



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 10TH SEPTEMBER 2014 AT THE CHILTERN CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR, COMMENCING AT 10.00 AM AND CONCLUDING AT 12.36 PM.

BOARD MEMBERS PRESENT

Member	Appointing Body
Appointed by Local Authorities	
Cllr David Collins	Dacorum Borough Council
Cllr Ian Reay	Hertfordshire County Council, Chairman of the Board (Observing)
Cllr Chris Richards	Aylesbury Vale District Council
Cllr Jeremy Ryman	Chiltern District Council

Appointed by the Secretary of State	
Gill Gowing	Secretary of State
Helen Tuffs	Secretary of State, Chairman

Elected by Parish Councils	
Cllr Barbara Wallis	Buckinghamshire

Others present-	
Colin White	CCB Planning Officer
Mike Stubbs	National Trust (co-opted)
Others	
Deirdre Hansen	Minute taker

Also present for item 160 only were: Sarah Conlan (Crest Nicholson); Sinead Joyce (Crest Nicholson); John Murdoch (Murdoch Wickham); Krystian Groom (Curtin and Co.) and Lorraine Woolley (Aspect Ecology).

154. Election of Chairman

Helen Tuffs was nominated and unanimously elected as Chairman of the Planning Committee to serve until the Board's next AGM in June 2015.

Helen Tuffs took the Chair.

155. Apologies for absence

Apologies were received from Cllr David Barnard (North Herts District Council), Cllr Margaret Jarrett (Hertfordshire Parish Councils) and Elizabeth Wilson (Secretary of State).

156. Declarations of Interest

No declarations of interest were made.

157. Minutes of the previous meeting

The minutes of the meeting held 14th May 2014 were approved as a true record and signed by the Chairman.

158. Matters Arising from the minutes

Re 148: Following the adoption of the AONB Management Plan changes will be made to the adopted position statements on development affecting the setting of the AONB and renewable energy. As the position statements are statements of Board policy they will be dealt with by the full Board.

159. Public Question time

No members of the public, other than those attending for item 160, were present.

160. Presentation about Highlands Farm, Henley

Krystian Groom and his colleagues gave a presentation on behalf of Crest Nicholson, the developers of the Highlands Farm site near Henley on the proposed development plans for the site. The site is part of the Joint Henley and Harpsden Neighbourhood Plan. The Committee took the opportunity to ask questions of those present. A visit to the site and another development by Crest Nicholson was offered to the Committee. The Chair thanked the group for attending and giving the presentation.

- 1. The Committee RESOLVED that the Planning Officer should seek to obtain information on other sites developed by Crest Nicholson prior to site visits to Henley and a Crest Nicholson site.**

161. High Speed 2

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

- The Committee was informed that the HS2AA case submitted to the Aarhus Convention Compliance Committee had been found to be admissible.
- The Information Commissioner had been granted permission to proceed with a Judicial Review in connection with the Major Projects Authority's Report, although at present the JR is in abeyance.
- The Board's petition against the HS2 Hybrid Bill had been submitted on time by 16th May 2014. The petition was accepted and the Board has "Locus Standi" in this case.

The Board is likely to be called to appear before the Select Committee at some time in the future.

4. The Board has met with HS2 staff on two recent occasions, though no issues have been resolved.
5. The Board has been invited to local area meetings organised by Buckinghamshire County Council.
6. On 12th September the Planning Officer will attend a meeting at Chiltern District Council on “preparing for appearing before a Select Committee”.

11.20 Ian Reay left the meeting.

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

162. AONB Management Plan Review

The Planning Officer informed the Committee that the 2014-2019 Management Plan was adopted by the Board in March. It has been circulated and now requires endorsement. Final versions of accompanying documents are being prepared. It is understood that Chiltern District Council has already agreed to endorse the Management Plan as a material consideration connected with its planning powers at a Cabinet meeting in August 2014.

The Committee was asked to continue to promote the Management Plan and to direct those interested to the relevant pages on the web site.

During discussion it was suggested that District Councils circulate the Management Plan and a summary of salient points to portfolio holders as well as officers. The Management Plan could strengthen a council's position in preparing for Select Committee on HS2.

1. **The Committee NOTED that the 2014-19 AONB Management Plan has been circulated, and that final versions of the accompanying documents are being prepared.**
2. **The Committee AGREED to promote the Management Plan and to encourage local authorities to endorse the Plan and to encourage promotion by relevant portfolio holders.**

163. Events

The Planning Officer informed the Committee about various events:

1. The Planning Forum took place 20th May 2014 in the Board's meeting room. There were 14 attendees representing five of the District Councils in the AONB. Excellent feedback had been provided.

2. The next Planning Forum will take place in November. The Committee discussed the following suggested topics for discussion at the Forum: developments affecting the setting of the AONB, solar farms and speculative housing applications in the AONB.
 3. The Building Design Awards ceremony took place on the 18th of June, at the King's Church, Amersham. Awards were presented to 5 Windsor End, Beaconsfield (Overall Winner), Marchants Farm, Bovingdon (Highly Commended) and Lower Farm, Britwell Salome (Special Award). The Committee discussed the setup of the awards ceremony, the way it is promoted, improving sponsorship and a future vision for the event. Re-invigoration of the event was also briefly discussed.
 4. Parish and Town Council planning training had been organised to take place in June and July at various locations. A flyer had been distributed to all Town and Parish Councils for which the Board has an email address. By the closing date 18 people had booked on the different events. Due to the low number of bookings the events were cancelled. The planning training in 2012 had been given to a total of 95 attendees. The Committee discussed the event and future timings. It was suggested that such training could be offered every 4 years, to take place after Parish and Town Council elections.
 5. The Planning Tour had been due to take place 23rd July. The tour was cancelled due to low numbers. The Committee discussed the future of the planning tours and their training element. It was suggested that tours should take place only if there were relevant issues to be discussed and sites visited. It was agreed that it may be more appropriate to undertake visits as, and when, required.
 6. The Annual Planning Conference will take place 8th October 2014 at The King's Church Amersham from 9.30am-1.30pm. Speakers have been confirmed. Promotion is taking place. Any Board members wishing to attend were asked to inform the Administration Officer in writing.
1. **The Committee NOTED the feedback from the Planning Forum on 20th May and the Chilterns Design Building Awards ceremony on 18th June.**
 2. **The Committee NOTED that the next AONB Planning Forum will take place in November.**
 3. **The Committee NOTED the cancellation of the Parish and Town Council training events, and the annual Planning Committee tour, and provided thoughts on the cancellation of these events.**
 4. **The Committee AGREED to promote the annual AONB Planning Conference and to confirm the booking of any place in writing with the Board's Administration Officer.**

164. Development Plan Responses

The Planning Officer informed and sought the approval of the Committee for the responses that had been submitted under delegated powers in connection with the public consultation exercises on the following development plan documents: Oxfordshire County Council LTP4 SEA Scoping Report; Sonning Common Neighbourhood Development Plan Sustainability Appraisal Scoping Report; Buckland Parish Council Buckland Neighbourhood Plan; Henley-on-Thames Town Council and Harpsden Parish Council Joint Henley and Harpsden Neighbourhood Plan pre-submission consultation version; London Luton Airport Airspace Change Proposal RNAV 1 Procedures; South Oxfordshire DC Local Plan 2013 Issues and Scope consultation; Chiltern DC Heritage Strategy June 2014; Luton BC Draft Luton Local Plan 2011-2031, and Central Bedfordshire Council revised pre-submission Development Strategy.

The Planning Officer commented that the volume of Development Plans that the CCB needs to comment on has increased substantially and seems to be being maintained at a high level. The Committee discussed the workload involved in commenting on these plans. The Chair suggested revisiting this topic at a later meeting.

- 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.**

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

Since April this year the Board has been consulted on 52 applications and has responded to all but three of these. So far this has resulted in six formal representations.

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

166. Urgent Business:

Cllr Richards asked that in future all questions be submitted through the Chair as protocol demanded.

Mike Stubbs announced that this would be the last meeting he would be attending as he is leaving the National Trust. The Chair thanked him for his contributions to the Committee over the years.

167. Date of the next meeting Wednesday 26th November 2014 at the Lodge, 90 Station Road, Chinnor OX39 4HA.

168. Future meetings:

Wednesday 11th February 2015, 13th May 2015, 9th September 2015 and 25th November 2015.

The Chairman.....

Date.....