



**MINUTES OF THE MEETING OF THE CHILTERNES CONSERVATION BOARD
PLANNING COMMITTEE HELD ON WEDNESDAY 7TH SEPTEMBER 2011 AT THE
CHILTERNES CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR,
COMMENCING AT 10.00 AM AND CONCLUDING AT 12.40 PM**

BOARD MEMBERS PRESENT

Member

Appointing Body

Appointed by Local Authorities

Cllr Roger Emmett	Wycombe District Council
Cllr Brian Norman	Three Rivers District Council
Cllr Ian Reay	Dacorum Borough Council (observing)
Cllr Chris Richards	Aylesbury Vale District Council
Cllr Bill Storey	Hertfordshire County Council

Appointed by the Secretary of State

Mike Fox	(Chairman of the Board, observing)
Bettina Kirkham	
Ray Payne	(observing)

Elected by Parish Councils

Cllr Barbara Wallis (Chairman)	Buckinghamshire Parish Councils
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OTHERS PRESENT

Co-opted Members

Gill Gowing	Retired planner
Mike Stubbs	The National Trust

Officers

Steve Rodrick	Chilterns Conservation Board (observing)
Colin White	Chilterns Conservation Board

Others

Deirdre Hansen	Minute taker
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1. Apologies

Cllr David Barnard, North Herts District Council, Cllr Margaret Jarrett, Hertfordshire Parish Councils and John Willson, Secretary of State appointee (Board Members).

2. Public Question Time

No members of the public were present.

3. Declarations of Interest

No declarations of interest were made.

4. Minutes of the previous meeting

The minutes were approved and signed by the Chairman as a true record.

5. Matters Arising from the minutes

- The Planning Policy Guidelines will remain as an agenda item for the foreseeable future.
- Item 7 – The position statement on development affecting the setting of the AONB was adopted by the Board in June. Wycombe District Council has mentioned that although it is not a statutory document, it is a material consideration and where appropriate it will be used alongside existing policies to assess planning applications affecting the setting of the Chilterns AONB.
- Item 10 – The Design Award Ceremony went well.
- Item 13 – The Planning Committee Tour visited Sonning and went on a boat trip, which gave a different view of the AONB. In Goring they were given an update on the hydro project. They also visited the Wellesbourne site in High Wycombe, this site is not in the AONB, but abuts it. The tour was very useful and put the issues of boundaries into context.

6. Draft National Planning Policy Framework

The Planning Officer reported the proposed response to the consultation on the Draft National Planning Policy Framework, which will replace current Planning Policy and Minerals Policy statements and Planning Policy Guidance notes.

The policy texts have been significantly reduced though some important details have been lost. A number of areas are specifically commented on in the proposed response. This has been circulated to other AONBs and the Planning Officer will contribute to a NAAONB response. The draft NPPF had

previously been circulated to members. The draft responses made were in the context of the AONB.

The meeting debated the responses and the Planning Officer will update his text to incorporate individual comments in connection with paragraphs 14, 16, 17, 19, 55 and 81 and will circulate the revised draft response for comments.

One of the issues that arose in discussion was the implication for the AONB and its boundary of an increase in development pressures in the setting of the AONB. It was considered that this should be looked at in some detail by a sub-group of the Committee.

- 1. The Committee APPROVED the proposed response to the Draft National Planning Policy Framework consultation as amended following discussions at the Committee.**
- 2. The Committee APPROVED the creation of a sub-group of the Committee to assess the likely implications arising from the NPPF and any potential AONB boundary review.**
- 3. The Committee NOTED that the Draft NPPF will be considered by the Board at its next meeting.**

7. High Speed 2 - update

There continues to be a significant amount of activity in connection with the HS2 proposal following the public consultation exercise, a response was sent in connection with this. The Chief Officer and Ray Payne reported on the presentation made to the Transport Select Committee on the 6th September.

The Planning Officer also updated the Committee on some of the other latest developments and recent activity in connection with HS2.

A lobby day will be held in London in late November or early December. A government response to the consultation is expected late this year or early next year.

A new e-petition was mentioned as well as a website that could be used to send messages to MPs. The links for these are:

<http://epetitions.direct.gov.uk/petitions/353> and <http://www.highspeedrail.org.uk/>

The Chairman thanked the Chief Officer and Ray Payne for their contributions.

- 1. The Committee NOTED the report and updates given.**

8. Chilterns AONB Planning Forum

The next Chilterns AONB Planning Forum will take place on 18th November at

Aylesbury Vale DC offices.

To re-invigorate the Forum it is intended that the Chairman and the Planning Officer do a tour of the Chilterns local planning authorities to try and encourage the local authorities to attend. There would be a focus on those authorities that have not sent officers recently.

It was considered appropriate to badge the event as CPD compliant and to encourage officers accordingly.

With the publication of the Draft NPPF it would be appropriate to take stock and define a common message from local planning authorities within the Chilterns. There will also be an opportunity to discuss the associated issues of the Localism Bill, neighbourhood planning, the new green spaces designation and the role of the design guide.

- 1. The Committee NOTED the arrangements for the next Chilterns AONB Planning Forum which take place on Friday 18th November 2011 at the Aylesbury Vale DC Gateway offices in Aylesbury.**
- 2. The Committee AGREED that the Chairman and the Planning Officer should do a tour of the Chilterns local authorities to re-invigorate the Forum.**

9. Chilterns AONB Planning Conference 2011

The Planning Officer reported that the 9th Annual Chilterns AONB Planning Conference will be taking place on Wednesday 5th October at Berkhamsted Civic Centre.

Speakers will focus on hydro-power, various renewable energy initiatives, some over-arching national renewable energy issues, sustainability measures at a National Trust property, wood fuel and the problem of extracting wood in protected landscapes and a detailed talk about renewable energy in protected landscapes. The Planning Officer asked Committee members to promote the event. The programme and booking forms will be widely circulated.

- 1. The Committee NOTED the arrangements for the 9th AONB Planning Conference.**
- 2. The Committee to AGREED to promote the conference as widely as possible.**

10. Proposed student research project – implications of internet land sales

The Planning Officer informed the Committee that in the past the Board had been made aware of a number of large agricultural sites where land had been sold off in small plots. With numerous owners, management becomes much

more difficult and there are various implications that could be closely examined as part of a student research project.

Some possible sites that could be investigated were mentioned including Lodge Lane at Little Chalfont (Tracey Francis is the contact at Chiltern DC) and Rocky Lane at Wendover (next to a vacated employment site).

Oxford Brookes University has been approached and an appropriate student would be approached at the start of the coming academic year and invited to undertake a project for an MSc.

The Planning Officer will provide an update at the next planning committee and the matter will be reported at the next Board meeting.

- 1. The Committee APPROVED the setting up of a student project to assess the implications for the AONB of the subdivision of agricultural land on large sites into smaller plots.**
- 2. The Committee NOTED that it would be updated at its next meeting and that the matter would be reported to the next Board meeting.**

11. Development Plans Responses

The Planning Officer informed the Committee that one response had been sent in connection with the DCLG public consultation on Planning for Travellers Sites.

- 1. The Committee NOTED and APPROVED the response already made on behalf of the Board in connection with the consultation exercise on the development plan document as detailed above.**

12. Planning Applications Update

The Planning Officer informed the Committee about the various representations that had been made in connection with planning applications, and updated the Committee on any outcomes.

This year details of 76 planning applications or appeals were brought to the attention of, or requested by, the Planning Officer. 63 of these had been responded to, with 8 formal representations (7 objections and 1 support). Of the 4 applications thus far determined 2 are in line with the Board's comments and 2 are not in line.

Following the previous Committee meeting it is understood that Wycombe District Council has now distanced itself from the proposals for the stadium and associated sports village development at High Wycombe. Councillor

Emmett (Wycombe District Council) gave a brief update on the position.

- 1. The Committee NOTED and APPROVED the responses made in connection with the applications listed in Appendix 2.**

13. Any Urgent Business

There was no urgent business.

14. Date of the next meeting

Wednesday 30th November 2011 at the office of the Chilterns Conservation Board, 90 Station Rd, Chinnor commencing at 10.00 am.

Future meetings: 7th March, 16th May (please note change of date) and 5th September 2012

The meeting closed 12.40

The Chairman

Date