



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE CHILTERN'S  
CONSERVATION BOARD FOR THE CHILTERN'S AREA OF OUTSTANDING  
NATURAL BEAUTY**

**held on Wednesday 3<sup>rd</sup> March 2021 by remote video conferencing  
commencing at 10.00 AM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Appointed by Local Authorities</b>	
Cllr Lynn Lloyd	South Oxfordshire District Council.
Cllr Hugh McCarthy	Buckinghamshire Council
Cllr Richard Newcombe	Buckinghamshire Council
Cllr Nick Rose	Buckinghamshire Council

<b>Appointed by the Secretary of State</b>	
Colin Courtney	Secretary of State
John Nicholls	Secretary of State- Chairman
Elizabeth Wilson	Secretary of State- Vice-Chair

<b>Elected by Parish Councils</b>	
Cllr Sue Biggs	Oxfordshire

<b>Co-opted Members</b>	
Chris Hannington	
Paul Hayes	

<b>Officers present-</b>	
Elaine King	CCB Chief Executive Officer
Mike Stubbs	CCB Planning Advisor
Matt Thomson	CCB Planner

<b>And others</b>	
Deirdre Hansen	Minute taker
Paul Matthews	Volunteer Transport Advisor

*This meeting is being held remotely in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel meetings) (England and Wales) Regulations 2020 no. 392*

**420. Apologies for absence**

Apologies were received and accepted from Cllr Alison Balfour-Lynn, Hertfordshire Parish Councils

Not present Cllr Phil McDowell, Dacorum Borough Council.

**421. Declarations of Interest**

Cllr Sue Bigg declared a personal interest in the Kidmore End Neighbourhood Plan and Cllr

Richard Newcombe declared an interest as a member of the BC Strategic Sites Committee.

**422. Minutes of the previous meeting**

The minutes of the meeting held 18<sup>th</sup> November 2020 were approved as a true record after the following amendments were made:

- 412 replace “thorough” with “through”
- 413.1 after “and protecting landscapes” perspectives was added.
- 414 first sentence was amended to read “The planning advisor sought approval from the Committee for the....”.
- 417. 2<sup>nd</sup> paragraph “on the Chilterns on travel” was amended to” on the Chilterns of travel.

**423. Matters Arising from the minutes**

None.

**424. CCB Update from Chief Executive Officer.**

The CEO gave a brief update on the report issued at the Board meeting.

There was not a strong planning element, Highlights are:

1. HS2.
  - The CCB is not a statutory consultee and as such does not see the s17 applications. An informal grouping has been set up with Buckinghamshire Council (BC) to share information and identify points in the calendar where there will be challenges.
  - A separate group has been set up to issue press releases.
  - The CCB is trying to influence the decision-making parties. The CEO is asking questions and the CCB is keeping its presence known, but how much time should be spent on HS2?
  - It was noted that the Chiltern Society is very active on HS2 and that they have time to do so.
2. Proposal for a National Landscapes Service.

The meeting discussed the developments.

The Chairman thanked the CEO.

**1. The Committee NOTED the updates.****425. Planning Committee Works Programme**

The Planner had provided a paper proposing a new standard agenda structure and possible new ways of working and sought approval to develop a structured, flexible, work programme for the committee.

The members shared their thoughts and ideas on the proposed way forward making suggestions. The main stay is a standard agenda structure, a three-year rolling programme and an annual key discussion/decision meeting as well as introducing new position statements and suggestions for other topics to be looked at.

The Committee discussed the proposal and agreed the direction of travel with some caution.

1. **The Committee NOTED the content of the paper, including the dates of the next meetings.**
2. **The Committee APPROVED the standard agenda and the proposal to develop a rolling three-year programme.**
3. **The Committee DISCUSSED and MADE SUGGESTIONS for future priorities and ways of working.**

#### **426. National and Regional Matters-update**

The Planner had provided the committee with a report on national planning reforms and regional and sub-regional planning matters, including major infrastructure, and sought approval for responses to consultations submitted on behalf of the CCB.

##### National Planning Policy and Guidance changes:

1. Responded to: MHCLG amended the standard method for assessing housing need (Dec 2020), it now means an additional 35% housing uplift in urban areas outside London. This is the new policy we will have to work with. This will affect Reading and could have an impact on the South Oxfordshire Local Plan. It does mean less housing for Buckinghamshire.
2. Responded to: MHCLG's consultation on Supporting Housing Delivery and Public Service Infrastructure. It further extends permitted development rights and could have a harmful impact in the AONB.
3. Still working on: MHCLG consultation on a National Model Design Code and changes to the NPPF and PPG. There are some good changes proposed.
4. MHCLG announced increased resources for councils wishing to create or enhance local heritage lists. The Planner will keep the committee informed of developments.
5. National Transport Policy published late February 2021. There were no changes from the consultation paper. It does not offer how to protect or enhance protected landscapes.

##### Regional and infrastructure matters:

1. Oxford-Cambridge Arc:  
MHCLG has published Planning for Sustainable Growth in the Oxford-Cambridge Arc. The CCB will incorporate the new information into the work on developing a position. It was noted that how the pandemic has impacted commuting will need national consideration.
2. East-West Rail: potential to make the Chilterns more accessible by train, but the Committee noted the current proposals do not include the spur to Aylesbury..
3. England's Economic Heartland Transport Strategy. The final strategy is due to be published late February 2021.

##### Major Infrastructure:

HS2: an update was provided at the February Board meeting.

The meeting discussed the report and the responses.

1. **The Committee NOTED the content of the report and APPROVED the responses submitted under delegated authority.**

#### **427. Development Plan Matters- update**

The Planner reported that the South Oxfordshire Local Plan had been adopted.

Dacorum officers had been proactive in involving the CCB with the formation of the Dacorum Local Plan as well as treating the CCB as a statutory consultee. The Planner had submitted the CCB's response and circulated it to the committee.

Buckinghamshire Council has started work on their new local plan. As a first stage they have issued a call for Brownfield Sites.

CCB comments were submitted to the Kidmore End Neighbourhood Plan.

The Burnham Beeches Special Area of Conservation (SAC) Strategic Access Management Supplementary Planning Document has been adopted by Buckinghamshire Council.

- 1. The Committee NOTED the content of the paper and APPROVED the submissions made under delegated authority on the relevant consultations.**

*It was agreed to change the running order of the agenda with items 10 & 11 proceeding item 9.*

#### **428. Lighting and Tranquillity- policy discussion**

The Planning Advisor had provided a paper proposing options for a future approach to the Board's position on Lighting and Tranquillity.

It was noted that there is a lack of planning guidance on lighting and tranquillity, which is a technical subject.

The item has come forward due to the CCB's submission to an All-Party Parliamentary Group (APPG) Dark Skies Consultation (Sep 2020), recent planning applications in the AONB involving lighting within the AONB and an increased focus on this issue by bodies like the CPRE and the National Association of AONBs.

The members discussed the options put forward and noted that Cranbourne Chase AONB has produced a position statement and good practical advice on dark skies, which would be worth looking at.

- 1. The Committee PROVIDED a steer on the appropriate way forward from the options set out.**

*11.46 Cllr Sue Biggs left the meeting. She was thanked for her contributions to the committee. She replied that she had enjoyed working with the CCB and this committee.*

#### **429. Chilterns Design Awards**

The Planner informed the committee that the Design Awards will go ahead this year, all be it with a shift in the timetable to later in the year, post lockdown. The Chiltern Society is producing a project plan. The committee will be kept updated on the plans.

- 1. The Committee NOTED the update.**

*11.50 Cllr Richard Newcombe left the meeting. He had enjoyed his time on the committee.*

#### **430. Development Matters- update**

The Planning Advisor advised the committee about and sought approval for the 27 representations on planning applications and the 1 planning appeal representation, including 9 objections and 18 comments.

Of interest to note since November 2020, 4 notices of refusal and 5 applications were withdrawn which were objections or comments seeking revisions from the CCB.

Particular note was made of the following planning applications:

- CC/3/83 Bledlow Household Recycling Centre, Wigans Lane, Bledlow Ridge, Bucks. Planning appeal lodged.
- CB/20/03540/FUL Isle of Wright Lane, Dunstable, Beds. Application withdrawn
- 20/07885/FUL Land North of Bushes Wood and East of Pheasants Lane, Parmoor, Frieth, Bucks. This has been deferred, height has been reduced, but is still an intrusive structure.
- Luton Airport Arrivals consultation.
- PL/20/03652/FA Penn Street Farm, Penn, Bucks. No consideration for the AONB. Refused by BC
- AOC/0051/20 The Misbourne School, Misbourne Drive Gt. Missenden. Condition permitted.
- P19/S4576/O & Pins APP/Q3115/W/20/3265861 Little Sparrows, Sonning Common. Public enquiry opens 27/04/21. The planning advisor asked to be a representative.
- P20/S4706/FUL Land West of Wallingford Road adjacent to sewage works between Goring and South Stoke. More comprehensive buffering would be beneficial.
- P21/S0047/FUL Grove Farm, Patemore Lane, Pishill, Oxfordshire. Had been withdrawn and has come back simpler with 1 less pod.
- P20/S4850/FUL. Jo Jo's Winery, Russells Water, Henley. A challenging application, using the landscape to reduce the bulk

The Chairman thanked the Planning Advisor for sharing his work.

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

#### **431. Urgent Business**

1. This was the last meeting for Cllrs Hugh McCarthy and Nick Rose. They were thanked for their immeasurable contributions over the years. They both said they had enjoyed the committee.

**419 The next meeting was agreed as Wednesday 14<sup>th</sup> July 2021.**

**Future date: Wednesday 17<sup>th</sup> November 2021**

**The Chair.....**

**Date.....**