



Planning Committee

10.00 a.m. Wednesday 10<sup>th</sup> September 2014  
The Chilterns Conservation Board office,  
90 Station Road, Chinnor, OX39 4HA

Agenda

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|--|---------------|
| 1. Election of Chairman                      | 10.00 – 10.05 |
| 2. Apologies                                 | 10.05 – 10.10 |
| 3. Declarations of Interest                  | 10.10 – 10.10 |
| 4. Minutes of Previous Meeting               | 10.10 – 10.20 |
| 5. Matters Arising                           | 10.20 – 10.25 |
| 6. Public Question Time                      | 10.25 – 10.30 |
| 7. Presentation about Highlands Farm, Henley | 10.30 – 10.50 |
| 8. High Speed 2 – update                     | 10.50 – 11.05 |
| 9. AONB Management Plan Review               | 11.05 – 11.10 |
| 10. Events                                   | 11.10 – 11.40 |
| 11. Development Plans responses              | 11.40 – 12.05 |
| 12. Planning Applications – update           | 12.05 – 12.20 |
| 13. Any urgent business                      | 12.20 – 12.25 |
| 14. Date of Next and Future Meetings         | 12.25 – 12.30 |

Next meeting: **Wednesday 26<sup>th</sup> November 2014** at **The Chilterns Conservation Board Office, 90 Station Road, Chinnor, OX39 4HA**

Proposed future meetings: 2015 – Wednesdays 11<sup>th</sup> February, 13<sup>th</sup> May, 9<sup>th</sup> September and 25<sup>th</sup> November.

**Item 1**                      **Election of Chairman**

**Author:**                      Colin White   Planning Officer

**Lead Organisations:**      Chilterns Conservation Board

**Resources:**                Special allowance of £816 per year.

**Summary:**                  The Planning Committee is required to elect a chairman. The re-appointment for this position will take place annually following the Board's Annual General Meeting.

**Purpose or report:** To elect a Chairman.

**Background**

1. The Planning Committee should elect a chairman at its first meeting following the Annual General Meeting (which took place on 26<sup>th</sup> June 2014). Until the chairman is elected the Planning Officer will chair the meeting.
2. Nominations can be made either before the meeting, by notifying the Planning Officer, or at the meeting itself. If there is more than one nomination there will be a ballot of the Board members present. The Standing Order on regulating meetings states that votes should be determined by a show of hands.
3. In the event of a tie names will be drawn from a hat by the Planning Officer.
4. The Standing Orders do not require the appointment of a Vice Chairman. Should it be necessary for a temporary (deputy) Chairman to be appointed for any particular meeting, the election can take place at that meeting.

**Recommendation**

1.        **That the Planning Committee nominates and elects a chairman to serve until the Board's next Annual General Meeting.**

**Item 4**                    **Minutes of Previous Meeting**

**Author:**                    Colin White   Planning Officer

**Lead Organisations:**     Chilterns Conservation Board

**Resources:**                Budget of £520 per year for minute-taker plus staff time

**Summary:**                  Minutes of the previous meeting are attached (at Appendix 1) and require approval.

**Purpose of report:** To approve the Minutes of the previous meeting.

**Background**

1. The draft minutes from the meeting on 14<sup>th</sup> May 2014 have been previously circulated and are attached (at Appendix 1) for approval.

**Recommendation**

1.     **That the Committee approves the minutes of its meeting which took place on 14<sup>th</sup> May 2014.**



**DRAFT MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 14<sup>TH</sup> May 2014 AT THE CHILTERN CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR, COMMENCING AT 10.00AM AND CONCLUDING AT 12.35PM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Appointed by Local Authorities</b>	
Cllr David Barnard	North Herts District Council
Cllr Brian Norman	Three Rivers District Council
Cllr Jeremy Ryman	Chiltern District Council

<b>Appointed by the Secretary of State</b>	
Helen Tuffs	Secretary of State

<b>Elected by Parish Councils</b>	
Cllr Margaret Jarrett	Hertfordshire
Cllr Barbara Wallis	Buckinghamshire

<b>Others present</b>	
<b>Officers</b>	
Colin White	CCB Planning Officer
<b>Others</b>	
Deirdre Hansen	Minute taker

**139. Election of Chairman**

**Helen Tuffs was nominated and unanimously elected as Interim Chairman of the Planning Committee until the Board's next Annual General Meeting in June 2014.**

Helen Tuffs took the Chair.

**140. Apologies for absence**

Apologies were received from Cllr Alan Walters (South Buckinghamshire District Council), Cllr Chris Richards (Aylesbury Vale District Council), Gill Gowing (Strategic Planning Advisor to the Chiltern Society) and Mike Stubbs (The National Trust).

#### **141. Declarations of Interest**

No declarations of interest were made.

#### **142. Minutes of the previous meeting**

The minutes of the meeting held 12<sup>th</sup> February 2014 were approved as a true record and signed by the Chairman.

#### **143. Matters Arising from the minutes**

There were no matters arising not on the agenda.

#### **144. Public Question time**

No members of the public were present.

#### **145. High Speed 2**

The Planning Officer updated the Committee about the latest developments in connection with a possible high speed rail route through the Chilterns.

The Committee was informed that HS2AA had submitted a case to the Aarhus Convention Compliance Committee in connection with the need to comply with the Strategic Environmental Assessment (SEA) Directive while planning HS2, the Information Commissioner will be seeking a Judicial Review in connection with the Major Project Authority's report, the Board's response on the Environmental Statement was submitted in February and the Board's petition against the Bill is being prepared.

10.20 David Barnard arrived.

The Planning Officer gave some detail on the petition itself, 'Locus Standi' and the process of petitioning. The Committee discussed the matter at length.

The Planning Officer, all the Board's staff and members were congratulated on all their exemplary work on HS2.

- 1. The Committee NOTED the report.**
- 2. The Committee THANKED the Planning Officer and the Board's staff for the excellent work they had done on HS2.**

#### **146. AONB Management Plan Review.**

The Planning Officer informed the Committee that the 2014-2019 Management Plan was adopted by the Board in March. It has been printed and now requires promotion. The Management Plan will be accompanied by various other documents including the final versions of: the environmental report; the SEA scoping report; the appropriate

assessment; a post adoption statement and an equalities assessment. Once these documents have been finalised they will be circulated to Local Authorities along with the Management Plan and the Board's responses to comments made during the consultation period.

Some discussion took place about the 5 year time span of the plan.

- 1. The Committee NOTED the adoption of the 2014-19 AONB Management Plan and that final documents are being prepared.**
- 2. The Committee AGREED to PROMOTE the Management Plan.**

## 147. Events

The Planning Officer informed the Committee about various events.

1. The Planning Forum will take place on 20<sup>th</sup> May 2014 in the Board's meeting room.
2. The Chilterns Buildings Design Awards ceremony will take place on 18<sup>th</sup> June, at The King's Church, Raans Road, Amersham 7.00-8.30pm, Committee members were invited to attend.
3. Parish and Town Council planning training will take place on 23<sup>rd</sup> June, 1<sup>st</sup> July and 3<sup>rd</sup> July at various locations in the Chilterns. An electronic questionnaire has been sent out investigating the loss of local facilities. The responses will be used during the training. Committee members help was requested with the events. Information on the recently updated Management Plan will also be included during the training.
4. The Planning Tour will take place on 23<sup>rd</sup> July, the Planning Officer asked the Committee to comment on suggested locations to visit.
5. The Annual Planning Conference will take place on 8<sup>th</sup> October 2014 at The King's Church, Amersham from 9.30am-1.30pm, possible topics and speakers were discussed.

- 1. The Committee NOTED and APPROVED the arrangements for the Planning Forum on 20<sup>th</sup> May.**
- 2. The Committee NOTED the arrangements for the annual Chilterns Buildings Design Awards ceremony on 18<sup>th</sup> June and AGREED to inform the Planning Officer if they wish to attend.**
- 3. The Committee NOTED and APPROVED the arrangements for the forthcoming Parish and Town Council training events, and AGREED to promote the events widely and inform the Planning Officer if they were able to assist at the events.**
- 4. The Committee NOTED the date for the Annual Planning Committee Tour, suggested locations to visit and AGREED to confirm attendance with the Planning Officer.**

- 5. The Committee NOTED and APPROVED the arrangements for the annual AONB Planning Conference and AGREED to provide the Planning Officer with suggestions for topics and speakers.**

#### **148. Conservation Board Position Statements**

The Planning Officer informed the Committee that the renewable energy position statement had been subject to consultation and adoption, but that following the adoption of the Management Plan and the changes in policies reflected therein, the adopted position statements on development affecting the setting of the AONB and renewable energy would require some changes.

The next position statement will deal with telecommunications. The Planning Officer sought thoughts about the programme for production of future position statements.

- 1. The Committee NOTED that following the adoption of the AONB Management Plan changes will be made to the adopted position statements on development affecting the setting of the AONB and renewable energy.**
- 2. The Committee NOTED that the draft telecommunications position statement will be reported to the next Board Meeting.**
- 3. The Committee NOTED that it will continue to review the list and timing of subsequent position statements.**

#### **149. Development Plan Responses**

The Planning Officer informed the Committee about, and sought approval from the Committee for, the responses that had been sent in and made under delegated powers in connection with the public consultation exercises on the following development plan documents: Chiltern District Council: Draft Sustainable Design and Construction Supplementary Planning Document; Department for Transport Draft National Policy Statement for National Networks; OFGEM Consultation on National Grid Electricity Transmission's proposed Visual Impact Provision Policy; Wycombe District Council Local Plan Options; Chiltern District Council Chalfont St Peter Neighbourhood Plan, and Central Bedfordshire Council Guidance Note 2 Solar Farm Development in Central Bedfordshire.

- 1. The Committee NOTED and APPROVED the responses already made on behalf of the Board in connection with the consultation exercises on the developments plan documents as detailed above.**

#### **150. Planning Applications Update**

The Planning Officer informed the Committee about and sought approval for, the responses that had been made under delegated powers in connection with planning

applications, appeals and a number of previous cases that have been determined as detailed in the appendix.

Since April this year the Board has been consulted on 13 applications and has responded to three of these. So far there have been no formal representations.

The Committee noted that for 2013/14 the Board had been consulted on 133 applications and responded to all of these. 70% of applications had been decided in line with the Board recommendations. There were 25 formal representations.

The planning application for the expansion of Luton Airport was touched upon.

The Planning Officer informed members that he would be inviting them to become more actively involved with the Board’s responses to planning applications.

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

**151. Urgent Business:**

The Planning Officer thanked Margaret Jarrett and Brian Norman for their help and support over the years. They will not be seeking re-election to their local government positions at the local elections in May and as such their Board Membership will cease.

The Committee thanked Margaret and Brian for their support and efforts during their time as members of the Board.

Both Margaret and Brian expressed their appreciation of their time on the Board.

**152. Date of the next meeting Wednesday 10<sup>th</sup> September 2014 at the Lodge, 90 Station Road, Chinnor OX39 4HA.**

**153. Future meetings:**

Wednesday 26<sup>th</sup> November 2014.

**The Chairman.....**

**Date.....**



**Item 8      High Speed 2 update****Author:**                    Colin White   Planning Officer**Lead Organisation:** Chilterns Conservation Board**Resources:**                Staff time.**Summary:**                HS2AA's case to the Aarhus Convention Compliance Committee has been found to be admissible, the Information Commissioner has been granted permission to proceed with a Judicial Review in connection with the Major Project Authority's report and the Board's petition against the Bill has been submitted.**Purpose of report:** To update the Committee about the latest developments in connection with a possible high speed rail route through the Chilterns.**Background**

1.      The Committee has previously been informed that HS2AA would be making a complaint to the Aarhus Convention Compliance Committee in connection with the Supreme Court's previous decision to dismiss HS2AA's appeal that that the Government should comply with the Strategic Environmental Assessment (SEA) Directive while planning HS2. The case was submitted earlier this year and it has been found to be admissible by the Compliance Committee. The next step is hearing how the UK Government justifies its position to the Compliance Committee. No date has been given for when this is likely to take place, though is likely within the next six months.
2.      The Committee was previously informed that the Information Commissioner would be seeking a Judicial Review in connection with the Government's decision to block the release of the Major Project Authority's report that gives the HS2 project an amber/red rating. Previously the Information Commissioner had ruled that the report should be published in full. The Information Commissioner has apparently been granted permission to proceed with the Judicial Review, although the case won't be in Court until after the Supreme Court ruling has been given on the case which involves the possible publication of letters between Prince Charles and various Government departments.
3.      The Board submitted its petition in connection with the HS2 Hybrid Bill by the deadline of 16<sup>th</sup> May 2014.
4.      The Board's petition was one of over 1,900 that were accepted as valid. HS2/Department for Transport questioned the 'locus standi' of a number of petitioners, including the key national campaign groups Stop HS2 and the HS2 Action Alliance. However, the Select Committee has accepted that both of these key players have a right to be allowed to appear in front of the Committee.
5.      The Board's key petitioning point is the request for the provision of a fully bored tunnel under the whole of the AONB. Other points that were included sought extensive mitigation should such a tunnel not be provided. The Board's petition was

accepted and we are likely to be called to appear before the Select Committee. No date can be given for this at present as hearings are focussing on the northern end of the route.

6. Prior to any appearance before the Select Committee the Board should receive a Petition Response Document from HS2/Department for Transport. This has yet to be received. The Board has met HS2 staff on two recent occasions to discuss the Board's petition, though no issues have been resolved.
7. The Board had previously organised wider Chilterns group meetings. However, these have not been held for a while as Buckinghamshire County Council has been organising local area meetings, to which the Board is invited.

### **Recommendation**

1. **That the Committee notes the report.**

## **Item 9      AONB Management Plan Review**

**Author:**                      Colin White   Planning Officer

**Lead Organisation:** Chilterns Conservation Board

**Resources:**                Staff time.

**Summary:**                The 2014-19 AONB Management Plan was adopted by the Board in March, it has been circulated and now requires endorsement.

**Purpose of report:** To inform the Committee about the latest developments in connection with the 2014-2019 Management Plan.

### **Background**

1.     The 2014-19 AONB Management Plan has been the subject of discussion at previous Planning Committee meetings.
2.     The Management Plan was adopted at the Conservation Board meeting which took place on 25<sup>th</sup> March 2014. Final printed copies of the Management Plan were circulated to key partners along with a summary document. The documents are available to download from the AONB website and have been promoted widely.
3.     The Management Plan will be accompanied by various other documents including the final versions of: the environmental report with appendices and a summary; the SEA scoping report; the appropriate assessment; a post adoption statement and an equalities assessment. Once these documents have been finalised (shortly) they will be circulated to the local authorities along with the Board's responses to comments made during the consultation period.
4.     It is understood that Chiltern District Council has already agreed to endorse the Management Plan as a material consideration in the exercise of the Council's planning powers at a Cabinet meeting in August 2014. Similar endorsements will be sought from the other local authorities.
5.     The Committee is asked to continue to promote the Management Plan and to direct those interested to the relevant page on the AONB website.

### **Recommendations**

1.     **That the Committee notes that the 2014-19 AONB Management Plan has been circulated, and that final versions of the accompanying documents are being prepared.**
2.     **That the Committee promotes the Management Plan and encourages local authorities to endorse the Plan.**

**Item 10**    **Events****Author:**                    Colin White    Planning Officer**Lead Organisation:** Chilterns Conservation Board**Resources:**                Staff time and budget of £900 for Planning Conference.**Summary:**                The AONB Planning Forum will take place in May, further details are provided in connection with the training that has been programmed for Parish and Town Councils in the summer and the Planning Conference in October, and the Committee's annual tour will take place in July.**Purpose of report:** To approve the details for forthcoming events.**Background****Forthcoming events****AONB Planning Forum**

1.     The last AONB Planning Forum took place on the 20<sup>th</sup> May. There were 14 attendees and five of the District Councils within the AONB were represented. The Forum discussed: the endorsement of the adopted AONB Management Plan; the latest position in connection with HS2 and petitioning; the draft Conservation Board position statement on telecommunications, and brief updates in connection with the possible AONB boundary review and development plan progress (including neighbourhood development plans).
2.     The next AONB Planning Forum should take place in November and a Doodle Poll with suggested dates and times will be run shortly. If there are any preferred dates and topics these can be discussed at the Committee meeting.

**Buildings Design Awards ceremony 2014**

3.     The annual Chilterns Buildings Design Awards ceremony took place on 18<sup>th</sup> June at the King's Church, Raans Road, Amersham. 60 people attended the event and saw awards presented to 5 Windsor End, Beaconsfield (Overall Winner), Marchants Farm, Bovingdon (Highly Commended) and Lower Farm, Britwell Salome (Special Award).
4.     It was suggested that as part of the ceremony it might be better to describe all entries (including those that were not short listed) and include as part of the slide show a lot more pictures of the winners and short listed entries. This is a sensible suggestion and can easily be accommodated as part of the ceremony for next year.

**Parish and Town Council planning training 2014**

5.     The Board had organised three training events for Parish and Town Councils which would have taken place in late June and early July. Each session would have been on a difference day of the week and in different locations. A promotional flyer was produced and this was distributed to all Parish and Town Councils for which the Board has an email address. By the closing date for reservations to be made 18

people had booked on to the three events (4, 8 and 6) and represented 11 Parish and Town Councils. Due to the low number of bookings the events had to be cancelled. The last time the events were held in 2012 there were 95 attendees (40, 28 and 27) from 47 Parish and Town Councils.

6. The Committee had previously agreed that the training events should deal with the issue of how the Board reacts to and monitors the loss of local facilities (shops and pubs for example). To try and gather information about this issue a questionnaire was sent out electronically with a request that it be completed in time for the training. Nine questionnaires were returned. These do not provide sufficient information to enable statistics to be produced.
7. The Committee's thoughts on the cancellation of the proposed training would be welcome.

#### AONB Planning Committee Tour 2014

8. The Planning Committee's annual tour normally takes place in mid- to late-July. It was proposed that the tour should take place on 23<sup>rd</sup> July. It was suggested that the tour should visit a number of locations that are affected by development pressures arising from the production of Neighbourhood Development Plans in the southern part of the AONB. The Tour was cancelled due to very low numbers, despite the fact that it had been promoted to both the Planning Committee and the full Board.
9. The tour has previously been organised and is considered to be part of the Board Members' annual training programme (as detailed in the Board's constitution). The Committee's thoughts on the cancellation of the tour would be welcome.

#### AONB Planning Conference 2014

10. The Planning Committee has previously agreed that the Planning Conference should take place on Wednesday 8<sup>th</sup> October 2014. A room at the King's Church, Raans Road, Amersham has been booked. The Conference will start at about 9.30am and conclude at 1.30pm.
11. The following speakers have confirmed their attendance – Martin Small, English Heritage (to talk about the recently issued EH good practice advice notes for planning); Lester Hannington, Bucks CC (to talk about the implications for the AONB due to the recent upsurge in interest in fracking); Lee Pugalis or Alan Townsend, Northumbria University (to talk about relationships between LEPs and planning and the implications for protected landscapes), and Mark Sullivan or Ed Macalister-Smith, Cotswolds Conservation Board (to talk about the way that the Cotswolds CB addresses key planning issues).
12. A fifth speaker is being sought and requests have been made for someone to come and talk about a district council perspective on the duty to cooperate. In addition, a speaker has also been sought to address the issue of recent changes in the way that the historic environment is being dealt with at the local level.
13. Promotion of the Conference will take place prior to the Planning Committee meeting but Board Members' help with this would be welcome. Equally, if members of the Planning Committee would like to attend the Conference can they please confirm this in writing by getting in touch with the Board's Administration Officer, Donna Webb, in Chinnor.

**Recommendations**

- 1. That the Committee notes the feedback from the Planning Forum on 29<sup>th</sup> May and the Chilterns Buildings Design Awards ceremony on 18<sup>th</sup> June.**
- 2. That the Committee notes that the next AONB Planning Forum will take place in November.**
- 3. That the Committee notes the cancellation of the Parish and Town Council training events and the annual Planning Committee tour, and provides thoughts on the cancellation of these events.**
- 4. That the Committee promotes the annual AONB Planning Conference and confirms the booking of any place in writing with the Board's Administration Officer.**

**Item 11     Development Plans Responses**

**Author:**                    Colin White   Planning Officer

**Lead Organisations:**     Chilterns Conservation Board

**Resources:**                Staff time.

**Summary:**                Responses have been sent in connection with the public consultation exercises on the following development plan documents: **Oxfordshire County Council** LTP4 SEA Scoping Report; **Sonning Common** Neighbourhood Development Plan Sustainability Appraisal Scoping Report; **Aylesbury Vale DC** Vale of Aylesbury Local Plan scope of new plan; **Buckland Parish Council** Buckland Neighbourhood Plan; **Henley-on-Thames Town Council and Harpsden Parish Council** Joint Henley and Harpsden Neighbourhood Plan Pre-submission consultation version; **London Luton Airport** Airspace Change Proposal RNAV 1 Procedures; **South Oxfordshire DC** Local Plan 2031 Issues and Scope consultation; **Chiltern DC** Heritage Strategy June 2014; **Luton BC** Draft Luton Local Plan 2011-2031, **Central Bedfordshire Council** revised pre-submission Development Strategy.

**Purpose of report:** To inform the Committee about, and seek approval of, the responses that have been made under delegated powers in connection with the development plan documents as listed.

**Background**

The following paragraphs detail the responses that have already been drafted and sent in connection with the public consultation exercises on the development plan documents as listed.

**Oxfordshire County Council LTP4 SEA Scoping Report**

1.     The Board is grateful for the opportunity to comment on the Oxfordshire LTP4 SEA Scoping Report.
2.     The Board welcomes the recognition given to the AONBs within the County, particularly in Section 4.12 and in Figure 4.6. The acknowledgement of the importance of the AONBs should be carried through to the LTP4 documents.
3.     The Board welcomes the inclusion of the AONB Management Plans within the policies, plans and programmes detailed in Appendix A. Please note that the Chilterns AONB Management Plan 2014-19 has recently been adopted.
4.     Noise is dealt with in Section 4.4. It should be noted that a key way of reducing the noise produced by, and therefore the impact of, traffic on local areas is by using low noise surfacing when any highway is maintained or any new highway is constructed. There would be consequent health and well-being benefits.
5.     The Board considers that the SEA Methodology as detailed in Section 5 is appropriately scoped.

6. The SEA Objectives are detailed in Section 5.2. The Board considers that Objective 16 should be redrafted to read: 'Conserve [rather than Maintain] and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements'. This would ensure that the objective would more accurately reflect the Countryside and Rights of Way Act 2000 in connection with protected landscapes such as the AONBs within the County. Equally, the sub-objective listed in Table 5.2 for this Objective should also be redrafted to read: 'Conserve [rather than Protect] and enhance landscape character from impacts of transport'.
7. Section 8 is the Glossary. The Board considers that the definition for AONB is not factually correct and would benefit from being redrafted. The Board suggests that something along the following lines might be more appropriate: 'An AONB is an area of high scenic quality which has statutory protection in order to conserve and enhance the natural beauty of its landscape. Natural beauty includes landform and geology, plants and animals, landscape features and the rich history of human settlement over the centuries. AONBs are designated under the provisions of the National Parks and Access to the Countryside Act 1949, in order to secure their permanent protection'.

### **Sonning Common Neighbourhood Development Plan Sustainability Appraisal Scoping Report**

8. The Board is grateful for the opportunity to comment on the Sonning Common Neighbourhood Development Plan Sustainability Appraisal Scoping Report and would welcome being involved in the forthcoming stages of preparation of the NDP.
9. The Board suggests that better plans are used for future iterations of the Scoping Report. Those included at present are generally poor quality and most of the text within the plans is not legible.
10. The Board objects to Objective SC-EN5 in Table 2.1, which currently reads as follows: 'To protect and screen the AONB land with the highest visual and landscape value', because this suggests that parts of the AONB should not be so 'protected and screened'. The Board considers that the Objective as drafted fails to accord with the purpose of designation of the AONB (the requirement to conserve and enhance the natural beauty of the area) and as such it should be reworded. The Board suggests the following: 'To seek the conservation and enhancement of the natural beauty of the Chilterns AONB'. Use of this wording would ensure that the NDP complies with the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000. Use of the wording would also ensure a consistent approach is taken to this issue through the NDP – it is noted that in Table 4.1 one of the key messages for 'Conservation' includes the following text: 'Conserve and enhance the areas of significant landscape beauty and sensitivity'.
11. The Board objects to the wording used in Stage A3 (page 12) of the method for sustainability assessment, which currently reads as follows: 'Protection of very high value AONB'. This implies that only certain parts of the AONB would be protected whilst other areas would not. The AONB is designated as a whole – no part is 'better' than any other part. The primary purpose of the AONB is the conservation and enhancement of the natural beauty of the area and this applies to the whole AONB,



not selected parts of it. Therefore, the Board suggests that this text should be deleted and replaced with the following: 'Conservation and enhancement of the natural beauty of the AONB'. The Board considers that such a change would ensure that the NDP complies with the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000. Use of the wording would also ensure a consistent approach is taken to this issue through the NDP – as noted above, one of the key messages for 'Conservation' in Table 4.1 includes the following text: 'Conserve and enhance the areas of significant landscape beauty and sensitivity'.

12. The Board welcomes the reference to the Chilterns AONB Management Plan 2014-2019 in Section 4 (policy context).
13. The Board objects to the inclusion of the following sentence (near the top of page 31 following a sentence which talks about the need for development to meet sustainability objectives): 'This is particularly important as some growth may be needed within the Chilterns AONB.' No justification has been given and no evidence is provided that demonstrates why such a stance has been taken – without this there is no need for the sentence to be included and the Board considers that it should be deleted.
14. Similarly, the Board objects to the inclusion of the following sentences (near the middle of page 31): 'There is not enough space within the 'built limits' of the parish to accommodate 138 new homes and satisfy the wishes of Sonning Common residents. Therefore, well-screened land within the undeveloped AONB along the NW edge of the village may be needed to fulfil Sonning Common's recreational needs and to enable housing allocation.' No justification has been given and the Board is not aware of any evidence that has been provided that demonstrates why such a stance has been taken – without this there is no need for the sentences to be included and the Board considers that they should be deleted.
15. Table 5.7B lists a series of 'environmental problems'. 'Landscape deterioration' is listed at the top of this table and the evidence that is given states that 'any developments on the edge of the village and/or beyond the built limits would have to be: appropriate in scale; sensitive to the environment and necessary for the village needs and its wellbeing'. The promotion of development beyond the limits of the village is more than likely to lead to further landscape deterioration and this should clearly be reflected in the text. At the same time the need to conserve and enhance the natural beauty of the Chilterns AONB should also be specifically referred to.
16. Section 6 details the sustainability framework and states that 'the environmental effects of options and alternatives will also be tested'. The Board looks forward to being able to comment on this material when it has been produced (it is not available on the NDP website and the Board must assume that it is not therefore available elsewhere). Such material would be essential if housing and other land allocations are going to be proposed within the Chilterns AONB.
17. Table 6.2 includes sustainability objectives that have been drafted based on those included in the South Oxfordshire Core Strategy. However, Objective H (which relates back to SODC Objective 8) has been amended such that the principle behind the SODC objective has been altered in a detrimental way. Objective H reads as follows: 'To protect and enhance the District's open spaces and countryside and in particular, the areas of significant landscape beauty and sensitivity'. The Board

considers that if the NDP is to change the objective then it should clearly reflect the purpose of the Chilterns AONB and the need to comply with the National Parks and Access to the Countryside Act 1949 and Countryside and Rights of Way Act 2000 (as drafted it does not). As such the Board suggests that Objective H should read as follows: 'To conserve and enhance the Neighbourhood Area's open spaces and countryside, and in particular those areas designated for their landscape importance'.

### **Aylesbury Vale DC Vale of Aylesbury Local Plan scope of new plan**

18. The Board welcomes the fact that the Council has identified that the new Local Plan document should include policies on design. The Board hopes that as part of the drafting of the Local Plan full consideration is given to local distinctiveness. Within the Chilterns AONB and its setting the Board considers that the principles within the Chilterns Buildings Design Guide and the supplementary technical notes on Chilterns building materials (flint, brick and roofing materials) should be applied alongside any design policies and any district-wide design advice. It would therefore be useful to include reference to these publications as part of the policies and to ensure that the advice is given due weight it would also be helpful to ensure that it is endorsed by the Council for use in the development management process, if not already the case. This could also be mentioned in the text. The design policies should also stress that design is a vitally important element in connection with all development.
19. The Board considers that the Vale of Aylesbury Local Plan should include a specific policy which seeks the conservation and enhancement of the natural beauty of the Chilterns AONB and its setting. Any policy should clearly comply with the National Parks and Access to the Countryside Act 1949, the Countryside and Rights of Way Act 2000 and the National Planning Policy Framework as they apply to AONBs. The need to comply with the statutory AONB Management Plan should be specifically mentioned. Consideration should also be given to including mention of the Environmental Guidelines for the Management of Highways in the Chilterns as many of the principles in this document apply to many developments.
20. The Board also considers that the Vale of Aylesbury Local Plan should include specific policies which deal with the protection of environmental and heritage assets (including biodiversity, landscape and heritage). Any proposed policies should include criteria for assessing proposals.

### **Buckland Parish Council Buckland Neighbourhood Plan**

21. Thank you for the opportunity to comment on the Buckland Neighbourhood Plan.
22. The Board appreciates that the Plan is at an early stage and generally welcomes the document. However, the Board has a number of comments to make which it hopes will help with later drafts.
23. A significant part of the Plan area is within the Chilterns AONB and the Board considers that the text should be drafted to reflect this. For example, the second objective on page 7 would be more consistent with the purpose of the AONB's designation if it referred to sensitive development which 'conserves and enhances' the landscape (rather than 'protects and enriches').

24. The Strategy section on page 9 appears to be inconsistent. Whilst the first paragraph talks about 'modest scale' developments, the second paragraph then talks about 'small scale' development. If they apply to different forms of development this should be made much clearer, because at present they both appear to relate to housing developments.
25. The Board wonders if the key issues arising from community feedback (page 11) ought to be split up and placed in the various topic sections.
26. The Board considers that greater reference ought to be made to the Chilterns AONB Management Plan, particularly in connection with the plans and documents that support various policies (page 11 for example). Such documents should be the subject of a scoping report.
27. Policy BNP3 refers to the 'Chilterns Conservation Board Design Guide'. The Board suggests that this reference should read as follows: 'Chilterns AONB Management Plan and the Chilterns Buildings Design Guide and Supplementary Technical Notes on local building materials'.
28. The text below Policy BNP10 appears to read as a policy and perhaps it should be included as such.
29. The Board suggests that Policy BNP11 could be improved by adding 'only' before 'be supported' so that the text reads: '... photovoltaic panels will only be supported where ...'
30. The Board suggests that Policy BNP14 could be improved by adding 'sufficient' before 'space' and ', and any newly planted trees,' before 'to mature' so that the text reads: '... schemes should allow sufficient space for such trees, and any newly planted trees, to mature...'
31. The Board considers that the text below the title 'Faster Broadband' (page 15) reads as a policy.
32. It is noted that there is no policy for the Reuse of Farm Buildings section (page15).
33. For the 'Car Parking' and 'Provision of Parking Spaces' sections the first 5 paragraphs of page 16 appear to read as policies though they are not described as such. In addition, the first two sentences of the first paragraph and the second paragraph under the 'Business Traffic' heading (page 16) also appear to read as policies. Similarly, the last two paragraphs under the 'Volume of Traffic and Safety' section and the last paragraph in the 'Walking in the Parish' section also read as policies (page 17).
34. The text under the 'Recreation' section (page17) mentions that the Parish does not have a dedicated recreation ground. The Board wonders why the Plan does not propose a site for this use.
35. The second and third sentences of the first paragraph and the associated bullet points, as well as the last two paragraphs under the 'Green Spaces' title on pages 17 and 18 read as policies.
36. The first main paragraph on page 18 refers to 'Chilterns Conservation tree preservation orders'. We are not sure what is being referred to here.
37. The Board considers that the Plan should include greater references to the Chilterns AONB and its Management Plan. This should be accompanied by a policy which

seeks the conservation and enhancement of the natural beauty of the area in order to comply with the NPPF, National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000.

**Joint Henley and Harpsden Neighbourhood Plan Pre-submission consultation version**

38. Thank you for the opportunity to comment on the Joint Henley and Harpsden Neighbourhood Plan.
39. The Board welcomes Policy EO5 (requirement for new development to respond to local character, materials and colour palette) but considers that this should be added to by referring to the need to comply with the Chilterns Buildings Design Guide and the Supplementary Technical Notes on local building materials (flint, brick and roofing materials).
40. The Board considers that the Key Diagram should show the whole extent of the Chilterns AONB in the Neighbourhood Area – at present there are various areas annotated over the AONB wash and it is therefore difficult to tell exactly where the AONB boundary is and what the extent of the AONB is. It would be better to have the AONB annotated with hatching which should be placed over all other annotations. In addition, it would also be useful if the Key Diagram was on a separate sheet at a bigger scale as it is difficult to read when printed on two sheets of A4 paper.
41. The Board considers that Policy H2 (design briefs) should require that a full public consultation exercise should be undertaken in connection with any design briefs and the policy should also be amended to refer to the need to comply with the advice in the Chilterns Buildings Design Guide and the Supplementary Technical Notes on local building materials for relevant sites.
42. In order to be consistent with:
- the National Park and Access to the Countryside Act 1949;
  - Practice Guidance for the Natural Environment, Paragraph 003, Reference ID 8-003-20140306, see <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/landscape/>
  - the South Oxfordshire Core Strategy and
  - the Chilterns AONB Management Plan 2014-19
- Policy EN1 and its supporting text should specifically refer to the need to ensure when any development takes place that the ‘conservation and enhancement of the natural beauty of the Chilterns AONB’ is sought and achieved. The fourth bullet point of the supporting text should be reworded to reflect the purpose of the AONB and it would be sensible to refer to the Chilterns Buildings Design Guide and the Supplementary Technical Notes on local building materials at this point also.
43. Policy EN4 is welcomed and supported. It would be useful if this policy referred to seeking ‘net’ gains in biodiversity overall.
44. The Board welcomes the reference to the Chilterns Buildings Design Guide in the

context of Policy DQS1, but considers that it would also be useful to also refer to the Supplementary Technical Notes on local building materials (flint, brick and roofing materials) at this point.

45. The Board supports Policy DSQ4 – Local Sourcing of Construction Materials and Labour, but considers that this should apply to all developments rather than those for 10 dwellings or more or for premises greater than 500 square metres.
46. The Board objects to Policy SP1 Highlands Farm. Though the principle of redevelopment of the site is not objected to, the level of development proposed (at least 190 dwellings with 0.5ha B1 uses and a community hub) is considered to be too great for the site. The NDP relies on using the whole of what is considered to be the previously developed part of a 33+ha site. The NDP assesses the developable part of the site to be 7.5ha which, if all developed, would produce a density of over 25 dwellings per hectare. No account appears to have been taken of the 0.6ha (approximately) of SSSI (which includes a Scheduled Monument), the 0.5ha for a business hub, the 0.4ha (approximately) of woodland to the west of the site and the 500m<sup>2</sup> for the community hub which would all reduce the developable area for housing purposes and thus increase the density to about 32 dwellings per hectare. This would, more than likely, result in a suburban level of development which would be out of keeping with the AONB.
47. The Board notes that less than 2ha of the previously developed part of the site is currently occupied by buildings. About 4.5ha of the site is occupied by car parking, hardstanding and other elements that have no substantial built form on them. The Board has consistently commented that, in order to ensure the conservation and enhancement of the natural beauty of the Chilterns AONB, it considers that any redevelopment of this site should: lead to development that is no greater in volume/footprint than that which is on the site already; only take place on the previously developed part of the site occupied by buildings (drives, roads, parking areas and paths should be excluded from calculations as there is no substantial built form on them), and take full account of the Chilterns Buildings Design Guide and Supplementary Technical Notes on local building materials (flint, brick and roofing materials). This stance is reinforced by Criterion F of the Policy which requires that 'the development has, as a minimum, no greater impact of (sic) the AONB than the existing development on the site'. This appears to be the only part of the policy that takes any account of the fact that the site is within the AONB and therefore subject to the requirement to ensure the conservation and enhancement of the natural beauty of the AONB.
48. The supporting text states that the NDP 'has set out a number of design principles that should be followed when redeveloping the site'. The Board can find no evidence of these principles in the text of Policy SP1 as drafted and considers that the principles outlined in Policy H2 do not address the specific issues that apply to this particular site. As a minimum the Board would expect that the basic principles described above (the underlined text) should be included in the text of Policy SP1. The details of any Design Brief will be vital and the Board expects to be able to play a full role in its formulation. The Board accepts that certain parts of the site would lend themselves to redevelopment, but considers that, in order to satisfy the purpose of the AONB, not all of the previously developed land should be developed. This is supported by the NPPF which states that 'it should not be assumed that the whole of the curtilage' of previously developed sites should be developed. With a reduction in

the developable area of the site, there would be a consequent reduction in the number of dwellings that would be likely to come from this site. The Board considers that the overall (constrained) figure of 400 dwellings for Henley and Harpsden could still be achieved even if only part of the Highlands Farm site were to be included with the other sites that have been identified. However, the Board considers that the significant constraint placed on Highlands Farm by its location within the Chilterns AONB requires that the number of dwellings likely to be built at this site should be reduced. If the core part of the site occupied by buildings were to be redeveloped at an appropriate density (no more than 25 dwellings per hectare) then it is likely that no more than 100 dwellings could be accommodated, when taking account of the areas required for the proposed B1 and community hub uses.

49. The Board considers that Policy SP6 (land north of Parkside) should include specific reference to the need to take proper account of the site's location immediately adjacent to the Chilterns AONB and any likely impacts on the setting of the AONB. See reference above to the National Planning Practice Guidance.

### **London Luton Airport Airspace Change Proposal RNAV 1 Procedures**

50. The Chilterns Conservation Board has, on a number of occasions in the past, requested that it should be included as a consultee in connection with any future changes to operations at London Luton Airport. It is very disappointing, therefore, that the Board is not included in the list of additional stakeholders included at Appendix F of the consultation document.
51. The Board objects to the proposed change as it would lead to an increase in the area of the Chilterns Area of Outstanding Natural Beauty (AONB) affected by noise. The Board considers that this would neither conserve nor enhance the natural beauty of the Chilterns AONB and should therefore be resisted.

### **South Oxfordshire DC Local Plan 2031 Issues and Scope consultation**

52. Thank you for the opportunity to comment on the South Oxfordshire Local Plan 2031 Issues and Scope. The Board understands that this is the first stage in the process of producing a new local plan and would like to be consulted about later iterations of the document.
53. General comment – the Board considers that the levels of growth arising from adoption of the Strategic Housing Market Assessment (SHMA) forecasts are: incompatible with the Council's plan vision; unrealistic and unnecessary. The Board considers that the Local Plan should be based on more realistic figures which relate to need and capacity and which more closely reflect a forward projection of the figures used to prepare the recently adopted Core Strategy. The Board considers that adopting the SHMA forecasts would cause untold damage to the District.
54. General comment – when produced the Local Plan should place great emphasis on good quality design. Any design guidance produced by the Council should take account of the Chilterns Buildings Design Guide and the supplementary technical notes on local building materials. Greater consideration also needs to be given to ensure that 'garden grabbing' does not take place.
55. General comment – the Local Plan should place significant emphasis on jobs and

employment across the District rather than through a 'big hit' approach with a focus on a single location. In addition, the Plan should emphasise both the provision of broadband, which would allow more home-working, and small-scale rural business provision which is often low impact and high value. Generally small companies have a higher rate of job creation than large ones. They are also more spread out and, as a result, closer to where people actually live – they should not be ignored by the Local Plan.

56. General comment – the Local Plan should make specific references to both Natural Capital and Ecosystems Services.
57. General comment – the Local Plan should address issues in connection with the historic environment, which is considered to be more than designated structures and sites – of equal importance are un-designated structures and sites.
58. The consultation document asks what level of growth the Council should plan for, and why. The Board considers that the Council should be planning for a level of growth that closely reflects the current growth planned for in the recently adopted Core Strategy. A lower level of growth would be likely to be achieved and is more likely to be more sustainable than higher levels of growth which are more than likely to lead to significant amounts of commuting. A lower level of growth would also ensure that greater account would be taken of the key material assets that the District possesses at the present time, which include the two AONBs that fall within the District. A higher level of growth is also unlikely to be achieved as it would present developers with the need to develop at what would be historically very high levels. These are considered to be unrealistic demands that are very unlikely to be met. Adopting higher figures would also lead to some of the significant and costly work that has taken place in connection with a number of Neighbourhood Plans being wasted. The Neighbourhood Plans that are currently being prepared are based on the lower figures from the recently adopted Core Strategy.
59. Page 14 deals with constraints to growth. The Board considers that with a number of constraints in place, covering much of the District, it will be impossible to accommodate the level of growth envisaged by the SHMA, and the District Council should be seeking to demonstrate a more realistic level of growth that could be accommodated. The Board is surprised that something as important as the two nationally protected AONBs within the District are not identified and recognised as significant constraints to housing growth. The NPPF is quite clear on what is expected in terms of protection for AONBs and this should be clearly identified in the Local Plan. In addition, and in order to be consistent with:
- the National Park and Access to the Countryside Act 1949;
  - the Countryside and Rights of Way Act 2000;
  - the National Planning Policy Framework (and accompanying National Planning Practice Guidance for the Natural Environment, Paragraph 003, Reference ID 8-003-20140306, see <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/landscape/>), and
  - the AONB Management Plans

the Board considers that the local plan should at the very least include a policy which

seeks to ensure that the natural beauty of the District's AONBs is conserved and enhanced.

60. The document asks if the settlement assessment and settlement hierarchy need to change and, if so, what changes should be made. The Board considers that to make settlements sustainable places they would need several facilities which address different issues and which are relevant to the needs of its residents (present and future). Facilities could be sorted into groups along the following lines: meeting place (e.g. pub, village hall, church); education provision; regular and frequent public transport provision to larger service centres; retail (e.g. shop, Post Office, newsagent); employment provision; recreation provision and service provision (e.g. garage). To be sustainable, settlements should have several facilities (at least three) which are in different groups. In addition, the criteria should not have equal weighting as some are clearly more vital to ensuring sustainable settlements than others.
61. Various options are put forward which might be considered in order to meet the level of growth proposed. Whilst the Board does not accept that the level of growth proposed is needed it has some comments on a number of the options.
62. Option A would continue to use the Core Strategy distribution. Although this has recently been tried and tested through examination, it would result in huge increases in allocated housing levels. In some instances, in Henley-on-Thames and Sonning Common for example, such a level of growth could not be accommodated without significant detrimental impacts on the Chilterns AONB, which would be contrary to Government policy as detailed in the NPPF. In order to achieve the purpose of the AONB any development that takes place should ensure the conservation and enhancement of the natural beauty of the area. This means that the AONB should not be considered as a no-go zone, equally any development that does take place should be small-scale and sensitive in nature.
63. Option B details a focus on Science Vale with allocations at settlements including Sonning Common and Henley-on-Thames and claims as a 'pro' that it takes account of existing policy designations including the AONBs. The Board does not accept that this is the case as in the Chilterns the two Neighbourhood Development Plans (NDPs) being prepared in Sonning Common and Henley-on-Thames have both struggled to identify sites for housing purposes at the current levels of growth and both NDPs are seeking to make allocations within the Chilterns AONB.
64. Option E details a dispersal approach which could see development at all settlements. There are numerous small settlements within the Chilterns AONB and such a proposal would be likely to cause significant harm to the protected landscape.
65. Option F proposes putting housing growth on the edges of Reading and/or Oxford. Reading is located in close proximity to the Chilterns AONB and such a proposal would be likely to cause significant harm to the protected landscape.
66. Option G proposes raising densities. The Board considers that this would be an appropriate thing to do in the right circumstances (urban locations and larger villages on certain sites). However, such a policy would need to be very carefully implemented and monitored to ensure that villages and the more rural parts of the District are not subject to developments that would bring detrimental impacts. As part of raised densities consideration would need to be given to the careful application of: open space standards to ensure that trees and other landscaping are provided with



sufficient space to reach maturity, and car parking standards to ensure that all vehicles likely to be generated by any development are catered for on the site.

67. The Board therefore objects to Options A (based on increased numbers), B, E and F.

### **Chiltern DC Heritage Strategy June 2014**

68. A response to the above consultation was sent electronically to Chiltern District Council. The response included a word version of the draft document with a series of tracked changes suggesting a number of minor corrections and amendments. The changed version of the document has previously been circulated to the Planning Committee and is available on request.
69. The Board welcomed the production of the document and expressed its gratitude that the Council had taken note of the its comments on the previous draft of the document.

### **Luton BC Draft Luton Local Plan 2011-2031**

70. Thank you for the opportunity to comment on the Draft Luton Local Plan for Public Consultation 2011-2031. The Board understands that this is one of the key stages in the process of producing a new local plan and would like to be consulted about later iterations of the document.
71. The Chilterns Conservation Board considers that one of the Strategic Objectives (probably number 10) ought to specifically refer to the need to 'conserve and enhance the natural beauty of the Chilterns AONB' in order to be consistent with other aspects of the Local Plan and to comply with: the National Parks and Access to the Countryside Act 1949; the Countryside and Rights of Way Act 2000, and the National Planning Policy Framework. Changes made to Strategic Objective 10 would need to be reflected throughout the rest of the Local Plan.
72. The Board considers that reference should be made, in paragraph 9.10 and Policy LP25 in Section 9 (high quality design), to the need to comply with the principles of the Chilterns Buildings Design Guide and its Supplementary Technical Notes on local building materials (flint, brick and roofing materials) particularly in connection with developments in the Chilterns AONB and its setting.
73. Section 10 deals with the natural and historic environment. The Board considers that paragraph 10.11 should be slightly reworded to ensure that it complies with the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000. In the first line 'protect' should be deleted and replaced by 'conserve' and in the second line 'national' should be replaced by 'nationally'.
74. Paragraphs 10.18 to 10.26 detail various sections of the NPPF and pieces of legislation that justify the policy approach that has been taken. Reference should also be made to NPPF paragraphs 113, 115 and 116 and to National Planning Practice Guidance for the Natural Environment, Paragraph 003, Reference ID 8-003-20140306 which all address issues in connection with AONBs and their settings.
75. The bullet point reference on page 74 (fourth bullet point down in right hand column) should refer to the 'Chilterns AONB Management Plan 2014-2019' and please ensure that 'Chilterns' is correctly spelt.

76. The reference to the Chilterns AONB in Policy LP29 (landscape and geological conservation) is welcomed. However, the Board considers that when reference is made to the AONB any policy should specifically refer to the need to ensure that any development 'conserves and enhances the natural beauty of the area of the AONB'. The introductory paragraph should be amended by removal of the word 'or' at the end of line 2. This would ensure that the Plan is sound and that it is consistent, and complies, with: the National Parks and Access to the Countryside Act 1949; the Countryside and Rights of Way Act 2000; the National Planning Policy Framework, and the Chilterns AONB Management Plan.
77. The Board welcomes the broad definition given for AONB as contained in the Glossary (Appendix 1).

### **Central Bedfordshire Council revised pre-submission Development Strategy**

78. The Board welcomes the prominence given to the need to protect the Chilterns AONB as part of the environmental issues and challenges on page 12 (paragraph 2.18).
79. The Vision for Central Bedfordshire (page 13, paragraph 3.2) is generally welcomed, though the Board considers that a specific mention should be made of the need to ensure conservation and enhancement of the natural beauty of the Chilterns AONB, because the AONB is a nationally protected landscape.
80. The Board considers that the Strategy would be more sound if there was a strategic objective specifically related to the need to conserve and enhance the natural beauty of the Chilterns AONB. This could be addressed by a suitable revision to Strategic Objective 4 in Table 3.1. The Board suggests the following revision: addition of 'including the nationally designated Chilterns AONB' after 'landscape designations' in line 4.
81. The Strategy for Growth details various issues and considers the countryside and rural settlements without any reference to the nationally protected Chilterns AONB. The Board considers that the Strategy would be more sound if reference was made to the need to ensure the conservation and enhancement of the natural beauty of the Chilterns AONB by way of a revision to paragraph 5.11 as follows. Add 'whilst ensuring the conservation and enhancement of the Chilterns AONB and its setting' after 'landscape' in line 6.
82. Policy 10 deals with rural economy and tourism. The Board welcomes the reference to the need to consider proposals against the need to protect valuable landscapes. However, the Board considers that this policy would be more sound if it specifically referred to the Chilterns AONB and the need to conserve and enhance the natural beauty of the area by way of a revision to the penultimate paragraph as follows. Add '(including the Chilterns AONB where developments should conserve and enhance the natural beauty of the area)' after 'valuable landscapes' in line 3 of the penultimate paragraph
83. Policy 12 deals with retail in neighbourhood centres and the rural area. The Board welcomes and supports the policy as drafted, particularly the protection afforded to shops and pubs in villages.

84. Policy 22 is concerned with leisure and open space provision. This policy is welcomed and supported because the Board presumes that it requires that important off-site needs, which must include links to the wider countryside, will be met as part of the planning of new development.
85. Policy 23 is concerned with public rights of way. This policy is welcomed and supported as drafted.
86. Policy 43 and Paragraphs 11.23 to 11.33 deal with high quality development. The Board welcomes the policy and supporting paragraph 11.28, and particularly supports the reference to the need for development proposals in the AONB to follow the guidance in the Chilterns Buildings Design Guide. However, this principle is not addressed in Policy 43 as drafted and the Board considers that the Strategy would be more sound if this could be amended accordingly. It is suggested that the following text is added at the end of the policy to read: 'Within the Chilterns Area of Outstanding Natural Beauty new development proposals will be required to follow the guidance set out in the Chilterns Buildings Design Guide.'
87. Policy 45 deals with the historic environment and is supported as drafted.
88. Policy 46 and Paragraphs 11.60 to 11.72 deal with renewable and low carbon energy development. The Board welcomes and supports the requirement, as part of the policy, that such developments should have no unacceptable adverse impact on the landscape and of the Chilterns AONB.
89. Policy 47 and Paragraphs 11.73 to 11.87 deal with sustainable buildings and resource efficiency. Policy 47 is supported as drafted. The text at Paragraphs 11.83 to 11.85 deals with water issues (including water efficiency) and are welcomed and supported as drafted.
90. Policy 49 is concerned with mitigating flood risk and is supported as drafted.
91. Policy 52 is concerned with the re-use and replacement of buildings in the countryside and is supported as drafted.
92. Policy 54 is concerned with rural workers' dwellings and is supported as drafted.
93. Policy 55 is concerned with equestrian development and development related to the keeping and breeding of livestock and is supported as drafted.
94. Policy 56 is concerned with Green Infrastructure and is supported as drafted.
95. Policy 57 is concerned with biodiversity and geodiversity and is supported as drafted.
96. Policy 58 and Paragraph 12.57 are concerned with landscape and the Chilterns AONB and are supported as drafted.
97. Policy 59 deals with woodlands, trees and hedgerows and is welcomed and supported as drafted.
98. Policy 61 and Paragraphs 13.32 to 13.47 deal with the north of Luton strategic allocation. The Board notes that significant changes have been made to this section between the 2013 version of the strategy and now. In particular the previous reference to the land between the proposed revised Green Belt boundary and the site boundary being utilised for open space has been removed and replaced with text which refers to the strategic link road which will 'run along the northern edge of the site' providing a boundary to the Green Belt. The Board fundamentally objects to this

as it clearly implies a much greater level of development within the Chilterns AONB and its setting, and it also implies that the proposed road will follow the northern edge of the allocation thus allowing it, as well as a major development area, within the AONB. The Board considers that this would constitute major development within the AONB which would be contrary to the policies in the NPPF.

99. In addition, the Policies Map for Policy 61 has no such road alignment on it (merely two arrows which presumably show main access points between which a road would be identified) and the Key Diagram includes a road alignment which does not 'run along the northern edge of the site'. The Board therefore continues to struggle to interpret this section (particularly Paragraph 13.34 and Criterion 7 of Policy 61 which states that 'residential or employment development will not be permitted within the extent of the Chilterns AONB') alongside the Policies Map which depicts Policy 61 and the Key Diagram as the plans do not depict what the text states.
100. The Board also objects to the Policies Maps as they do not include the AONB and its boundary – these should be added to all relevant Policies Maps and the key in order for those using the Strategy to know exactly what the extent of the nationally protected Chilterns AONB is. The Key Diagram is also objected to and also requires amendment – as currently shown the boundary for the Chilterns AONB is incorrect as it is not included where the Policy 61 allocation is shown. The full extent of the AONB and its definitive boundary should be added to the Key Diagram. The Board also objects to another element of the Key Diagram – the allocation on the east side of the A6 road which does not appear to be subject to any specific policy or supporting text (this clearly conflicts with Paragraph 13.32 which states that the eastern boundary of the site is the A6).
101. The text of Paragraph 13.34 currently reads as follows:
- 'The revised Green Belt boundary will follow the boundary of the allocation. The extent of the site and the revised Green Belt boundary is shown on the Policies Map. A new strategic link road between the M1 and A6 will run along the northern edge of the site providing a long term defensible boundary to the Green Belt. There will be a limited incursion in the Chilterns AONB along the northern edge of the site and any development in this location will be in accordance with AONB policies.'
102. The Board considers that, in order to make the strategy consistent with itself, to be more sound and to ensure compliance with the NPPF and legislation as it applies to the nationally designated Chilterns AONB, the text for paragraph 13.34 should be replaced with text as detailed below, which would more closely reflect the text from the previous version of the strategy:
- 'In the northern part of the site, there will be a limited incursion on the AONB by part of the M1-A6 strategic link road. The revised Green Belt boundary will follow the AONB boundary. The area of land between the Green Belt boundary and the site boundary will only be utilised for agriculture and open space provision in order to enable a proper transition between the urban area and the wider countryside. No residential or employment development will take place within the extent of the Chilterns AONB. Any other development that takes place in this area will be strictly in accordance with Green Belt and AONB policies. The extent of the site, the revised Green Belt boundary and the AONB boundary are all shown on the Policies Map and Key Diagram.'

103. Paragraph 13.35 states that the allocation is likely to lead to 'a limited negative impact on the adjoining AONB'. This assertion is considered to be incorrect, based on the text of other paragraphs as currently drafted, and is therefore fundamentally questioned by the Board. There will be a major detrimental impact on the AONB itself as the allocation is partially within the protected landscape. The text should be amended to read as follows: '... there is likely to be a significant negative impact on the Chilterns AONB ...'
104. Paragraph 13.38 once again refers to the site adjoining the Chilterns AONB, the text should be amended to refer to the allocation being both 'within and adjoining' the Chilterns AONB.
105. Paragraph 13.39 mentions the preparation of a Framework Plan and area Masterplans. These documents will clearly be very important in the delivery of this allocation and will need to ensure, as part of their content, the conservation and enhancement of the natural beauty of the Chilterns AONB. The Board therefore considers that the documents should be subject to full public consultation prior to their adoption as SPD or use in determining planning applications, and that the Strategy would be more sound if the following text was added at the end of this paragraph to read: 'Once prepared the Framework Plan and the area Masterplans will be subject to full public consultation prior to adoption as SPD and their use in determining planning applications.'
106. Paragraph 13.47 deals with some elements of design. The reference to Design Guides is welcome, however, the text should be amended by referring to the 'Chilterns Buildings Design Guide' and the need for its application 'in those areas within and adjoining the AONB'. In addition, and in order to be consistent, there is a need to ensure that the principles are applied to 'key visual areas' that are 'within or adjacent to the AONB'. Reference should also be made to the need to comply with the 'Environmental Guidelines for the Management of Highways in the Chilterns' publication.
107. The Board considers that Criterion 6 of Policy 61, which deals with the link between the M1 and A6, is not explicit enough and suggests the following addition to make the strategy more sound: Delete 'a' and replace this with the following 'an appropriately designed' before 'new link'.
108. The Board welcomes the following addition to Criterion 7 of the Policy – 'Residential or employment development will not be permitted within the extent of the Chilterns AONB'. With such a categorical statement, which the Board fully supports, we wonder why the text in other parts of this section are not also so explicit about keeping residential and employment development out of the AONB. The Board's previous comments about the revised Green Belt boundary following the AONB boundary should be reflected in changes to the final sentence of the Policy.
109. Paragraph 13.48 provides some more detail about the Framework Plan and Masterplans. The Board welcomes the fact that such documents will be prepared and trusts that it will be involved in their preparation. The Board considers that in order to provide reassurance that the details of the Framework Plan and Masterplans will be fully scrutinised the text of the Strategy should be explicit about this issue and to this end the Board suggests the following: add 'The Framework Plan and Masterplans will be subject to full public consultation prior to their adoption as SPD

and use in determining planning applications.' after 'development.' in line 6 of Paragraph 13.48.

110. The table detailing key milestones in the delivery of the North of Luton SA states that the Framework Plan will be completed late in 2014, soon after which a planning application is likely to be submitted. Such an application is, according to the milestones, likely to be determined in 2016. The submission and determination of such an application are milestones that are likely to pre-date the adoption of the Development Strategy and should perhaps be revisited to make the strategy more sound.
111. Framework Plan and Masterplan and key development principles – the Board considers that the Framework Plan and Masterplans should deal with some key development principles and must contain sufficient detail about the proposed development in connection with siting, massing, layout, design and materials for example, with very careful attention being paid to the nationally designated landscape of the Chilterns AONB. The Board expects to be involved in the preparation of such a master plan at a very early stage.
112. The Board considers that the following comments, which will relate to the production of any Framework Plan and Masterplans, are also relevant and should be considered as part of its response on the Strategy.
113. The alignment of any road must take great care to avoid the two small areas of woodland which are just to the east of the overhead powerlines (the removal of these could also be sought). This would help to protect the integrity of the woodlands, which would be put under a lot of pressure if included directly within any development. A more southerly and, particularly, sinuous alignment would help to alleviate the view of the road from Galley Hill which is due east of the eastern end of the road (as currently proposed) with a potential view down much of the road's length. The road should be allowed to follow the contours as much as possible, rather than be on embankments or viaducts. Within cutting or under green bridges would not be a particular problem. The width of the road will need to be treated with great care and if dualled is likely to have significant impacts on the wider landscape when associated with lighting and signage (which should be at the absolute minimum). The Board would be very wary about the inclusion of any extra land to allow for possible dualling in the future. Access to the housing/employment area should also be taken from the existing urban area. The guidance within the 'Environmental Guidelines for the Management of Highways in the Chilterns' should be taken fully into account.
114. The Strategy does not provide any detail about what might happen to the north of any road and what might be proposed. Whatever is proposed should blend seamlessly into the wider, normal and farmed countryside and provide a much softer urban edge than is currently the case around the north and east of Luton.
115. Any development within the development area should not turn its back on the countryside and it should all be outside the AONB. It would be sensible for the northern extent of the urban extension to be located sufficiently far south of the AONB to allow the setting of the AONB to be properly considered. To help achieve this it would be better if the two boundaries were not contiguous.

116. Existing rights of way should remain and be improved with better signage and maintenance (where required). The provision of Green Infrastructure will be vital to ensure that better access to the wider countryside is available – there is currently a lack of routes that run north/south and there are various field margins that could be used and improved for access and wildlife. Use of S106/CIL monies should enable this to happen.
117. Tree planting should take place within field boundaries – there are some remnant trees that will once have been on field edges, these should be protected and linked. The development should follow the contours to lessen landform changes that might be proposed – this will help to keep much of the development away from the skyline when viewed from within the AONB.
118. Design/materials will be of paramount importance, particularly on the northern edge, but also within the development which will be looked down upon from Galley Hill – care will be needed with the layout so as not to lead to a huge area of roofs being visible. This could be broken up by sensible building orientation and tree planting (with sufficient space to allow trees to grow to maturity without impeding on living conditions) and reference should be made to the Board’s Chilterns Buildings Design Guide and Supplementary Technical Notes on building materials.
119. It is considered likely that much of the employment development would take place at the western end of the site and opposite the employment site west of Sundon Park. The small settlement to the west of Lodge Farm on Sundon Road would be swamped by the Rail Freight Interchange, development area and changes to the highway network. Care will be needed with the design and layout of this part of the site as it potentially extends to within about 500 metres of the AONB at Lower Sundon. The setting of the AONB should be carefully considered. The impact of lighting will need very careful consideration.
120. Paragraph 13.71 forms part of the reasoned justification for the allocation at Chaul End vehicle storage depot. The Board suggests that it should refer to the ‘Chilterns Buildings Design Guide’.
121. Policy 64 identifies land at Sundon Quarry for a rail freight interchange and employment development. The Board considers that the need for such a facility is questionable based on the existence of an existing site for the same use at Daventry and the fact that another site has recently been approved at Radlett near Watford. Such a large development is likely to have a detrimental impact on the landscape in the setting of the Chilterns AONB and it is also likely to affect the quiet enjoyment of the AONB in the area around the Sundon Hills Country Park. Furthermore, the Board considers that the development of the site would lead to very limited employment provision. Based on the proximity of the site to the Chilterns AONB, the Board considers that very careful thought will need to be given to the form, design and use of the site because these are likely to have some degree of impact on the setting of the AONB. Large, bulky buildings with a significant amount of lighting and 24 hour a day use will have impacts over a wide area. The Board considers that unless subject to very careful design and mitigation, which should be clearly expressed as part of the development of any Framework Plan or Masterplan, such a development would neither conserve nor enhance the natural beauty of the AONB and its setting and would therefore not comply with the National Parks and Access to the Countryside Act 1949, the Countryside and Rights of Way Act 2000 and the NPPF.

122. Paragraphs 13.85 to 13.88 provide some more detail about the Framework Plan and Masterplan. The Board welcomes the fact that a Framework Plan and Masterplan will be prepared and trusts that it will be involved in their preparation. The Board considers that in order to provide reassurance that the details of the Framework Plan and Masterplan will be fully scrutinised the text of the Strategy should be explicit about this issue and to this end the Board suggests the following: add 'and will be subject to full public consultation prior to their adoption as SPD and use in determining planning applications' after 'statutory bodies' in line 4 of Paragraph 13.85.
123. The table detailing key milestones in the delivery of the Sundon Rail Freight Interchange states that a Framework Plan will be completed in 2014, soon after which a planning application is likely to be submitted. Such an application is, according to the milestones, likely to be determined in 2016. The submission and determination of such an application are milestones that are likely to pre-date the adoption of the Development Strategy and should perhaps be revisited to make the strategy more sound.
124. The Board wishes to appear at any future public examination to address the various issues detailed above and considers various elements of the Strategy as published to be 'not sound' due to inconsistencies with national policy (specifically the National Planning Policy Framework, National Planning Practice Guidance, the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000). In particular the Board considers that it should be represented at the public examination in order to fully discuss the implications of Policy 61, as this represents a major proposed development in the Chilterns AONB that is considered to be contrary to national policy as set out in the NPPF.

### **Recommendation**

1. **That the Committee notes and approves the responses already made on behalf of the Board in connection with the consultation exercises on the development plan documents detailed above.**



**Item 12     Planning Applications Update****Author:**                    Colin White   Planning Officer**Lead Organisations:**     Chilterns Conservation Board**Resources:**                Staff time.**Summary:**                    Representations have been made regarding a number of planning applications and a number of previous cases have been determined.**Purpose of report:** To inform the Committee about, and seek approval of, the responses that have been made under delegated powers in connection with the planning applications as listed and to update the Committee on any outcomes.**Background**

1.     Since 1<sup>st</sup> April this year the Board has been consulted on 52 planning applications. All apart from three of these have been responded to and there have so far been seven formal representations, all of which are objections.
2.     The applications that have resulted in formal representations this year include:

**Objections**

- New dwelling, Britwell Hill (two applications – one was withdrawn and the second was refused)
  - Redevelopment of employment site with 40 dwellings, Saunderton (not yet decided)
  - 210 dwellings, Princes Risborough (not yet decided)
  - Crematorium, Little Kimble (not yet decided)
  - Solar Farm, Cheddington (not yet decided)
  - Continued use of buildings for uses associated with flying, Ipsden (not yet decided)
3.     During 2013/14 the Board was consulted on 133 applications and responded to all of these. There were 25 formal representations.
  4.     The applications that resulted in formal representations in 2013/14 include:

**Objections**

- 8 pitch travellers' site, Caddington with later revised plans (approved)
- Anaerobic digestion plan, Mapledurham – two applications (one withdrawn, one approved)
- Stables, hardstanding and access track, Ibstone (withdrawn)
- Access track and hardstanding, Stokenchurch (approved)
- Replacement of existing temporary mobile home with permanent dwelling, Sarratt (three applications – two withdrawn, one refused [gone to appeal])
- Amendments to change of use of buildings to industrial and storage, Watlington (not yet decided)
- Crematorium and associated development, Little Kimble (refused)

- Redevelopment of site with assisted living community, Stokenchurch (approved)
  - 23 dwellings following demolition of buildings on site, Studham (approved)
  - 16 dwellings following demolition of buildings on site, Uplands, Cryers Hill (refused)
  - Additional static and mobile caravans and dayroom, Wooburn Moor (approved)
  - 1,050 dwellings and associated development east of Luton (not yet decided)
  - 8 dwellings, Studham (withdrawn)
  - 3Mw solar farm, Ivinghoe (approved)
  - Additional caravans, Dagnall (not yet decided)
  - Redevelopment of community centre with 31 affordable dwellings, Dunstable (withdrawn)
  - Gypsy site with 9 pitches and other developments, Cadmore End (refused)
  - Gypsy site with 4 pitches and other developments, Saunderton (refused)
  - Solar farm, Bledlow (not yet decided)
  - Change of use of agricultural building to B1 use, Bledlow Ridge (refused)
  - Two dwellings, Watlington (not yet decided)
  - Stables and manege, Hambleton (not yet decided)
5. The outstanding formal representations are detailed in Appendix 2, and where decisions have been made by the local planning authorities these are detailed.
6. For 2013/14 the number of applications being decided in line with the Board's comments stands at 62% with 4 applications still to be decided.

### **Recommendation**

1. **That the Committee notes and approves the responses made in connection with the applications listed in Appendix 2.**

**APPENDIX 2**

Location	LPA	Development	Ref. No.	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Caversham Quarry, Sonning Eye	Oxon CC	Quarry extension	MW.0158 /11	<b>Approved</b> – <b>20.08.14</b>	Object – although outside the AONB the site is within its setting and is clearly visible from the Thames valley sides. The development would involve mineral extraction and site restoration with inert waste over a considerable period of time. There would be lorry movements on roads that lead into the AONB. The LVIA has not taken proper account of the need to consider the setting of the AONB.	26.01.12
Great Seabrook Farm, Cheddington	AVDC	7Mw photovoltaic solar farm	14/01572 /APP	Pending	Object – application does not contain adequate information by which to judge the likely impacts (landscape and visual appraisal and glint and glare study should include additional information), proposal would have detrimental impacts on users of the AONB, proposal would be industrial scale out of keeping with the area, the proposal could not be screened, glint and glare would be experienced within the AONB, proposal is considered to be contrary to the NPPF, if minded to approve Council should carefully consider the landscaping of the site and the use of matt black finishes for frameworks and supporting structures.	28.07.14
Valley View, Hemel Hempstead Road, Dagnall	CBC	One additional static caravan and two additional touring caravans	CB/13/03 219/FUL L	Pending	Object – application is very similar to previous applications and dismissed appeal, no detail is given about the proposed buildings, the development would have a materially greater impact on the AONB, hedge planting is proposed (no detail but site currently has Cypress hedging	16.10.13



		open space and green infrastructure.			properly consider the likely impacts on the area to the east. The playing fields are located in an area that is wholly divorced from the rest of the site and it is likely that lighting would be requested which would lead to detrimental impacts on tranquillity in the area whilst also being clearly visible from within the Chilterns AONB and its setting. The Council has previously recognised the high landscape value of the site and its surroundings. Because the area has high landscape value and a wealth of archaeological and ecological sites of importance it is the subject of consideration as part of a wider area in connection with a possible extension of the Chilterns AONB (which is in close proximity to the area). The LVIA should take account of the possible wider impacts before any decision is made on the application. The current proposal would result in a significant level of development which would fundamentally change the character and appearance of the area to the detriment of the wider landscape. Should the application be approved then the area could not be considered as part of any candidate area for extension of the Chilterns AONB.	
Carmel College, Mongewell Park, Mongewell	SODC	Redevelopment to provide 166 dwellings, refurbishment of listed buildings and provision of restaurant, café and swimming pool	P11/W23 57	Pending	Object – proper account is not taken of the NPPF, there is confusion between the many documents that accompany the application, the application does not include a full design and access statement, the design of many of the buildings is inappropriate in the AONB and fails to enhance the natural beauty of the area, the scale and mass of many of the buildings would be greater than the buildings they replace, only previously developed parts of the site should be considered for new	02.08.12

					<p>buildings, the transport assessment does not take account of the NPPF and fails to deliver a modal shift away from the private car, public transport provision is inadequate, ‘upgrading’ of rights of way are likely to lead to detrimental impacts on users and their enjoyment, closure of the Ridgeway National Trail is objected to, the lighting plan is confusing and likely to lead to an increase in light emissions from the site, there will be significant numbers of HGV movements to the detriment of the character of the narrow local roads, renewable energy generation is not adequately addressed, the proposal does not conform to the Local Plan or emerging Core Strategy and as such should be refused.</p> <p>Revised plans – welcome reduction in height of some buildings but maintain objection as proposal reflects that previously objected to.</p>	12.11.13
Lys Mill, Watlington	SODC	Change of use of buildings to rationalise mix of industrial and storage	P13/S05 61/FUL	Pending	<p>Object – though B1 and B2 uses have decreased in floor space, a significant amount of traffic will be generated, there has been a significant increase in the B8 floor space which will also generate a significant amount of traffic (much of it HGV) which will impact on users of the local rights of way as well as local roads. Full traffic survey should be undertaken and submitted to address all users at the site. The site is not in a sustainable location for the uses proposed. The proposal will neither conserve nor enhance the natural beauty of the AONB, it is considered to be contrary to the development plan and AONB Management Plan and the proposal will not increase the understanding or enjoyment of the special qualities</p>	09.04.13

					of the AONB. Amended plans - The application still includes an external area of B8 use of about 3,200m <sup>2</sup> . The proposed B8 space (both internal and external) is therefore believed to be in excess of three times the present permitted area. This large area is likely to lead to the generation of a significant amount of traffic, and much of it is likely to be HGVs. The revised application would lead to the area used for B1 and B2 uses increasing substantially, which would in turn also increase the number of small vehicle movements. The Board welcomes the reduction in HGV movements which would arise from this particular change. The Board does not consider that users of the ancient right of way should be displaced into a field for 500m for the sake of the commercial benefit of Lys Mill. The existing right of way along the Icknield Way should therefore remain and its condition and character should not deteriorate any further.	15.07.13
Pond Lane, Mapledurham	SODC	Anaerobic digestion plant	P14/S04 77/FUL	<b>Approved 08.07.14</b> –	Object – The proposal is similar to a previously withdrawn application. Though the scale has been reduced the proposal still contains a significant amount of development which would have a significant detrimental adverse impact on the AONB and its users. The Board would be concerned about ‘improvements’ to the bridleway. There are likely to be significant numbers of HGV movements. The development would be likely to lead to detrimental impacts on the tranquillity of the AONB.	24.03.14
78 Hill Road, Watlington	SODC	Demolition of existing	P14/S04 34/FUL	<b>Approved 23.05.14</b> –	Object – proposal would lead to construction of two very bulky dwellings with 2½ storeys including	24.03.14

		bungalow and erection of two 5 bedroomed dwellings			basements, they would be out of scale and keeping with the locality, lead to over-development of the plot with buildings in very close proximity to the neighbouring plots. The buildings are tall and their height has been reduced by the contrived use of a large area of flat roof. Removal of spoil would lead to large numbers of HGV movements. Design and materials do not accord with the Chilterns Buildings Design Guide and use of lighting will detrimentally impact on tranquillity in the area.	
Britwell Hill Farm, Britwell Hill	SODC	New dwelling and associated development	P14/S08 05/FUL	<b>Withdrawn</b> – <b>27.05.14</b>	Object – development would: not be in keeping with the AONB; neither conserve nor enhance the natural beauty of the area and would be contrary to the development plan, NPPF and AONB Management Plan. The proposal is not considered to be unique (text in documents appears to have been copied from similar proposals elsewhere) and would not contribute to the immediate and wider community. There would be significant excavation and spoil handling with consequent impacts on the local road network and its users.	16.05.14
Britwell Hill Farm, Britwell Hill	SODC	New dwelling and associated development	P14/S18 96/FUL	<b>Refused</b> – <b>18.08.14</b>	Object – development would: not be in keeping with the AONB; neither conserve nor enhance the natural beauty of the area and would be contrary to the development plan, NPPF and AONB Management Plan. The proposal is not considered to be unique (text in documents appears to have been copied from similar proposals elsewhere) and would not contribute to the immediate and wider community. The proposal involves a significant amount of planting all around the site, which may be seeking to hide the development. If permitted such planting should be retained as is in perpetuity. There would be significant excavation	23.07.14



					and spoil handling with consequent impacts on the local road network and its users.	
Thames Valley Microlight Club, Towers Farm, Icknield Road, Ipsden	SODC	Certificate of lawful development for use of land and buildings for storage of aircraft, stationing, manoeuvring, service and maintenance of aircraft and offices.	P14/S22 29/LDE	Pending	Object - The development that has taken place and the associated increase in flying activities has led to an increase in noise nuisance for both residents and visitors hoping to enjoy the tranquillity of South Oxfordshire, any development that would result in an increase in activities greater than that which has already been permitted is detrimental and should be refused, if allowed, the current application for improving the ground based facilities for both people and machinery would almost certainly lead to increased flying activity and traffic on the ground, and increased noise and air pollution. None of this would lead to the conservation and enhancement of the natural beauty of the Chilterns AONB and would detrimentally affect the peace and tranquillity of this part of the AONB.	22.08.14
The Wycliffe Centre, Horsleys Green	WDC	Demolition of existing buildings and erection of supported living community	13/06772 /FUL	<b>Approved</b> – <b>04.08.14</b>	Object - The siting and bulk of the clubhouse and siting of the dementia suite will lead to detrimental impacts on users of the adjacent public right of way. The bulk could be reduced by removing one of the floors and moving both buildings to the east. Many of the replacement buildings are significantly taller than the buildings that they will replace due to extra floors being included. A 44% increase in gross external area leads to detrimental impacts on the landscape. The development would not conform with Policy GB9 of the Local Plan. The Board objects to the balconies that are featured on block A, as they would be incongruous, and the use of clay pantiles. Objection is made to the use of flint as no detail is given about the form or	20.09.13

					appearance of the flintwork. There is limited detail about the form and location of lighting, which should be kept to the absolute minimum for safety purposes and strictly controlled. The removal of trees and hedge plants should be carefully assessed and adequate replacement trees and hedge plants should be included as part of the proposal. Should the council determine that the application should be approved then various conditions ought to be applied including the following: flintwork should be undertaken in accordance with the Board's technical; any lighting should be the absolute minimum required for the safe use of the site and adequately controlled, and any trees and hedgerow lost should be replaced with a significant number of appropriate alternatives which should be subject to long term, adequately funded, maintenance.	
Land at Forty Green, Bledlow	WDC	Erection of solar farm	14/05105 /FUL	Pending	Object – site would be visible and development made more visible due to glint and glare. A study should be done to demonstrate impacts of glint and glare. Development would be on an industrial scale and would have a detrimental impact on users of the AONB. LVIA does not appear to be rigorous in connection with view from Chinnor Hill. Planting proposed would have limited impact on views of the site from the AONB. Development is contrary to a number of policies.	07.03.14
North House, Hambleden	WDC	Stables and manege	14/05154 /FUL	<b>Refused</b> <b>07.05.14</b>	– Object – the development would lead to a significant amount of excavation and fill and the generation of large numbers of HGVs to the detriment of users of the local roads and neighbours. Insufficient detail has been provided about tracks, the excavation and the stables	24.03.14

					building. There are inconsistencies in the application in terms of materials and other detail and the proposal is contrary to the advice in the Chilterns Buildings Design Guide. Carefully worded conditions would be required in connection with materials, lighting and the use of the manege. The site already has a large amount of waste on it which should be removed as soon as possible.	
West Yard, Slough Lane, Saunderton	WDC	Redevelopment of site to provide 40 dwellings	14/05870 /FUL	Pending	Object – redevelopment would lead to the loss of all employment on the site, at least part of the site should be used for employment. All dwellings should be provided with high-speed broadband and sufficient office/study space in a separate room. Studies should not be turned into bedrooms as this would lead to more residents and more cars. There are insufficient parking spaces (many are provided in garages which are not likely to be used). On-street parking will occur and this is likely to be off-site. Any changes to Slough Lane should be very carefully treated in order not to detrimentally affect the character of the lane. There is no tree planting proposed in some rear gardens. The materials proposed (particularly ‘slate effect tiles’) are not likely to comply with the advice in the Chilterns Buildings Design Guide and supplementary Technical Notes on Brick and Roofing Materials.	19.06.14
Mill Lane, Monks Risborough	WDC	Outline application for up to 210 dwellings	14/06162 /OUT	Pending	Object – application is in outline so insufficient detail has been provided by which to judge the likely impacts. Most of the site is visible from Whiteleaf Hill and potential impacts have been underplayed in the LVIA because the development is relatively dense and includes 2½ storey buildings when there are no such buildings in the	24.06.14

					context. Greater thought should be given to the impact of the roof scape, particularly in the northern part of the site and chimneys should be used throughout. There is no detail about the proposed design and materials. Trees should be allowed sufficient space to reach maturity and should be planted within plots as well as part of the street scene. Care will be needed with any lighting proposed in order to limit spill.	
Doe Hill Farm, Little Kimble	WDC	Crematorium, access road, parking and garden areas	14/06459 /FUL	Pending	Object – The application is very similar to a previously refused application, details could not all be viewed though changes not considered to be major. The proposal would lead to the urbanisation of an area of currently undeveloped open countryside well beyond the confines of any settlement, to the detriment of the landscape and the users of the many public rights of way in the vicinity of the site. This is the wrong development on the wrong site. The proposal would lead to the destruction of a significant number of very important and mature trees as well as a significant length of hedgerow. The use of the site would lead to significant detrimental impacts on other users of the local highway. Should the council determine that the application should be approved then various conditions ought to be applied including - the requirement for the design/materials to comply with the Board’s advice; the requirement for any lighting to be the absolute minimum required for the safe use of the site and which should be fully assessed and adequately controlled, and any trees and hedgerow lost should be replaced with a significant number of appropriate alternatives which should be subject to long term, adequately	03.07.14

					funded, maintenance. An archaeological assessment should be undertaken.	