



**MINUTES OF THE MEETING OF THE CHILTERNES CONSERVATION BOARD PLANNING COMMITTEE HELD ON THURSDAY 14<sup>TH</sup> FEBRUARY 2013 AT THE CHILTERNES CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR, COMMENCING AT 10.00 AM AND CONCLUDING AT 12.25 PM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
Cllr David Barnard	North Hertfordshire District Council
Cllr Roger Emmett	Wycombe District Council
Cllr Brian Norman	Three Rivers District Council
Cllr Chris Richards	Aylesbury Vale District Council
Cllr Bill Storey (observing)	Hertfordshire County Council
Cllr Alan Walters	South Buckinghamshire District Council

**Appointed by the Secretary of State**

Bettina Kirkham ( Chairman)  
John Willson

**Elected by Parish Councils**

Cllr Margaret Jarrett Hertfordshire Parish Councils,

**OTHERS PRESENT**

**Officers**

Colin White Chilterns Conservation Board

**Others**

Deirdre Hansen Minute taker

**69. Apologies**

Cllr Barbara Wallis (Buckinghamshire Parish Councils), Gill Gowing (Strategic Planning Adviser to The Chiltern Society), Mike Fox (Chairman of the Board) and Mike Stubbs (The National Trust).

**70. Declarations of Interest**

No declarations of interest in items on the agenda were made.

**71. Minutes of the previous meeting**

The minutes were approved and signed by the Chairman as a true record after the following amendments were made: item 64 at the end of the paragraph “was deleted” was added, and item 65 the word “commenting” was replaced by the word “detailing”.

**72. Matters Arising from the minutes**

There were no matters arising not on the agenda.

**73. Public question time**

There were no members of the public present.

**74. 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 particularly informed about the following:

1. Community Forum meetings being dominated by presentations from HS2 Ltd and lack of information and detail being provided before meetings.
2. The latest Buckinghamshire and Hertfordshire planning forum.
3. The latest draft of the Code of Construction Practice. The consultation is being held over until the Environmental Statement is issued.
4. The detail of the recently released phase 2 ‘Y’ route from Birmingham to Manchester and Leeds and the related activities.
5. Another plan had been released which showed mapping inaccuracies in the Manchester and Leeds areas. This will lead to much confusion.
6. The ‘Y’ route shows a sinuous alignment of the route. This would reduce line speed and increase travel time, limiting the benefits for the North.
7. There is no news on the Judicial Reviews. A lot is riding on them, they may be appealed, which would put the timetable in jeopardy and could delay the hybrid bill.
8. Tunnel issues remain on the agenda.
9. The Board has held a meeting with HS2 Ltd to discuss mitigation. This was considered by HS2 Ltd as a bilateral meeting, no real progress was made as HS2 Ltd was not prepared to release any information about the design of any mitigation.
10. The Buckinghamshire Mitigation and Compensation Panel and the

wider Chilterns group continue to meet and provide an opportunity to discuss relevant issues.

11. The cost of the project is getting lost in the detail and inflation has not been calculated into the whole.

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

**75. AONB Management Plan Review**

The Planning Officer reported to the members that the current AONB Management Plan runs from 2008-2013. A review of the plan has commenced, key issues, policies and actions have been identified. Discussions have taken place about a possible AONB boundary review. Work is starting on the SEA Scoping report and a timetable has been provided for information.

Some fundamental issues were raised at a recent AONB boundary workshop attended by members of the Board (including some members of the Planning Committee). Some of the issues raised included:

- As a starting point, is the landscape worth protecting?
- There is a need to demonstrate the benefits of designation.
- The evidence base needs to be worked up to show Natural England that there is a good case for review.
- In connection with the Management Plan Review it would be appropriate to include some simple wording on the principles for a boundary review.

The need to form a sub group to carry out the review was discussed and two members volunteered their services.

- 1. The Committee AGREED to continue to provide the Planning Officer with any suggested alterations to the Management Plan up to mid-March 2013.**
- 2. The Committee CONSIDERED their involvement in a Management Plan sub group.**
- 3. The Committee NOTED the position in connection with a possible AONB boundary review.**
- 4. The Committee NOTED the programme of production of the Management Plan 2014-19.**

**76. Feedback from events**

The Planning Officer provided feedback on the recent events held: the Planning Conference, the Annual Forum and the second Planning Forum for 2012.

The Planning Conference considered various issues related to the National Planning Policy Framework. There were no site visits and the conference concluded with a late lunch. Approximately 75 people had attended of which about 60% were town and parish councillors. The conference generated an

income of about £1,800 against costs of about £750. The feedback showed that most people were 'very satisfied' with the conference. Retention of the format and timings for next year was favoured and suggestions were made for issues that could be covered at a future conference. The only negative comments received were relating to the delivery of the various talks. It is proposed that the next conference should take place early October 2013.

The Board's Annual Forum took place on 16<sup>th</sup> November 2012 at Hastoe Village Hall. There were about 100 attendees. Various presentations were given. The State of the Chilterns Environment report was discussed. The AONB Management Plan review was also highlighted and delegates were asked to inform the Board of any key issues they felt should be addressed in the review. These have been collated and included in on-going work.

The second Planning Forum took place on 10<sup>th</sup> December 2012. The main item for discussion was the Management Plan Review. Any suggested additional changes will be incorporated in the on-going work on the review. It is proposed that the next planning forum takes place in mid-May 2013. The Forum will be informed about the Management Plan review and any update in connection with the possible AONB boundary review. It would also be an ideal time to discuss Local Plan progress at the Chilterns' local planning authorities in the year following the adoption of the National Planning Policy Framework. The committee was asked to suggest additional or alternative issues for discussion.

- 1. The Committee NOTED the feedback and other information arising from recent events.**
- 2. The Committee NOTED the arrangements made thus far and suggested additional issues for discussion at the next Planning Forum meeting.**

## **77. Strategic Growth Plans and Local Enterprise Partnerships**

The Planning Officer informed the Committee about the likely implications for the Board of Local Enterprise Partnership Strategic Growth Plans and the proposed way forward.

1. The Chancellor's Autumn Statement 2012 announced that LEPs will be asked to draw up Strategic Growth Plans (SGPs).
2. An article in Planning magazine (14<sup>th</sup> December 2012) included details from the Autumn Statement and highlighted the concern from some planning consultants that the new SGPs could override local development plans, although they are unlikely to be statutory in nature. Local authorities plans are expected to comply with the growth strategies of the LEPs.
3. LEPs may well be comprised of local businesses and local authorities, and SGPs may be prepared without the planning expertise or peer review and public consultation that currently take place when local authorities develop their plans. The lack of proper planning scrutiny is a major cause for concern.

4. Based on current knowledge the LEP SGPs may be relatively important documents influencing funding for growth in their areas.
5. The Autumn statement made it clear that LEP SGPs should be consistent with national priorities and should build on existing plans. It would be in the Board's interest to engage with LEPs as they put together their SGPs. The Chilterns AONB falls within 5 different LEP areas. Four of these overlap each other in the AONB.
6. More details are expected as part of the Government's response to the Heseltine Report, due in the spring.
7. Whilst waiting for the details, the best way of contacting and influencing the relevant LEPs which affect the AONB should be investigated.
8. Once more is known about emerging SGPs it is likely that the Board will need to try and engage with LEPs in order to influence the production of plans and respond as they are published. Future reports to the Committee will follow.

11.30 John Willson left the meeting

- 1. The Committee NOTED the likely emergence of Local Enterprise Partnership Strategic Growth Plans.**
- 2. The Committee INSTRUCTED the Planning Officer to undertake to investigate and engage in accordance with the actions as outlined in the report.**

## **78. Development Plans Responses**

The Planning Officer informed the Committee about the responses that had been prepared under delegated powers and submitted in connection with the public consultation exercises on the following development plan documents: **Three Rivers DC** Proposed Submission Development Management Policies; **Aylesbury Vale DC** Vale of Aylesbury Plan Affordable Housing Consultation; **DCLG** New opportunities for sustainable development and growth through the re-use of existing buildings; **OFGEM** RIIO-T1: Initial Proposals for National Grid Electricity Transmission and National Grid Gas – Overview consultation; **Dacorum BC** Draft Hemel Hempstead Town Centre Masterplan; **Central Bedfordshire Council** 'Southern Bedfordshire Chiltern Arc Green Infrastructure and Access Vision Plan, August 2012'; **London Luton Airport Operations Limited** pre-application public consultation on revised master plan document; **Environment Agency, Forestry Commission and Natural England** Building a Better Environment; **Central Bedfordshire Council** proposed content of Gypsy and Traveller Local Plan; **Scottish and Southern Energy** consultation on future electricity distribution networks; **Wycombe DC** Local Plan to 2031 Issues; **Central Bedfordshire Council** Chiltern Local Area Transport Plan draft; **Buckinghamshire County Council** Local Flood Risk Management Strategy Consultation; **DCLG** technical consultation on 'Extending permitted development rights for homeowners and businesses'; **DfT** Major Infrastructure Reform – Amendments to the definitions for Highways and Rail NSIPS in the Planning Act 2008, and **UK Power Networks**

Business Plan 2015-2023.

- 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.**

## **79. Planning Applications Update**

The Planning Officer informed the Committee about, and sought approval of, the responses that had been made under delegated powers in connection with various planning applications and noted the update on cases that have since been determined.

Since 1<sup>st</sup> April the Board has been consulted on 121 applications and has responded to all of these. Formal representations have been made on 21 applications (all objections).

The Committee was asked to take note of the responses that have been submitted in connection with the planning application for the expansion of activities at Luton Airport. This follows on from previous responses in connection with the revised master plan document and responses to the emerging master plan previously reported in 2012. The Board has written to the national planning casework unit to request that the application be considered as an NSIP or at least called in. This is being considered at present.

The Committee noted the number of applications that the Board had objected to that have been approved. This year less than 40% of applications the Board has commented on have been decided in accordance with the Board's comments. In previous years decisions in accordance with the Board's views have ranged from 66 to 100%. This year's figure is most likely due to Councils taking much greater account of the NPPF and the need to encourage development that leads to economic activities or which would lead to the retention of jobs. Additionally in some cases Councils may be considering that it may not be prudent to refuse some applications that may lead to costly appeals, particularly if the outcome of such cases may not be certain. The situation will continue to be monitored and will be discussed at the next Planning Forum.

- 1. The Committee NOTED and APPROVED the responses made in connection with the applications detailed in the report.**
- 2. The Committee NOTED the situation in connection with those cases that have not been decided in line with the Board's comments.**

## **80. Any Urgent Business**

This meeting would be Bill Storey's last one. The Chairman thanked Bill for his considerable contributions and all his support since the formation of the Planning Committee.

## **81. Date of the next meeting**

**Thursday 9<sup>th</sup> May 2013** at the office of the Chilterns Conservation Board, 90 Station Road, Chinnor commencing at 10.00 am.

**Future meetings: Thursday 5<sup>th</sup> September and Wednesday 27<sup>th</sup> November 2013.**

The meeting closed 12.25

**The Chairman .....**

**Date .....**