



**Planning Committee**

**10.00 a.m. Wednesday 12<sup>th</sup> February 2014**  
**The Village Centre,**  
**High Street, Chinnor, OX39 4DH**

**Agenda**

1. Apologies	10.00 – 10.01
2. Declarations of Interest	10.01 – 10.02
3. Minutes of Previous Meeting	10.02 – 10.10
4. Matters Arising	10.10 – 10.15
5. Public Question Time	10.15 – 10.20
6. High Speed 2 – update	10.20 – 10.35
7. AONB Management Plan Review	10.35 – 10.55
8. Events	10.55 – 11.15
9. Conservation Board Position Statements	11.15 – 11.45
10. Development Plans responses	11.45 – 12.00
11. Planning Applications – update	12.00 – 12.15
12. Appointment of acting Chairman	12.15 – 12.20
13. Any urgent business	12.20 – 12.25
14. Date of Next and Future Meetings	12.25 – 12.30

Next meeting: **Wednesday 14<sup>th</sup> May 2014** at **The Chilterns Conservation Board Office, 90 Station Road, Chinnor, OX39 4HA**

Proposed future meetings: 2014 – Wednesdays 10<sup>th</sup> September and 26<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 27<sup>th</sup> November 2013 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 27<sup>th</sup> November 2013.**



**DRAFT MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 27<sup>TH</sup> NOVEMBER 2013 at THE LODGE, 90 STATION ROAD, CHINNOR, OXON, OX39 4HA. COMMENCING AT 10.00AM AND CONCLUDING AT 12.35 PM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Nominated by Local Authorities</b>	
Cllr David Barnard	North Hertfordshire District Council
Cllr Brian Norman	Three Rivers District
Cllr Chris Richards	Aylesbury Vale District Council
Cllr Alan Walters	South Buckinghamshire District Council

**Appointed by the Secretary of State**

Bettina Kirkham ( Chairman)	Secretary of State
Helen Tuffs	Secretary of State

**Elected by Parish Councils**

Cllr Barbara Wallis	Buckinghamshire Parish Councils
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**OTHERS PRESENT**

**Co-opted Members**

Gill Gowing	Strategic Planning Adviser to The Chiltern Society
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**Officers**

Colin White	Chilterns Conservation Board
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**Others**

Deirdre Hansen	Minute taker
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**111. Apologies**

Mike Fox (Chairman of the Board), Cllr Margaret Jarrett (Hertfordshire Parish Councils), Cllr Jeremy Ryman (Chiltern District Council), Mike Stubbs (The National Trust) and John Willson (co-opted member CCB, Secretary of State).

**112. Declarations of Interest**

No declarations of interest were made.

**113. Minutes of the previous meeting**

The minutes of the meeting held 5<sup>th</sup> September were approved as a true record and signed by the Chairman.

**114. Matters Arising from the minutes**

Item 100: ref item 92. The Planning Officer reported that Natural England's review of their Planning Protocols is being looked at on a national basis which is delaying the process. The Planning Officer will report when he gets more information.

**115. Public question time**

No members of the public were present.

**116. 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.

The Committee was informed about the following:

1. The Hybrid Bill and Environmental Statement had been published on 25<sup>th</sup> November 2013; consultation will be until 24<sup>th</sup> January 2014. The earliest date for a second reading would be 18<sup>th</sup> March 2014 with a petitioning period following from 18<sup>th</sup> March 2014.
2. The Community Forum meetings have been suspended.
3. The wider Chilterns HS2 Group continues to meet.
4. The Supreme Court hearing has taken place and the ruling is understood to be imminent.
5. The 'Buckinghamshire Blueprint for mitigating HS2' has been reviewed and was launched in draft at a recent 51M/Bucks CC summit.
6. At recent meetings with MP's Board Officers discussed compensation, the final environmental statement consultations and pressed for a longer period of public engagement with the Hybrid Bill and the Environmental Statement.
7. The Board is involved in producing a document that will deal with the non-markets effects of the construction of HS2 (closely linked to ongoing work on a fully bored tunnel) which will be launched in the Houses of Parliament in early December.
8. The Board is intending to submit a petition based on the need for a fully bored tunnel. Advice from BCC is that comments must be made during the consultation on the ES in order to later be covered in a petition. Further advice is being sought.
9. It was noted that the documents for the Hybrid Bill and the Environmental Statement are not easily accessible.
10. The response to the Hybrid Bill and the Environmental Statement will principally be prepared by four members of staff.

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

**117. AONB Management Plan Review**

The Planning Officer informed the Committee about the latest developments in connection with the emerging 2014-2019 Management Plan.

1. The draft Management Plan was published for public consultation on 20<sup>th</sup> September following Committee contributions and a good level of feedback. The consultation period for the Management Plan runs until 13<sup>th</sup> December. Reminders are being sent to ensure that the Board gets as many responses as possible.
2. The draft environmental statement was published 18<sup>th</sup> November, following the Board meeting on 17<sup>th</sup> October, where comments on the draft SEA scoping report and responses were considered and approved.
3. All documents are available from the Board's web site. Electronic means are the preferred method of distributing information. A limited number of hard copies are available.
4. A full report on the consultations will be given at the Board meeting in January 2014.
5. The Committee was presented with a timetable for the production of the Management Plan.

The Committee thanked the Planning Officer for the information, discussion took place and suggestions were passed to the Planning Officer.

- 1. The Committee PROVIDED comments on the draft Management Plan and the Draft Environmental Statement to the Planning Officer.**
- 2. The Committee NOTED the programme for the production of the Management Plan 2014-19.**

**118. Events**

The Planning Officer provided feedback from recent events and sought approval of the details for the forthcoming events.

Recent events:

1. AONB Planning Conference

This took place on 9<sup>th</sup> October 2013 at Princes Risborough Golf Club. Nearly 70 delegates attended from 37 different organisations including 5 of the Chilterns local authorities. There were 24 Town or Parish Council attendees. Income is anticipated to be £1,665. Feedback was generally very good, with good scores for speakers and content. Most favoured keeping the event the same for next year and some topics for future discussion were suggested.

Forthcoming events:

2. AONB Planning Forum

This would take place on 5<sup>th</sup> December 2013 at the offices of Wycombe District Council. Items to be discussed: Draft AONB Management Plan review; HS2 Environmental Statement and petitioning; Draft Conservation Board position statement on renewable energy and the possible review of the AONB boundary.

### 3. Design Awards.

This year was the 15<sup>th</sup> year the awards have been given out. The awards scheme is being reviewed and work is ongoing with the Chiltern Society to take the award into a new era. A suggestion is for a Board member to be part of the judging panel. Brian Norman agreed to take part in the judging panel on behalf of the Board.

### 4. Parish and Town Council planning training 2014.

Every two years the Board organises and runs short training events for Parish and Town Councils. These normally take place in late June and early July. They are scheduled to take place again in 2014. It is suggested that the next training sessions could address settlement sustainability and that prior engagement with Parish and Town Councils could bring about survey work to show how their settlements have changed over the last few years. This could be both in positive ways and negative ways. Information could be circulated prior to the training session. Other topics would also need to be addressed and the Committee's thoughts were sought.

### 5. AONB Planning Conference 2014

The planning conference takes place each year in early October. It was proposed that the 2014 event take place on Wednesday 8<sup>th</sup> October. The Committee's initial thoughts on venues, topics and speakers were welcomed.

- 1. The Committee NOTED the feedback from the AONB Planning Conference.**
- 2. The Committee NOTED and APPROVED the arrangements for the forthcoming Planning Forum.**
- 3. The Committee NOMINATED Brian Norman to take part in the Design Awards judging panel.**
- 4. The Committee NOTED the suggestions made for the Parish and Town Council training and APPROVED the date for the AONB Planning Conference of 8<sup>th</sup> October 2014 and would provide the Planning Officer with any further suggestions.**

## 119. Conservation Board Position Statements

The Planning Officer informed the Committee about initial responses made on the renewable energy policy position statement, which is currently out for consultation until 17<sup>th</sup> January. The Committee will be updated when all comments have been received

The Planning Officer sought confirmation on the key issues to address in the next position statement on telecommunications. The Committee discussed the key issues and made some additions. The draft position statement should incorporate the following topics:

- Telecommunications mast siting/location and design including camouflage
- Poles and cables siting/location, design and undergrounding including camouflage
- Cabinet siting/location and design including camouflage
- NPPF and Management Plan policy
- DCMS cabinet and pole siting code

- Equipment removal and
- Land re-instatement.

The draft document will be prepared and presented to the next Planning Committee.

1. **The Committee NOTED the progress made in connection with the draft renewable energy position statement.**
2. **The Committee PROVIDED suggestions for any additions or alterations to the key topics to be addressed by the draft telecommunications position statement.**

## 120. Solar Farms

The Planning Officer gave a brief presentation on the three sites visited by the previously approved sub-group to assess a number of proposed solar farms. All sites are outside the AONB. The sub group felt that full landscape and visual impact assessments (LVIAs) should be undertaken which should include viewpoints from within the Chilterns AONB and which should demonstrate the likely impacts on the AONB and its enjoyment. The Ivinghoe proposal is subject to a planning application, which does not include a full LVIA. The Board has sought a full EIA for the other two. Neither of the other sites is subject to a current planning application.

1. **The Committee NOTED the outcome of the recent visits made by the solar farm sub-group.**

## 121. Development Plans Responses

The Planning Officer informed and sought approval from the Committee for the responses that have been sent in and made under delegated powers in connection with the public consultation exercises on the following development plan documents: **Department for Transport** Consultation on Guidance to the CAA on Environmental Objectives Relating to the Exercise of its Air Navigation Functions; **National Grid** Visual Impact Provision Consultation on National Grid's proposed approach to existing transmission lines in National Parks and Areas of Outstanding Natural Beauty; **Dacorum BC** West Tring masterplanning; **Aylesbury Vale DC** Vale of Aylesbury Plan Scope of Development Management Policies; **Chiltern DC** Delivery DPD Gypsy, Travellers and Travelling show people site options; **Oxfordshire CC** Local List of Information Requirements and **Chiltern DC** Draft Heritage Strategy September 2013.

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.**

## 122. Planning Applications Update

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 listed in Appendix 2, which also lists a number of appeals and previous cases that have been determined.

Since April this year the Board has been consulted on 80 applications and has responded to most of these. There have been 17 formal responses so far this year.

The latest position in connection with the application for the airport expansion at Luton (12/01400/FUL) was discussed.

The Committee was presented with information about, and then discussed, the application for a proposed biogas plant at Icknield Farm at Ipsden (P13/S3412/FUL). It was noted that the proposal constituted a form of farm diversification and included various sustainable elements. The Committee considered that it would fit with the Board's draft renewable energy position statement. The Committee resolved not to object to the planning application and requested that the Planning Officer draft and circulate a response to reflect the discussion that had taken place.

12.25 Chris Richards left the meeting.

- 1. The Committee NOTED and APPROVED the responses made in connection with the applications as listed.**
- 2. The Committee RESOLVED not to object to the planning application for a biogas plant at Icknield Farm, Ipsden and that the Planning Officer should draft and circulate a response.**

**123. Any Urgent Business**

There was no urgent business.

**124. Date of the next meeting**

**Wednesday 12<sup>th</sup> February 2014 at the Village Centre, High Street, Chinnor, OX39 4DH commencing at 10.00 am.**

**Future meetings: Wednesdays 14<sup>th</sup> May, 10<sup>th</sup> September and 26<sup>th</sup> November 2014.**

The meeting closed at 12.35pm.

**The Chairman .....**

**Date .....**



**Item 6      High Speed 2 update****Author:**                    Colin White   Planning Officer**Lead Organisation:** Chilterns Conservation Board**Resources:**                Staff time.**Summary:**                The Supreme Court ruled against the case brought by HS2AA, but the case will be taken to Europe. The Board's response on the Environmental Statement is being finalised. A programme for likely petitioning dates is given. The Major Projects Authority report which rates HS2 as amber/red has been blocked.**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.      On 22<sup>nd</sup> January the Supreme Court rejected the HS2AA appeal that the Government should comply with the Strategic Environmental Assessment (SEA) Directive while planning HS2. As a result HS2AA will bring a complaint to the Aarhus Convention Compliance Committee to establish that the Supreme Court's restrictive approach is contrary to the Convention. The Compliance Committee has the power to find that the Supreme Court's decision leaves the EU and/or the UK in breach of their UN Treaty obligations under the Convention.
2.      HS2AA is also planning to bring a complaint to the European Commission. If this complaint is accepted then the UK Government will be taken to the European Court of Justice to explain why it has not completed a Strategic Environmental Assessment for HS2. The European Court of Justice will then be called to rule on the correctness of the Supreme Court's decision. No timescales have been given for these cases.
3.      Work is progressing on the Board's response to the Environmental Statement. The consultation deadline has been put back twice in the space of a few days and now closes on Thursday 27<sup>th</sup> February. A draft of the response will be circulated shortly.
4.      The following timetable has been circulated by Parliamentary Agents and it should be noted that the dates shown are not fixed.
  - Early March – once responses to the Environmental Statement are submitted they will be collated and then sent by the Minister to an assessor
  - 31<sup>st</sup> March – this is the earliest likely date by which the assessor may be required to report (possible that this could be later if there are many thousands of responses)
  - 28<sup>th</sup> April 2014 – earliest date for second reading of the Hybrid Bill (takes account of the Easter recess which is 11<sup>th</sup> to 25<sup>th</sup> April)
  - 12<sup>th</sup> May 2014 – possible expiry of petitioning time (this is fixed at the same time as the second reading of the Bill)

5. The Board will also be submitting a petition that deals primarily with a fully bored tunnel. No dates can yet be given for when petitions will be heard as there is likely to be a significant period of time when negotiations could take place. In addition, the Select Committee is likely to sit for many months.
6. In the last few days the release of the Major Projects Authority report which is understood to rate HS2 as amber/red has been blocked by the Government using a veto that is rarely used. The rating would mean that successful delivery of the project is in doubt, with major risks or issues apparent in a number of key areas. Urgent action is needed to ensure these are addressed, and whether resolution is feasible. It is likely that more legal cases will follow on from this decision. Previously the Information Commissioner had ruled that the report should be published in full.

### **Recommendation**

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

**Item 7      AONB Management Plan Review**

**Author:** Colin White Planning Officer

**Lead Organisation:** Chilterns Conservation Board

**Resources:** Staff time.

**Summary:** The 2014-19 AONB Management Plan is nearing completion. Final changes are being made and will be discussed at a Member working group later in February. The Board will adopt the Plan in March.

**Purpose of report:** To inform the Committee about the latest developments in connection with the emerging 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 Draft Management Plan was subject to a period of consultation from 27<sup>th</sup> September to 13<sup>th</sup> December 2013. In total 48 responses were received with over 530 comments, many of them detailed.
3. The Board meeting in January received a summary of the key issues that had been raised (see Table 1 below) and the likely major changes that would ensue. Members agreed at the Board meeting that those issues detailed should be addressed and that the changes would be discussed at a working group on 26<sup>th</sup> February 2014. If any member of the Planning Committee wishes to attend this meeting can they please inform the Board's Chief Officer?
4. The Committee is asked to note the current timetable for the production of the Management Plan as detailed below. This will involve the following tasks:
  - Final approval of the Plan will be considered by the Board at its meeting on 25<sup>th</sup> March 2014.
  - The reviewed Management Plan will be published in April 2014.
5. Progress with the review will be reported to subsequent meetings of the Planning Committee.

**Recommendations**

1. **That the Committee notes the report.**
2. **That Members of the Committee inform the Chief Officer if they wish to attend the working group meeting on 26<sup>th</sup> February 2014.**
3. **That the Committee notes the programme for the production of the Management Plan 2014-19.**

<b>Table 1 - Key Issues Arising from Public Consultation</b>
<b>General</b>
1. Emphasise that this is a plan for the Chilterns AONB and not a corporate CCB Business plan.
2. Emphasise that the Conservation Board has neither the powers or resources to directly implement all of the plan.
3. Ensure that mention is made in the Foreword and Introduction that the Plan is prepared by the Board on behalf of the Local Authorities.
4. Emphasise the need for enhanced levels of co-operation, not least due to declining resources and expertise. This would include more references to new bodies such as the Local Nature Partnerships and Local Economic Partnerships.
5. Some policies should be re-worded so that they do not read as actions.
6. Make more references to the data collected and guidance published by the Board e.g. the State of the Environment Reports and the Environmental Guidelines for the Management of Highways in the Chilterns.
<b>Landscape</b>
7. Refer to the Sandford principle – Where there is conflict, priority will be given to conservation of the environment rather than its use.
8. Add a specific HS2 policy rather than imply it is covered by other generic policies on development.
9. Enhance references to Landscape Character Assessments and the National Character Assessment.
<b>Farming and Forestry</b>
10. Enhance references to the importance of the viability of farming and the need for it to be environmentally sustainable.
11. Should the plan emphasise the importance of maintaining the area of farmland or the importance that the landscape retains a farmed character?
12. Need to bring up to date as the reform of the Common Agricultural Policy evolves.
13. Is it acceptable to accept the planting of non-native tree species on non-designated sites as a climate change adaptation? E.g. planting of Douglas Fir?
<b>Biodiversity</b>
14. Refine references to pests and diseases in light of last years' experience which was not fully reflected in the draft Plan. E.g. the spread of Ash dieback.

15. Biodiversity offsetting – add a new policy, emphasising that some habitats cannot be offset e.g. Ancient Woodland.
16. Grazing – add policy for more, and more appropriate, grazing.
<b>Water Environment</b>
17. Water environment – enhance references to flooding, especially in the Thames Valley, and the need to use natural systems and, where defences have to be constructed, the need for their design to be sympathetic to the setting.
<b>Historic Environment</b>
18. Give greater emphasis to non-designated heritage assets and the wider historic environment.
<b>Development</b>
19. Highlight the problem of urbanisation and the associated effects of the cumulative impact of clutter and inappropriate design.
20. Highlight the opportunities to use the planning and development process to bring about improvements to access.
<b>Understanding and Enjoyment</b>
21. Highlight the importance of green spaces within settlements for access, recreation and mental well-being, as well as the nearby open countryside.
22. Promote children’s exploration and understanding of the environment.
23. Climate Change - emphasise the problem of predicting the scale and type of change; and highlight the importance of building in resilience to possible changes and capacity to adapt.
<b>Social and Economic Well-Being</b>
24. Highlight scope for more community involvement through Citizen Science initiatives.
25. Emphasise that the AONB is an asset that contributes to the economy. Enhance references to the role and work of Local Economic Partnerships.
26. Add a new aim: “The natural beauty of the Chilterns is recognised for the economic benefits it brings to the AONB and surrounding areas.”

**Item 8      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 took place in early December and another one should be scheduled for May, training is to be programmed for Parish and Town Councils in the summer and thoughts are sought in connection with this year's Planning Conference.**Purpose of report:** To consider feedback from recent events and approve the details for forthcoming events.**Background**Feedback from eventsAONB Planning Forum

1.      This was attended by representatives of: seven of the Chilterns Local Planning Authorities; the Board; the Chiltern Society; the Environment Agency and Natural England. The Forum discussed the Management Plan review, the HS2 Environmental Statement and Hybrid Bill, the Board's draft position statement on renewable energy and the possible AONB boundary review.
2.      A number of comments were made about the topics discussed and these have fed into the preparation of the Management Plan and the renewable energy position statement.

Forthcoming eventsAONB Planning Forum

3.      It is proposed that the next AONB Planning Forum should take place in mid-May. The following dates – 8<sup>th</sup>, 9<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> – will be circulated via a Doodle Poll. The preferred date will be circulated once known. It is intended that the Forum should discuss: 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 any update in connection with the possible AONB boundary review.

Parish and Town Council planning training 2014

4.      The Committee was previously informed about the initial ideas in connection with the next training events for Parish and Town Councils. The events normally take place in late June and early July. It is proposed that the training takes place on the following dates – 23<sup>rd</sup> June and 1<sup>st</sup> and 4<sup>th</sup> July – and that a number of village halls be investigated as venues.

5. One issue that was previously discussed is how the Board reacts to and monitors the loss of local facilities like shops and pubs. This may be subject to a new state of the environment indicator and is being investigated. In order to try and gather information a brief questionnaire has been devised. This is detailed in Appendix 2 and, subject to any proposed changes, would be circulated to the Parish and Town Councils prior to the training sessions. The Committee's thoughts on this are invited.

#### AONB Planning Conference 2014

6. The Planning Committee previously agreed that the Planning Conference should take place on Wednesday 8<sup>th</sup> October 2014. This date can now be circulated. Any thoughts that the Committee has about possible venues, topics and speakers would be welcome.

#### Recommendations

1. **That the Committee notes the feedback from the AONB Planning Forum.**
2. **That the Committee notes and approves the arrangements made thus far for the forthcoming Planning Forum.**
3. **That the Committee notes and approves the arrangements made thus far for the Parish and Town Council training and approves the proposed questionnaire for circulation.**
4. **That the Committee provides the Planning Officer with suggestions in connection with the AONB Planning Conference for 2014.**

**Parish and Town Council Training 2014**

Settlement Sustainability – proposed questionnaire for circulation to Parish and Town Councils

Please fill this form in electronically and return it to Colin White, Chilterns Conservation Board Planning Officer using the following email address – [cwhite@chilternsaonb.org](mailto:cwhite@chilternsaonb.org)

		Please fill this column in (the table will expand if you need more space)
1	Name of Parish or Town Council	
Employment		
2	Does your settlement provide employment for up to 50 people?	
3	Does your settlement provide employment for between 50 and 250 people?	
4	Does your settlement provide employment for between 250 and 1,000 people?	
5	Does your settlement provide employment for 1,000 or more people?	
6	Please give brief details about the type of employers in your settlement.	
7	Has the number of employers and/or employees increased or decreased over the last 10 years?  Have there been many farm diversification schemes?  Please provide details about major changes.	
Education		
8	Does your settlement have a primary school?	
9	Does your settlement have a secondary school?	
10	Have the pupil numbers increased or decreased over the last 10 years?  Please provide details.	



Healthcare		
11	Does your settlement have a Doctors Surgery? If yes, has the service offered changed over the last 10 years?	
12	Does your settlement have a Dentist? If yes, has the service offered changed over the last 10 years?	
13	Does your settlement have a Hospital? If no, how far away is the nearest accident and emergency unit?	
Leisure		
14	Does your settlement have a Public Park or Garden? If so has the area of land available changed in any way over the last 10 years?	
15	Does your settlement have a Community or Village Hall? If not, has this facility been lost in the last 10 years?	
16	Does your settlement have a Leisure Facility? (for example a 4 court indoor sports hall) If one has been closed in the last 10 years please provide details.	
Shops and other retail services		
17	Does your settlement have a Supermarket or Grocery Store?	
18	Does your settlement have 1-4 other shops and retail services?	
19	Does your settlement have 5 or more other shops and retail services?	
20	Does your settlement have 25 or more shops and retail services?	
21	Has the level of provision of shops and other retail services changed over the last 10 years?	

	If yes, please provide details.	
22	Does your settlement have a pub? If yes, how many? If no, was there previously a pub and when did it close?	
23	Does your settlement have a Bank or Building Society? If no, did it previously have one and when did it close?	
24	Does your settlement have a Pharmacy? If no, did it previously have one and when did it close?	
25	Does your settlement have a Post Office? If no, did it previously have one and when did it close?	
Population		
26	Please provide an estimate of the population of your settlement.	
27	Has this number increased or decreased in the last 10 years? Please provide details.	
Transport		
28	Does your settlement have access to a cycle network?	
29	Does your settlement have a bus stop or train station? If yes, is the service acceptable and has it changed over the last 10 years? Please give details.	
Other information		
30	Do you think that the changes in your settlement have made it more or less sustainable as a place to live and work in the last 10 years?	
31	Please provide any other information that you think might be	

	useful.	
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Please provide a contact name, email address and telephone number in case of any queries.

**Item 9                      Conservation Board Position Statements**

**Author:**                      Colin White   Planning Officer

**Lead Organisations:** Chilterns Conservation Board

**Resources:**                      Staff time.

**Summary:**                      The Committee has previously approved the production of a series of documents detailing the Board’s position on various issues. The position statement dealing with renewable energy has been subject to consultation. The next position statement deals with telecommunications and thoughts are invited on the draft attached.

**Purpose of report:** To inform the Committee about progress in connection with the renewable energy position statement and to seek thoughts about the draft content of a position statement on telecommunications.

**Background**

**Renewable energy position statement**

1. The draft renewable energy position statement was published for comment from 14<sup>th</sup> November 2013 to 17<sup>th</sup> January 2014. 14 responses were received with 46 comments being made. The following bodies sent responses – Environment Agency, Aylesbury Vale DC, Three Rivers DC, BBOWT, Environment Agency, 6 Parish and Town Councils, 1 other AONB and 2 individuals.
2. The comments and key issues (as detailed in Table 1 below) were reported to the Board meeting in January, along with a series of proposed changes. The Board approved the changes and these will now be incorporated into the final version.
3. There will also be some consequential amendments arising from alterations to policies in the Management Plan. The policies have yet to be finalised so the final version of the renewable energy position statement will be issued in April for circulation. It is also proposed that additional images should be included and the document designed to fit with the Board’s house style.

<b>Table 1 - Key Issues Arising from Public Consultation on Renewable Energy Position Statement</b>
1. Definitions of scale of developments caused a worry, particularly in connection with wind turbines – further research has been undertaken and the relevant table will be amended to more closely reflect other advice (the size thresholds will be reduced and generation capacities for other technologies introduced and applied consistently).
2. Greater references were sought to address the need to ensure impacts on biodiversity are minimised and opportunities taken to provide net gains where possible –

these references will be added where suggested.
3. The need to ensure local sourcing of material for woodfuel schemes was sought – this will be highlighted in proposed changes.
4. The additional benefits for woodland through appropriate management will also be highlighted.
5. The need for reinstatement of sites to their former condition if technologies are removed was highlighted – this will be added to the text.

#### Telecommunications position statement

4. The Committee previously agreed that the next position statement to be prepared should deal with telecommunications. As with the previous statement similar documents produced by AONBs and other similar bodies have been examined to provide guidance on the topic.
5. It is proposed that the draft position statement on telecommunications should seek to replicate the form of other position statements and should therefore include the following:
  - An introduction including information about the AONB and its purpose and the Conservation Board's purposes.
  - Text to give some background to the development of telecommunications in the AONB.
  - A statement about the more recent development of mobile communications and the importance of telecommunications for the rural economy, to include reference to the broadband rollout that is underway.
  - Relevant extracts from the 2014-19 AONB Management Plan (policies and supporting text as well as key issues and actions as appropriate).
  - References to the relevant sections of the National Planning Policy Framework as well as key Government statements and Statutory Instruments (there have been a number of changes to the General Permitted Development Order since its publication in 1995).
  - References to the Code of Practice on Cabinet Siting and Pole Siting (via the DCMS) and the Code of Best Practice on Mobile Network Development in England (via the Mobile Operators Association).
  - Advice about the siting, location and design of masts, poles, cables and cabinets and the desire to see cables put underground wherever possible.
  - Reference to the National Association for AONBs accord with the National Park Authorities and the mobile phone network operators (adopted in 2003 but is still applicable).
  - Text seeking consultation from local planning authorities where appropriate.

- A statement seeking the removal of equipment when it is no longer in use.
6. The Committee is asked to consider the key topics listed for inclusion in the draft position statement on telecommunications and to suggest any alterations or additions. It is proposed that the draft document will be prepared and reported to the next Board Meeting (March 25<sup>th</sup>). Approval will be sought for publication of a draft for consultation.

### **Recommendations**

1. **That the Committee notes the progress made in connection with the renewable energy position statement.**
2. **That the Committee provides suggestions for any additions or alterations to the content of the draft telecommunications position statement.**

**Item 10     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: **Central Bedfordshire Council** Draft Design Guide; **Chalfont St Peter Parish Council** Draft Chalfont St Peter Neighbourhood Plan, and **Henley and Harpsden Parish Councils** joint Neighbourhood Plan sustainability appraisal scoping report.**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.

**Central Bedfordshire Council Draft Design Guide**

1.     The Chilterns Conservation Board welcomes the production of the Central Bedfordshire Design Guide and trusts that it will be applied with vigour throughout the Council's area.
2.     The Board welcomes the reference to the need to take account of the Chilterns Buildings Design Guide for developments within the AONB. The text in section 2.02.02.01.08 could also usefully refer to the need to take account of the Design Guide in connection with developments that are within the setting of the AONB but which might affect the protected landscape.
3.     Section 2.03 deals with trees in developments. The Board considers that it would be useful if one of the sections within this supplement made mention of the need to ensure that trees (whether existing or newly planted) should be given sufficient space to be able to grow to reach maturity, without being put under stress. This reference might best be placed in the checklist at section 2.03.02.

**Chalfont St Peter Parish Council Draft Chalfont St Peter Neighbourhood Plan**

4.     The Chilterns Conservation Board is grateful for the opportunity to comment on the draft Neighbourhood Plan for Chalfont St Peter and trusts that its comments will be taken account of in further work on the plan.
5.     Paragraphs 2.11 and 2.41 - the Board considers that reference should be made to the fact that part of the area covered by the plan (the north east corner) is within the Chilterns AONB. This is a nationally protected landscape that warrants a mention in

its own right. It is noted that the AONB is shown in Figure 2.9.

6. The Board welcomes and supports the objectives, particularly those related to design (housing), open space (including the Misbourne Valley), phone masts (minimising their impacts) and parish wide impacts such as heritage protection and protection and improvement of the landscape and views. The Board considers that this last issue could be reworded to 'conserve and enhance' the landscape and views in order to be consistent 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 and also with Policy PW13 in the plan.
7. Policy H10 is concerned with proposals for housing in areas outside the main built up area of Chalfont St Peter. This policy is applicable to that part of the plan which covers the Chilterns AONB. However, there is no mention within the policy of the need to ensure that development in the AONB should conserve and enhance the natural beauty of the area. It would be useful to provide more advice than is provided thus far as there is a likelihood that development will still take place in some areas that are not covered by the greater detail of the character area profiles. It would be sensible to include a level of detail commensurate with that included within the character area sections. In addition, the Board considers that, particularly for those parts of the plan area within the Chilterns AONB, a reference to the need to comply with the principles contained in the Chilterns Buildings Design Guide should also be included.
8. The Board welcomes the prominence given to the objective of protecting and improving the Misbourne Valley and notes, in Policy O3, the fact that the Parish Council will seek a review of the Chilterns AONB boundary to include the area of the Misbourne Valley connecting Chalfont St Peter village centre to the AONB boundary in Chalfont St Giles. Any review of the AONB boundary would be undertaken by Natural England and the Parish Council would have an opportunity to engage with that process should it happen in the future. The Board has suggested to Natural England that the general area proposed in the plan should be considered if a review of the Chilterns AONB boundary were to take place.
9. Whilst welcoming the proposal, Policy O4, that the Parish Council will work with partners to develop a strategy for protection of and improvements to the River Misbourne regeneration zone and protection zone, the Board suggests that the Chilterns Chalk Streams Project and the Chilterns Conservation Board itself should also be invited to take part in any working group.
10. The Board welcomes and generally supports the content of Chapter 9 Mobile Phone Masts. The objectives are to encourage siting and design of mobile phone masts and equipment that minimise visual impact and these are supported as drafted. The Board welcomes Policy MP1 (seeking to minimise visual impact of mobile phone masts through siting) but considers that grouping of new masts might have detrimental impacts on the wider landscape if not carefully considered (this is partially implied in Policy MP2 which is supported as drafted). This ought to be reflected in the wording of the policy. In addition, care should be taken with the siting when preferred locations are outside the main built up area of Chalfont St Peter.
11. Policy MP3 (minimising visual impact through design) is supported as drafted.
12. Although the first objective in Chapter 10 (Parish Wide Issues) is to protect buildings



of heritage value throughout the Parish, the policies attached to this objective would not achieve the aim. The Board considers that another policy ought to be included to address those assets not listed in Figure 10.1.

13. The second objective in the Parish Wide Issues is to protect and improve the Parish's landscape and views. The principle of the objective is supported, but the Board considers that it would be more consistent if it referred to the 'conservation and enhancement' of the Parish's landscapes and views (this is what the Policy PWI3 states anyway). In addition, the Board considers that the principles of Policies PWI3 and PWI4 should apply to the whole of the plan area, because at present only two small parts are addressed by the policies.

### **Henley and Harpsden Parish Councils joint Neighbourhood Plan sustainability appraisal scoping report**

14. The Chilterns Conservation Board is grateful for the opportunity to comment on the Joint Henley with Harpsden Neighbourhood Plan Sustainability Appraisal Scoping Report. The Board trusts that it will be kept fully informed of later stages in the development of the plan.
15. The Board welcomes the fact that the current AONB (please ensure that AONB is used rather than any other acronym) Management Plan is referred to. However, the text at paragraph 3.11 is rather dated and should be amended to take account of the draft of the 2014-19 AONB Management Plan which is currently out for consultation and which will almost certainly be adopted (March 2014) before the Neighbourhood Plan is complete. It would also be useful to for the Neighbourhood Plan to scope a number of other documents. In addition to the Chilterns AONB Management Plan, the drafters should also scope the following: the Chilterns Buildings Design Guide, the Buildings Design Guide Supplementary Technical Notes (dealing with Flint, Brick and Roofing Materials), the Environmental Guidelines for the Management of Highways in the Chilterns, The Making of the Chilterns Landscape (Chilterns Historic Landscape Characterisation Project and its Summary), the 1992 Countryside Commission landscape assessment of the Chilterns ('The Chilterns Landscape', ISBN 0 86170 351 0, CCP 392 available from Natural England) and any other landscape character assessment work that has been undertaken are also considered to be relevant.
16. The Board considers that Sustainability Objectives 8 and 9 should be amended by deletion of the word 'protect' and its replacement with the word 'conserve' in order to ensure consistency with the National Parks and Access to the Countryside Act 1949, the Countryside and Rights of Way 2000 and the National Planning Policy Framework.
17. Appendix 4 details the baseline information and includes a baseline report dated October 2013. Section 10 of this considers the environment and landscape. Whilst the presence of the Chilterns AONB is recognised, the purpose for which it is designated is not. The Board therefore considers that the text within this section, and preferably paragraph 10.1, should be amended by adding a section that details the purpose of the AONB – the requirement to conserve and enhance the natural beauty of the area.

18. Section 11 of Appendix 4 considers housing sites. The Board notes that no specific sites are proposed for housing purposes at this stage and as a result will not be commenting specifically. However, because a number of sites are within, or on the edge of and likely to affect, the Chilterns AONB the Board considers that it should be directly involved in any future work that is undertaken.

### **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 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 110 applications and has responded to most of these. There have been 19 formal representations so far this year.
2.     The applications that have resulted in formal representations in 2013/14 include:

**Objections**

- 8 pitch travellers' site, Caddington with later revised plans (approved)
  - Anaerobic digestion plan, Mapledurham (withdrawn)
  - 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)
  - 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 (not yet decided)
  - 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 (not yet decided)
  - 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 (not yet decided)
3.     The outstanding formal representations are detailed in Appendix 2, and where decisions have been made by the local planning authorities these are detailed.

4. The Committee noted previously that in 2012/13 the number of applications being decided in line with the Board's comments had been less than 40%. At the last Committee this figure had changed to 55% with 5 applications still to be determined and is now 59% with 3 applications still to be determined. This situation will continue to be monitored.
5. For 2013/14 the number of applications being decided in line with the Board's comments stands at 69%.

**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	Pending	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
Long Meadow Farm, Horton Road, Ivinghoe	AVDC	3Mw photovoltaic solar farm	13/02392 /APP	<b>Approved</b> – <b>10.01.14</b>	Object – application does not contain adequate information by which to judge the likely impacts, LVIA should be submitted (which includes assessment of sites/receptors in the AONB), 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.	15.10.13
Bell Farm, Studham	CBC	23 dwellings following demolition of buildings on site	CB/13/02 733/FUL L	<b>Approved</b> – <b>17.12.13</b>	Object - The Board considers that the proposal does not accord with the development plan and is considered to be inappropriate in the Green Belt. The scale and form of the development would be likely to have a significantly greater visual impact on the Conservation Area and the Green Belt. This	23.08.13

					would represent a significant adverse impact on the visual amenities of the Chilterns AONB and the Green Belt. The proposed development would extend development onto currently open, undeveloped land. The Board questions the conclusions of the Landscape and Visual Impact Assessment (LVIA). The Board also considers that the design of many of the proposed buildings is bland and that the proposed hipped and half-hipped roofs would not conform to the advice in the Chilterns Buildings Design Guide. It is also considered that a number of the roofs would add to the dominance of the proposal by virtue of the fact that they do not incorporate chimneys. The Board therefore recommends that the Council should refuse this particular planning application.	
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
Downside Community Centre, Suffolk Road, Dunstable	CBC	Redevelopment of site to provide 31 affordable dwellings, parking, green, allotments and play area	CB/13/03 819/FUL L	<b>Withdrawn</b> – <b>16.01.14</b>	Object – the proposal is contrary to the NPPF (as it applies to Green Belt and AONB) and the Local Plan (there is no policy that allows for an exception to Green Belt policy to provide affordable housing apart from within villages – and such schemes should be no more than 10 dwellings), a large part of the site would be developed (most of the site is not occupied by buildings at present), the	12.12.13

					development would have an unacceptable adverse impact on the AONB, the design of the buildings takes no account of the Chilterns Buildings Design Guide (and supplementary technical notes), the proposal would have a detrimental impact on views to and from Blow's Down (this has not been assessed as part of the application), the need for the affordable dwellings does not outweigh the harm that would be caused to the AONB and Green Belt (this should be addressed through the development plan process).	
Newland Park, Gorelands Lane, Chalfont St Giles	CDC	Redevelopment of site to provide 326 dwellings, fitness and sports facilities and energy / recycling centre	CH/2010/0976/FA	Pending	<p>Object – the Board does not object to the principle of the proposal and a redevelopment of parts of the site would bring about enhancement of the AONB if undertaken in the most sensitive manner, using the best designs and most appropriate materials. There are elements of detail the Board objects to including: the design and materials for various buildings, the lack of provision of solar pv and solar hot water, provision of extra lighting, the lack of provision of affordable housing, lack of facilities such as shops and employment and lack of public transport provision thus leading to significant amounts of car traffic on minor local roads and the likely impacts of large numbers of lorries on the same roads during construction (to bring materials in and take spoil away).</p> <p>Revisions to design – object – the revisions do not address the Board's concerns, in fact despite the changes to the appearance the buildings are all taller and more bulky, also object to inclusion of basements in some buildings (spoil issue) and other objections remain from previous response.</p>	<p>03.11.10</p> <p>24.01.12</p>

Luton Airport, Airport Way, Luton	LBC	Proposed alterations and extensions to terminal buildings, car parks and new taxiway	12/01400 /FUL	Pending	Object - the proposal is for development that would allow a doubling in passenger numbers. The upper limit appears to be contrived in order to limit the likely expansion to less than 10mppa and thus negate the need for the application to be considered as a NSIP. The Board is concerned about the future use of London Luton Airport, particularly arising from the overflying of aircraft over the Chilterns AONB, and its setting, both during the day and at night. The application is premature because the proposed form of development and the likely implications have not been incorporated into an adopted national aviation strategy. A significant increase in the number of flights would mean that there would be a significant increase in the frequency of flights leading to a significant decrease in the intervening quiet periods. Average noise levels are likely to rise. The Board is not convinced that the expansion would be taken forward in an environmentally sensitive and sustainable way. The likely impacts on traffic flows on roads within the AONB arising from the traffic associated with additional passengers and development pressures cause concern.	05.02.13
Land south of Cockernhoe and east of Wigmore, east of Luton	NHDC	Mixed use development of up to 1,050 dwellings, retail, education, community facilities, roads, open space and green	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. 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	07.10.13



		infrastructure.			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 buildings, the transport assessment does not take account of the NPPF and fails to deliver a modal	02.08.12

					<p>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 of the AONB.</p> <p>Amended plans - The application still includes an</p>	09.04.13  15.07.13

					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.	
The Mulberry Bush, Dawes Lane, Sarratt	TRDC	Permanent agricultural workers' dwelling	13/2030/ FUL	<b>Withdrawn</b> – <b>13.12.13</b>	Object – should an agricultural workers' dwelling be considered appropriate then careful thought should be given to the siting and design. Previous advice has been given about this but has not been taken on board. The Board objects to: the scale of the dwelling which would be prominent (it should be reduced in height to no more than 5m); the height of the building could be reduced by using slate and lowering the roof height; flint is proposed but not detailed in plans or in the design statement (any flintwork should dominate the façade that it is part of and the flintwork should adhere to the Board's technical note on flint); excavation and land raising are proposed but insufficient detail is provided to enable the implications to be assessed.	28.11.13

<p>The Wycliffe Centre, Horsleys Green</p>	<p>WDC</p>	<p>Demolition of existing buildings and erection of supported living community</p>	<p>13/06772 /FUL</p>	<p>Pending</p>	<p>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 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.</p>	<p>20.09.13</p>
<p>Sanfoin Farm,</p>	<p>WDC</p>	<p>1 additional</p>	<p>13/06927</p>	<p>Pending</p>	<p>Object – The proposed caravans and building have</p>	<p>20.09.13</p>

Riding Lane, Wooburn Moor		static caravan, 1 additional touring caravan, day room and land forming works	/FUL		no architectural merit and take no account of the local distinctiveness of the AONB, do not conform to the advice in the Chilterns Buildings Design Guide and neither conserve nor enhance the natural beauty of the AONB. The development does not accord with local plan policy, the NPPF, the Council's Core Strategy and the AONB Management Plan. The proposal would have a detrimental impact on the enjoyment of users of the AONB and their appreciation of the protected landscape. The Council should seek information about the proposed levelling of part of the site and the importation of topsoil.	
OS parcel 3756, Marlow Road, Cadmore End	WDC	Gypsy caravan site (9 pitches, shower block, stables, parking and access road)	13/08106 /FUL	Pending	Object – the numerous caravans and buildings would lead to a very urban form of development, the caravans and buildings have no architectural merit, take no account of local distinctiveness and do not conform to the Chilterns Buildings Design Guide, the changes to the access road would detrimentally affect the character of the lane, the proposal is contrary to planning policy and the AONB Management Plan, works are proposed to a bund on site without any details being provided. The application does not conserve and enhance the natural beauty of the AONB.	31.01.14