



Planning Committee

10.00 a.m. Wednesday 11<sup>th</sup> February 2015  
The Chilterns Conservation Board office,  
90 Station Road, Chinnor, OX39 4HA

Agenda

- |  |               |
|--|---------------|
| 1. Apologies                                       | 10.00 – 10.02 |
| 2. Declarations of Interest                        | 10.02 – 10.04 |
| 3. Minutes of Previous Meeting                     | 10.04 – 10.25 |
| 4. Matters Arising                                 | 10.25 – 10.30 |
| 5. Public Question Time                            | 10.30 – 10.35 |
| 6. Arrangements for minute taking of the Committee | 10.35 – 10.50 |
| 7. High Speed 2 – update                           | 10.50 – 11.05 |
| 8. AONB Management Plan Review                     | 11.55 – 11.20 |
| 9. Events  | 11.20 – 11.40 |
| 10. Development Plans responses                    | 11.40 – 12.00 |
| 11. Planning Applications – update                 | 12.00 – 12.20 |
| 12. Any urgent business                            | 12.20 – 12.25 |
| 13. Date of Next and Future Meetings               | 12.25 – 12.30 |

Next meeting: **Wednesday 13<sup>th</sup> May 2015 at The Chilterns Conservation Board Office, 90 Station Road, Chinnor, OX39 4HA**

**Future meetings: 2015 – Wednesdays: 9<sup>th</sup> September and 25<sup>th</sup> November.**

**Item 3        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 26<sup>th</sup> November 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 26<sup>th</sup> November 2014.**

**Appendix 1**

**DRAFT MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 26<sup>TH</sup> NOVEMBER 2014 AT THE CHILTERN CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR, COMMENCING AT 10.00 AM AND CONCLUDING AT 12.45 PM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Appointed by Local Authorities</b>	
Cllr David Barnard	North Herts District Council
Cllr David Collins	Dacorum Borough Council
<b>Appointed by the Secretary of State</b>	
Gill Gowing	Secretary of State
Helen Tuffs	Secretary of State, Chairman
Elizabeth Wilson	Secretary of State
<b>Elected by Parish Councils</b>	
Cllr Tony Penn	Buckinghamshire
Cllr Barbara Wallis	Buckinghamshire

**OTHERS PRESENT**

Colin White	CCB Planning Officer
Deirdre Hansen	Minute taker

**169. Apologies for absence**

Apologies were received from Cllr Chris Richards (Aylesbury Vale District Council), Jeremy Ryman (Chiltern District Council) and Mike Stubbs (National Trust).

**170. Declarations of Interest**

No declarations of interest were made.

**171. Minutes of the previous meeting**

The minutes of the meeting held 10<sup>th</sup> September 2014 were approved as a true record and signed by the Chairman after the following amendment was made: item 160 "the" removed from 'the Crest Nicholson' in line 1.

**172. Matters Arising from the minutes**

There were no matters arising from the minutes that were not on the agenda.

### **173. Public Question time**

No members of the public were present.

### **174. High Speed 2 update**

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

1. The Committee was aware that the Board had submitted its petition in connection with HS2. The key petitioning point is the request for a fully bored tunnel under the whole of the AONB. Other points relate to extensive mitigation should the tunnel not be provided.
2. The Board and others have been working on preparing evidence in connection with a fully bored tunnel for when the Board will appear before the Select Committee. Further work is being done on the final submission of evidence in connection with a community and environment fund.
3. Natural England is commissioning work on Green Bridges, another mitigation point.
4. Site visits along the route are part of the Select Committee process. Along with Buckinghamshire County Council, officers have been looking at suitable stopping points within the AONB.
5. The Board has not yet received its Petition Response Document, which should be received a month before any appearance before the Select Committee.
6. The Board continues to attend local area meetings which have been organised by Buckinghamshire County Council.
7. The Board is continuing engagement with HS2 Ltd.

The Committee discussed the above points and some of the wider HS2 issues, upcoming uncertainties as well as the additional workload involved.

10.32 David Barnard arrived.

### **1. The Committee NOTED the report.**

### **175. AONB Management Plan Review.**

The Planning Officer informed the Committee of the latest developments now that the Board has adopted the 2014-2019 Management Plan and it has been circulated to key partners along with a summary document.

1. The final documents accompanying the Management Plan and the Boards responses to comments made will be circulated shortly and local authorities will be asked to endorse the Management Plan as a material consideration in the exercise of the relevant authority's planning powers.
2. It was discussed that it would be helpful to highlight that the National Planning Practice Guidance states that "local planning authorities and neighbourhood planning bodies should have regard to management plans for National Parks and Areas of Outstanding Natural Beauty" and that Management Plans "should be taken into account in the local planning authorities 'Local Plans' and any neighbourhood plans in these areas".
3. It was noted that "Management Plans" may also be considerations in making decisions on individual planning applications, when they raise relevant issues.
4. The Committee was asked to continue to promote the Management Plan and to direct those interested to the relevant pages on the web site.

- 1. The Committee NOTED that the Planning Officer will seek endorsement of the 2014-19 AONB Management Plan by local planning authorities in the Chilterns.**
- 2. The Committee AGREED to continue to promote the Management Plan and to encourage local authorities to endorse the Plan.**

## 176. Events

The Planning Officer informed the Committee of various events:

1. The Planning Conference took place on the 8<sup>th</sup> of October 2014. The speakers were thanked for their contributions and attendance. There were 40 attendees and the feedback was generally good. The key points to take were that the attendees found the event useful and the need to ensure speakers kept to time. The committee discussed the feedback, the variety of topics, the audience and the amount of staff time involved. It was noted that the event will have to be part of the overall review of the Board's activities that Kath Daly is undertaking.
2. The last Planning Forum took place on the 11<sup>th</sup> of November. There were 13 attendees, 8 District Councils within the AONB were represented along with attendees from Natural England, the Environment Agency and the Chiltern Society. Topics discussed were: the endorsement of the adopted AONB Management Plan; feedback from the Planning Conference; developments and pressures arising from neighbourhood development plans, solar PC farms and speculative housing applications; the latest position in connection with the possible AONB boundary review; an update on the National Grid Visual Impact Provision work and an update on local development plan progress.

Forthcoming events:

3. The next AONB Planning Forum should take place in May 2015, but due to elections taking place in early May 2015 it was decided to hold the Forum in the week commencing the 22<sup>nd</sup> of June 2015.
4. Arrangements for the annual Chilterns Buildings Design Awards 2015 will soon have to be put in place. The Planning Officer explained the process and the proposed arrangements for the Building Design Award judging. The Board's member of the judging panel has now left the Board thereby creating a vacancy. Gill Gowing was nominated to represent the Board on the Chilterns Buildings Design Awards 2015 judging panel.
  1. **The Committee NOTED the feedback from the Planning Conference on 8<sup>th</sup> October 2014 and the Planning Forum on 11<sup>th</sup> November.**
  2. **The Committee APPROVED that the next AONB Planning Forum should take place in the week commencing 22<sup>nd</sup> June 2015.**
  3. **The Committee APPROVED the proposed arrangements for the Buildings Design Awards for 2015 and Gill Gowing was NOMINATED to sit on the judging panel.**

**177. Development Plans Responses**

1. The Planning Officer informed the Committee about, and sought approval from the Committee in connection with, 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: DCLG: Technical consultation on planning; Dacorum BC: site allocation pre-submission; Dacorum BC: local allocation 3 masterplan Hemel Hempstead; Dacorum BC: local allocation 5 masterplan Tring, and DCLG: consultation on planning and travellers.
2. The Planning Officer informed the Committee about the North Luton Strategic Allocation Framework Plan and requested members to provide feedback.
3. Concern was expressed that all three Dacorum Borough Council plans were consulted on separately, though they need to be considered at the same time in order to understand the likely implications for the AONB.
4. The Committee was informed about the expected Davies report in 2015 on Airport Expansion which will probably require the Board to comment. The members discussed Heathrow expansion and the AONB's vulnerability. It was noted that a liaison group, which the Board sits on, has been set up to meet at six-monthly intervals to discuss issues at Luton airport.

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

#### **178. Planning Applications Update**

1. The Planning Officer informed the Committee about, and sought approval for, the responses that have 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.
  2. Since April this year the Board has been consulted on 75 applications and has responded to all of these. So far this has resulted in fourteen formal representations.
  3. The Committee discussed the formation of working groups, to discuss specific proposals and to reflect local interests, when appropriate.
1. **The Committee NOTED and APPROVED the responses made in connection with the applications as listed.**
  2. **The Committee APPROVED the formation of relevant sub-groups to investigate specific proposals and to reflect local interest.**

#### **179. Urgent Business:**

The Planning Officer informed the Committee that he had attended a presentation about the Mobile Infrastructure Project, which is a Government (Department for Culture, Media and Sport) led project to improve mobile coverage in those areas that are not currently covered. There are three “not spots” in the Chilterns AONB, Turville/lbstone, Stonor and Stoke Row. The project involves the placing of 20-30m high lattice phone masts in specifically identified areas. The design and siting of these masts will be critical. The Planning Officer will report back to the Committee when more information is available.

#### **180. Date of the next meeting Wednesday 11<sup>th</sup> February 2015 at the Lodge, 90 Station Road, Chinnor OX39 4HA.**

#### **181. Future meetings:**

Wednesday 13<sup>th</sup> May 2015, 9<sup>th</sup> September 2015 and 25<sup>th</sup> November 2015.

**The Chairman**.....

**Date**.....



**Item 6      Arrangements for minute taking of the Committee**

**Author:** Colin White Planning Officer

**Lead Organisation:** Chilterns Conservation Board

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

**Summary:** The Planning Committee minute-taker has been in post since 2012 without any change in contract or pay and this should be reviewed.

**Purpose of report:** To inform the Committee about and approve proposed changes to the hourly rate and contract for the Planning Committee's minute-taker.

**Background**

1. The minute-taker for the Planning Committee has been in post since late 2005. The contract was last formally reviewed in February 2012 and this has been in place since then without any change in contract or rates of pay. The current contract details an hourly rate of £16.50 and a mileage rate of 45 pence per mile.
2. In the intervening period the levels of allowances for Board Members and pay for staff have increased. If applicable increases (where these have occurred) are applied to the minute-taker position then a new hourly rate of £17.50 would apply. It is proposed that this be applied from April 2015.
3. There have been no changes in the mileage rate offered and this should therefore remain at 45 pence per mile. This should continue to be applied from April 2015.
4. The proposed increases would lead to a small increase in the costs for providing the minute-taking service, but with other costs being cut (principally those for the Planning Committee tour) this would be within the budget that is available.
5. Should the Committee approve the revisions to the hourly rate as proposed then a revised contract with the minute-taker would be required. The Planning Officer will organise this after the Committee and it is proposed that the revised contract should also retain the need for an annual review.

**Recommendation**

1. **That the Committee approves the revisions to the hourly rate and contract for the minute-taker for the Planning Committee, as detailed in the report.**

**Item 7      High Speed 2 update**

**Author:** Colin White Planning Officer

**Lead Organisation:** Chilterns Conservation Board

**Resources:** Staff time.

**Summary:** The Board has continued to work on preparing evidence for an appearance before the Select Committee and awaits being notified of when that appearance may take place. The Board's HS2 Working Group has recently met.

**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 will be aware that in May 2014 the Board submitted its petition in connection with HS2 and that the key petitioning point was 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.
2. The House of Commons Select Committee is scheduled to hear petitions in relation to Northamptonshire in early February and soon after is also to hear petitions in relation to the second phase of HS2 (further north). The Committee is expected to adjourn on the 12<sup>th</sup> of March and will then hear no further petitions until after the general election.
3. Select Committee members will have to be appointed following the election. This will put further delays on the Board's likely appearance. It is anticipated that the earliest date for petitions from Buckinghamshire to be heard (with the exception of the Colne Valley which has been brought forward) is the end of May 2015.
4. The Board has reconvened the HS2 Working Group which will meet monthly over the period running up to the Board's Select Committee hearing appearance. Some members of the Planning Committee sit on the group, should any other Committee members wish to take part can they please let the Acting Chief Officer know please?
5. The HS2 Working Group was advised of work underway in collaboration with or led by others which related to the Board's petitioning points. These included the provision of Green Bridges, a Buckinghamshire Landscape Principles study and a Community and Environment Fund.
6. Meetings between Board staff members and HS2 have been ongoing, but no issues have been satisfactorily resolved. A further meeting takes place on 24<sup>th</sup> February.

7. The Board's key petitioning point is the provision of a fully bored tunnel. Chiltern District Council and others previously commissioned Peter Brett Associates to produce a report. The Board contributed to this work (financially and in staff time with checking the document for example). Further work has been done on tunnel options and a further report has been prepared along with a series of other work packages. The Board is once again contributing to this work.
8. The Board will be represented by Ray Payne in connection with the fully bored tunnel. Other witnesses will be required for other petitioning points and there will be a requirement to produce proofs of evidence for each issue.
9. The Board's previous position statement on mitigation was discussed and approved at the most recent Board meeting.
10. The Board continues to attend local area meetings which have been organised by Buckinghamshire County Council.

### **Recommendation**

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

**Item 8      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 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 a number of previous Planning Committee meetings.
2.     The Committee will be aware that copies of the adopted Management Plan have been circulated to key partners along with a summary document.
3.     The documents that accompany the Management Plan were finalised in December 2014 and were circulated to the local authorities along with the Board's responses to comments made during the consultation period and a request that the Management Plan be endorsed as a material consideration in the exercise of the relevant authority's planning powers.
4.     Thus far only Chiltern District Council has endorsed the Management Plan. All local authority Board Members are asked to ensure that their own Councils endorse the Management Plan (all Board members received a copy of the same message to the contact officers – it was dated 5<sup>th</sup> December 2014).
5.     The Committee is also asked to continue to promote the Management Plan and to direct those interested to the relevant page on the AONB website (see this link <http://www.chilternsaonb.org/conservation-board/management-plan.html>).

**Recommendations**

1.     **That the Committee ensures that all local authorities within the Chilterns endorse the 2014-19 AONB Management Plan.**
2.     **That the Committee continues to promote the Management Plan.**

**Item 9      Events**

**Author:**                    Colin White   Planning Officer

**Lead Organisation:** Chilterns Conservation Board

**Resources:**                Staff time and budget of £900 for Planning Conference.

**Summary:**                  The next AONB Planning Forum will take place in June 2015, arrangements will need to be put in place for the 2015 Design Awards and thoughts should be given to the AONB Planning Conference.

**Purpose of report:** To approve the details for forthcoming events.

**Background****Forthcoming events****AONB Planning Forum**

1.      The next AONB Planning Forum will take place in June 2015. A Doodle Poll with suggested dates and times was run recently. The preferred date and time (for 15 of the 16 respondents) is 2.00 to 4.30pm on Tuesday 23<sup>rd</sup> June 2015. Dacorum Borough Council (Laura Wood) has offered to host if the date and time suit (the meeting will be updated on this issue if further information is available). Topics for the Forum can be chosen closer to the time and can be reported at the next Planning Committee meeting in May.

**Buildings Design Awards 2015**

2.      Dates have been agreed amongst the judges for the various elements for the Design Awards for 2015. Promotion has taken place and entries should be received by 1<sup>st</sup> March. If there are sufficient entries, the judging panel will be involved in a sieving exercise which will take place on the morning of Monday 23<sup>rd</sup> March, the shortlisted entries will be visited on Thursday 7<sup>th</sup> May (a long day out on site which will have been organised prior to the Planning Officers' departure) and the awards ceremony will take place on Wednesday 17<sup>th</sup> June (an evening event).
3.      The judging panel includes Gill Gowing as the Board's representative along with Richard Wheeler (National Trust), Brian Jones (architect of the 2014 overall winner) and two members of the Chiltern Society (Jenny Habib and Charles Firth).
4.      After the Planning Officer's departure staff at the Board will need to organise the Ceremony. This will involve ordering a bronze plaque for the overall winner (assuming there will be one), sorting out certificates for all winners, arranging the venue and catering and inviting all those that took part in the scheme this year

(as well as others) to the event. Help with this could be sought from the Chiltern Society.

#### AONB Planning Conference 2015

5. The AONB Planning Conference would normally take place in early October.
6. If, as part of the ongoing management review, the Board decides that the Conference should continue, then arrangements will need to be put in place later in the year. The feedback from last year's Conference was that the format was acceptable and there seems to be no reason why that should change.
7. The Planning Officer would normally set a date for the Conference at the May Planning Committee meeting and then seek speakers from that date to cover either a range of topics or topics within a theme.
8. Once speakers are in place a venue can be organised and promotion undertaken. Invites can be sent out to the potential audience from June onwards and the date can be put in diaries at that point. Any final issues could be addressed in September.

#### Recommendations

1. **That the Committee notes that the next Planning Forum will take place on 23<sup>rd</sup> June 2015.**
2. **That the Committee notes the arrangements for the Buildings Design Awards for 2015.**
3. **That the Committee notes the timelines given, should the Board decide to continue with a Planning Conference in 2015.**

**Item 10**                      **Development Plans Responses****Author:**                      Colin White   Planning Officer**Lead Organisations:**        Chilterns Conservation Board**Resources:**                      Staff time.**Summary:**                      A response has been sent in connection with the public consultation exercise on the following development plan document: **Central Bedfordshire Council** North of Luton Framework Plan.**Purpose of report:** To inform the Committee about, and seek approval of, the response that has been made under delegated powers in connection with the development plan document as listed.**Background**

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

**Central Bedfordshire Council North of Luton Framework Plan**

1.        Though the production of the Framework Plan is generally welcomed, the Chilterns Conservation Board considers that it is premature pending the outcome of any examination of the Development Strategy. In addition, the Board considers that the Framework Plan does not include enough detail by which to judge all the likely implications of the proposed developments. The Board is therefore concerned that one of the Proposed Minor Modifications (October 2014) to the development strategy (MC/11/07 relating to Policy 43), which states that 'Where a Framework Plan has been prepared, a development brief may not be required', would potentially remove the need for more detailed development brief or site and area Masterplan documents (as referred to in paragraph 13.39 of the Development Strategy) to be prepared in the future.
2.        The Plan mentions (paragraph 1.2.1) that the strategic allocations have a fairly long history which goes back to the Milton Keynes and South Midlands Sub-Regional Strategy (MKSMSRS). However, the Plan fails to mention that the MKSMSRS explicitly required that the areas of search should 'exclude the Chilterns AONB'. The fact that the proposal occurs partly within the Chilterns AONB should be made at this point and, for consistency, similar references should be made throughout the document where appropriate (for example bullet point 12 of paragraph 2.3.1).
3.        The plan shown on page 6 should include the Chilterns AONB and its boundary.

4. The Board considers that the Framework Plan should show a much stronger commitment to trying to seek the undergrounding of overhead power lines that run through the site than is currently demonstrated in paragraph 3.2.2 ('There may be the opportunity to channel the power lines underground to the benefit of improving the landscape').
5. Paragraph 3.2.4 should refer to the fact that part of the site is within the Chilterns AONB, as drafted the text infers that the site is outside the AONB.
6. Mitigating impacts on the Chilterns AONB must involve more than 'additional landscaping' as referred to in paragraph 3.3.2. This implies that some elements of the proposal may be hidden. In order to ensure that the purpose of the AONB is achieved (the conservation and enhancement of the natural beauty of the area) any development, no matter what it is, should be designed to the highest standards appropriate to the area and should utilise the best, locally distinctive, building materials.
7. When mentioning the Chilterns AONB, paragraph 3.4.1 should talk about 'conserving and enhancing the natural beauty of the area' rather than 'protecting'.
8. The Board objects to the lack of reference to the retention of farmland as the dominant land use within the AONB. The conversion of all of the land within the line of the link road to Green Infrastructure and other uses will fundamentally alter the character of the landscape and this is therefore objected to. Any use of the land should be very informal with the provision of additional rights of way being the primary aim. It is noted that no new rights of way are proposed, other than those that may presumably be part of the Green Infrastructure mentioned above. New rights of way should be specifically identified on the plans that accompany the Framework Plan in order that their suitability can be assessed. The Board objects to the provision of formal playing fields (and possibly buildings) associated with a primary school and children's play spaces within the AONB – all of these facilities should be located within the main part of the development area. The Board considers that such facilities would neither conserve nor enhance the natural beauty of the Chilterns AONB.
9. Paragraph 3.6.2 states that Dray's Ditches, a Scheduled Monument, is on the Heritage at Risk Register. The publicly available Register for 2014 does not include Dray's Ditches.
10. The Board notes that the chosen alignment of the link road goes over numerous locations where there are heritage sites and monuments records. The impacts of this alignment on the historic environment would be considerable and should therefore be properly taken into account.
11. Paragraph 3.6.7 mentions that some field boundaries are characterised by 'short flailed, gappy hedges'. The opportunity should be taken to ensure that the development brings about significant improvements to these hedges and mention should specifically be made to this in the text.



12. With limited detail being provided in the Framework Plan the reference to future masterplanning is welcomed (paragraph 4.1.3). The Council should ensure that such work is done and also subject to public consultation.
13. Paragraph 4.2.2 states that the M1-A6 Strategic Link Road is positioned so that it 'maximises the amount of developable land'. If that is the aim the Board wonders why the alignment is so far outside the main part of the development area and partly within the Chilterns AONB. Much of the land between the road alignment and the development area is assigned to Green Infrastructure. The Board is very concerned that in the future great pressure for future development will be placed on the land on the southern side of the Strategic Link Road, much of it is within the Chilterns AONB. The Board considers that it would therefore seem to be sensible to move the alignment of the road to reflect the desired outcome, particularly if no development is supposed to be taking place within the AONB.
14. In addition, the following comments were previously made in connection with the Pre-Submission Development Strategy and are considered to be relevant: 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.
15. The Framework Plan 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.
16. Paragraph 4.2.2 also states that, arising from the implementation of the Strategic Link Road, the Council is able 'to consider implementing HGV bans' in surrounding villages. The Board considers that the Council should be doing more than 'considering' this, such bans should be required if the Strategic Link Road is implemented.

17. Much is made of the inclusion of Green Infrastructure within the Framework Plan. Though this is generally welcomed, the Board is concerned that as drafted the inclusion of Green Infrastructure within the Chilterns AONB (particularly children's play areas and sports pitches) will be likely to lead to detrimental impacts on the natural beauty of the area in conflict with the purposes of the AONB. The Board considers that Green Infrastructure provision should be made outside the AONB – land within the AONB should predominantly be used for agriculture and informal countryside access.
18. Paragraph 4.5.2 mentions the inclusion of green bridges. Great care will be needed in the design of such bridges in order to ensure that they do not have a significant impact on the area – careful control will be needed over their height in particular.
19. Paragraph 4.5.3 mentions the inclusion of an east-west green link which is partly within the Chilterns AONB. Much greater detail is required by which to judge the likely impacts that may arise from this change of use in the land.
20. Paragraph 4.6.1 mentions the AONB – the purpose of the AONB is to conserve and enhance the natural beauty of the area and this should be reflected in this section. In addition, any open space provision should be informal in nature.
21. The opportunity should be taken to include more north-south green corridors than is currently the case (paragraph 4.6.3 refers) – these would allow the development to be broken up more thus potentially reducing the visual impacts on views from the Warden and Galley Hills. Views from and to the AONB should be taken fully into account.
22. Section 4.10 deals with the impact on the existing highway network. However, the text that has been included continually refers to additional work that needs to be done. Those reading the Framework Plan cannot know what would actually be required in terms of highway improvements or otherwise arising from the implementation of the development. Such work would also presumably demonstrate the need, or otherwise, for the Strategic Link Road. The fact that detailed modelling has not been completed further emphasises that the production of the Framework Plan is premature.
23. Section 4.11 deals with sustainable transport. The opportunity should be taken through the implementation of the development to provide for new public rights of way within the Chilterns AONB and this should be reflected by amending the text accordingly.

24. Section 4.14 deals with new schools. The Board objects to the location of the central primary school and the possible development of a mixed use residential and/or education use at the eastern end of the development site because there is insufficient detail by which to judge the likely implications for the Chilterns AONB. School buildings and playing fields should be excluded from the Chilterns AONB. The Board considers that it would be more appropriate to include all schools within the heart of the development rather than include them on the very outskirts, thus encouraging more car borne journeys. One of the reasons that the Board objects to the likely development of schools within and on the edge of the AONB is the likely use of such facilities outside school hours (for example playing pitches provided with floodlights for use in the evenings and at weekends causes significant impacts on the tranquillity of the area).
25. Paragraph 5.1.3 refers to the Chilterns AONB without making reference to the need to conserve and enhance the natural beauty of the area. In fact, section 5, design principles, contains very little information about what the Council and others should expect in terms of development principles and what the likely implications may be for the nationally protected Chilterns AONB. As stated as part of its representations on the Pre-Submission Development Strategy the Board considers that the Framework Plan and any future 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 does not consider that this has thus far been achieved.
26. 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.
27. The penultimate bullet point of paragraph 5.3.1 and the third bullet point in paragraph 6.2.2 should both include reference to the provision of new walking and cycling routes that go beyond the site to the north and into the Chilterns AONB.
28. The Framework Plan as drafted includes very limited information by which to judge the likely impacts that may arise from the development of the Sundon Rail Freight Interchange.

### **Recommendation**

1. **That the Committee notes and approves the response already made on behalf of the Board in connection with the consultation exercise on the development plan document detailed above.**

**Item 11      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 93 planning applications. All apart from seven of these have been responded to and there have so far been 14 formal representations, all of which are objections.
2.      For 2014/15 the number of applications being decided in line with the Board's comments stands at 57% after seven applications have been decided.
3.      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, with revisions being recently submitted (not yet decided)
- 210 dwellings, Princes Risborough (not yet decided)
- Crematorium, Little Kimble (refused)
- Solar Farm, Cheddington (approved)
- Continued use of buildings for uses associated with flying, Ipsden (approved)
- 76 dwellings, Prestwood (refused)
- Waste transfer station, Amersham (not yet decided)
- 90 dwellings, Monks Risborough (not yet decided)
- 5 dwellings, shops and offices, Studham (not yet decided)
- Solar park, Caddington (approved)

- 19 dwellings, Luton (not yet decided)
4. During 2013/14 the Board was consulted on 133 applications and responded to all of these. There were 25 formal representations. For 2013/14 the number of applications being decided in line with the Board's comments stands at 62% with three applications still to be decided (compared to 57% for 2012/13 with two applications still to be 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. The recent visit to Highlands Farm near Henley-on-Thames was considered by Members to have been most useful. To see two other sites was also helpful in finding out what kind of development might eventually take place at this site. A letter will be sent to Crest Nicholson to thank them for organising the day and to express a number of thoughts from those Members that attended.
  7. As part of the ongoing management review the Board is looking into whether some kind of job description should be prepared for new Board Members. The Committee members are asked to give some thought to this in view of the importance placed on the Planning Committee.

### **Recommendations**

1. **That the Committee notes and approves the responses made in connection with the applications listed in Appendix 2.**
2. **That the Committee provides the Planning Officer with thoughts about a possible job description for new Board members.**

**APPENDIX 2**

<b>Location</b>	<b>LPA</b>	<b>Development</b>	<b>Ref. No.</b>	<b>Status</b>	<b>Summary of the Board's Response (please contact the Board for more detailed information if this is required)</b>	<b>Date</b>
County Highways Depot, London Road, Amersham	BCC	Waste Transfer Station and associated developments	CM/59/14	Pending	Object – though the main building has been changed the proposal is still considered to be too bulky and has design elements that are not in keeping with the AONB (glass panels, colour of doors and roof and lack of detail about brick), there would be a significant level of traffic generation, the previous use of the site for landfill may cause problems with construction, light pollution would occur, fences and bunds will have detrimental impacts, great care would be needed in the treatment of any discharges to the River Misbourne and there appears to have been no consideration of the requirements of NPPF paragraph 116 in connection with major development in the AONB.	18.09.14
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 and extension of this would lead to a further loss in the character of the area) and the development neither conserves nor enhances the natural beauty of the AONB.	16.10.13
Bell Cottages, Studham	CBC	5 dwellings, 3 shops and 2 offices	CB/14/03 116/FUL L	Pending	Object – the proposal does not accord with the development plan, the development is inappropriate in the Green Belt and contrary to policy and no exceptional circumstances have been cited which would override the policy, the	23.10.14

					development would extend development into open countryside and would neither conserve nor enhance the natural beauty of the AONB, no LVIA has been submitted, the site forms an important part of the landscape setting of the Conservation Area, the proposed houses would be on a larger scale than existing development and would impact on the hedgerow on the western boundary of the site and the design of the office and shop buildings is bland and does not conform to advice in the Chilterns Buildings Design Guide.	
Millfield Farm, Millfield Lane, Caddington	CBC	5Mw solar farm	CB/14/04 064/FUL L	<b>Approved</b> – <b>02.02.15</b>	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 the AONB as well as users of the AONB. Development is contrary to a number of policies.	12.11.14
Land adjacent Turnpike Drive, Luton	LBC	19 dwellings	14/01321 /FUL	Pending	Object – insufficient account has been taken of the impacts on the setting of the AONB, development does not accord with the development plan (NPPF, NPPG, Local Plan and AONB Management Plan), the development is bland and fails to take account of the Chilterns Buildings Design Guide and technical notes, impacts on the Dray's Ditches Schedule Monument have not been taken properly into account.	18.11.14
Land south of Cockernhoe and east of Wigmore, east of Luton	NHDC	Mixed use development of up to 1,050 dwellings, retail, education, community	13/02000 /1	Pending	Object - The site is extensive and includes parts of two previously identified archaeological areas, is close to a registered historic park and garden and a local wildlife site. The site is within Green Belt and on land previously designated as both countryside and landscape conservation areas.	07.10.13

		facilities, roads, open space and green infrastructure.			The LVIA that has been undertaken does not 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	02.08.12



					<p>parts of the site should be considered for new 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</p>	09.04.13

					<p>understanding or enjoyment of the special qualities of the AONB.</p> <p>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.</p>	15.07.13
West Yard, Slough Lane, Saunderton	WDC	Redevelopment of site to provide 40 dwellings	14/05870 /FUL	Pending	<p>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</p>	19.06.14

					<p>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.</p> <p>Revised plans – maintain objection, designs are bland and now include less chimneys than previously and fail to take proper account of the Chilterns Buildings Design Guide and Supplementary Technical Notes.</p> <p>No comments on further revised plans.</p>	<p>13.11.14</p> <p>01.12.14</p>
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 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.	24.06.14
Former Molins Sports Ground, Mill	WDC	90 dwellings and sports provision	14/07148 /OUT	Pending	Object – contrary to the Development Plan and AONB Management Plan, not identified as a housing allocation, design and access statement contains insufficient detail by which to judge the impacts of the development, limited detail about	12.09.14

Lane Saunderton					materials or design, little regard had for the AONB, no assessment undertaken to address issues in NPPF paragraph 116 and significant increase in traffic on local roads.	