a map of the AONB showing areas of development pressure. A volunteer has been found to regularly update the map with new proposals. The map not only illustrates the issues being faced, but will provide a useful tool for all Local Authorities. It is intended that eventually the map will be interactive and available online.

The Planning Officer was thanked for her work on the Position Statement and the map.

- 1. The Committee WELCOMES the update and Members AGREED to take opportunities to promote the Position Statement.**
- 2. The Committee AGREED that the Planning Officer circulate the Position Statement to LPAs and other stakeholders.**
- 3. The Committee AGREED to review the utility of the Position Statement next summer (2018).**

**317. Independent Review of Housing in England's AONBs.**

The Planning Officer made the Committee aware of the Review of Housing in England's AONBs by the CPRE and the National Association of AONBs published 15<sup>th</sup> November.

The Review only looked at large developments of 10 or more houses.

It shows that the perceived housing pressure is real, there is an 82% increase in houses approved in the last 5 years. 79% of the housing pressure is concentrated in 8 AONB's in the South East and South West.

Members were encouraged to look at and refer people to "An Independent Review of Housing in England's AONBs 2012-2017", the report makes a number of useful recommendations. The Committee discussed the review and agreed to promote this research. It was noted that the CPRE has produced a summary report called "Beauty Betrayed". The Committee were reminded of the CCB's proud history of helping and supporting appropriate development in the AONB, reinforcing its special qualities.

- 1. The Committee WELCOMED the report.**
- 2. The Committee AGREED that the CCB, with the NAAONB and other AONBs, should promote the findings locally and nationally.**
- 3. The Committee AGREED that the conclusions of the Review are input into the work on the new Chilterns AONB Management Plan.**

**318. AONB Management Plan Review development section.**

The Planning Officer introduced the start of the work on the AONB Management Plan Review and the approach that could be taken.

She asked for the Committee's assistance with the work, each chapter will have a lead officer and the Local Authorities will soon be informed that the process has started.

The Committee discussed the approach and agreed that the existing planning groupings should be used, although the process still needs to be resolved. The Planning Forum workshop in February 2018 will provide a good opportunity for discussion and a report can be brought to the Planning Committee in March, with a draft development section to follow in the spring 2018.

- 1. The Committee NOTED the update and provided feedback on the best approach to reviewing the development section of the Chilterns AONB Management Plan Review.**

**319. Development Plan Responses**

The Planning Officer informed the Committee that she had submitted responses on 9 development plan documents and 3 government/ infrastructure consultations.

She gave brief comments on the submissions made. In particular she welcomed the South and Vale Green Infrastructure Strategy and the sight of a good neighbourhood plan vs some lesser ones.

She was commended on her full responses and thanked for her work.

- 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.**

### **320. Planning Applications Update**

The Planning Officer informed the Committee about, and sought approval for, the 23 responses that have been made by the Planning Advisor under delegated powers in connection with Planning Applications and one written appeal representation as detailed in the agenda.

*12.12 David Barnard left the meeting.*

The responses were discussed and particular note was made of:

- a. CH/2016/2407/FA Hazeldene Farm, Ashridge this had been refused and has now gone to appeal.
- b. CH/2017/1648/FA OS parcel 2814 opposite Tiles Farm, Ashridge. This has been refused and is going to appeal. A stop notice has been put on the site.

*12.15 Nick Rose left the meeting.*

- c. P16/S3630/0 Peppard Road and Kiln Road. There will be a public inquiry to hear this appeal.
- d. App/K0425/W/16/3149747 CABI Wallingford. The Inspector found that this site did not contain AONB special qualities and the commercial benefit would outweigh the harm. Concern was raised on this and the low proportion of affordable houses included in the development.
- e. APP/K0425/W/15/313529, Molins Saunderton here the Inspector and the Secretary of State were in agreement that the scheme would seriously harm the sensitive character and appearance of the countryside and the special qualities of the AONB.
- f. APP/K0425/W/16/3149747 Former Molins Sports Ground, Princes Risborough. Here the appeal was dismissed on Green Belt grounds, the harm to the AONB was not a determinative issue.
- g. APP/J0405/W/16/3158833 land north of Aylesbury Road, Wendover. Here on dismissal the Inspector had taken a holistic view of the whole landscape even though the site is not in the AONB or abutting it. It has been considered as a valued landscape.
- h. The Committee discussed "setting" and noted that it is a sensitive issue.

The Planning Advisor was thanked for all his work on Planning Applications.

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

### **321. Urgent Business**

- a. The Committee touched on resource issues

- b. The Planning Officer advised the Committee that she had been informed by Natural England that, due to insufficient resources, they would no longer comment on planning applications for major developments in the AONB in Oxon and Bucks, but would send a standard response referring to the CCB, even though Natural England are a statutory consultee. An implication for CCB resource issues was noted.

**310. Date of the next meeting Wednesday 7<sup>th</sup> March 2018 at CCB offices at 10.00 am.**

**Future dates: Wednesday 18<sup>th</sup> July and 21<sup>st</sup> November 2018.**

**The Chair.....*Elizabeth Wilson*.....**

**Date...7/3/18..**