



**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 Tuesday 12<sup>th</sup> July 2022 at Chinnor Village Centre, High Street, Chinnor  
OX39 4DH commencing at 10.03 AM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Appointed by Local Authorities</b>	
Cllr Lynn Lloyd	South Oxfordshire District Council.

<b>Appointed by the Secretary of State</b>	
Colin Courtney	Secretary of State
John Nicholls	Secretary of State- <i>Chair for this meeting</i>

<b>Elected by Parish Councils</b>	
Cllr Charles Hussey	Buckinghamshire
Cllr Sue Rowland	Oxfordshire- <i>Chair of the Committee</i>
Cllr Adrian Watney	Hertfordshire

<b>Officers present-</b>	
Mike Stubbs	CCB Planning Advisor

<b>And others</b>	
Deirdre Hansen	Clerk and minute taker

<b>In attendance remotely</b>	
Chris Hannington	Co-opted
Paul Haynes	Co-opted
Cllr Reena Ranger	Hertfordshire County Council
Elizabeth Wilson	Secretary of State- <i>Deputy-Chair</i>

No public present.

**454.a. Appointment of Chair**

Cllr Sue Rowland was proposed and seconded as Chairman and was unanimously elected to serve as Chairman for the year till the AGM.

**b. Appointment of Deputy-Chair.**

Elizabeth Wilson was proposed and seconded as Deputy-Chair and was unanimously elected to serve as Deputy-Chair for the year till the AGM.

John Nicholls took the Chair for this meeting to ease handover.

#### **455 Apologies for absence**

Apologies were received and accepted from Matt Thomson, the Planner.

#### **456. Declarations of Interest**

John Nicholls made a personal declaration of interest in Planning application P22/S/1383/FUL, Caversham Heath Golf club as a member of the residents Committee.

#### **457. Minutes of the meeting 13<sup>th</sup> April 2022**

The minutes of the meeting held 13<sup>th</sup> April 2022 were approved as a true record after the following amendment was made in item 448.a. status was added after 'statutory consultee'.

#### **458. Matters Arising from the minutes**

The members asked for the reply from the Planning Inspectorate to the formal complaint raised by the CCB and South Oxfordshire DC to the Planning Inspectorate about the Planning Inspector's poor understanding of the AONB and its statutory status in relation to the "Little Sparrows" appeal, to be circulated to all the Committee members. Action Planner.

#### **459. Public Questions**

No public present.

#### **460. The Planning Committee Work Programme-Update**

The Planner had provided a report and in his absence the Planning Advisor dealt with the questions.

1. 'Real-time' system: a proposed outline system design had been presented, using Microsoft's SharePoint platform. The Committee expressed its frustration at the lack of progress with the 'real-time' system. There is concern that technical advice offered is not being taken up. It is appreciated that setting up the 'real-time' system will be difficult, but once it is up and running it should be easy to manage. The Planning Advisor will engage with the Planner to progress. It is noted that the Board supports the Planner to progress the system.
  - a. Members discussed the outline schedule and committed to use the system once it is operational.
  - b. The Committee would like to see a trial form of the system up and running by September subject to funding.
  - c. It was noted that any comments made on the system will be for internal use only.
  - d. Board member training will be required to ensure appropriate use of the system.
  - e. Progress to be led by the Planner and the Chair (Cllr Sue Rowland)
2. The next step will be the use of Share Point for all board members. Members felt a need for such a facility for all CCB documents, beyond planning, and suggested the Executive committee should consider a Task and Finish group to create the facility. Cllrs Lynn Lloyd and Charles Hussey offered to serve on that TFG.
3. New CCB position statement: Lighting.

The Planning Advisor informed the Committee that the statement is comparable with the Chilterns Society statement on lighting. An outside consultancy has been contacted to peer review the statement. A quote for a fee had been requested. The Planning Advisor thanked the Task and Finish Group for their contributions.
4. The update on published CCB guidance, position statements etc was noted.
5. Dates for future meetings were noted, see the dates at the end of the minutes.

#### **1. The Committee NOTED the updates.**

**461. Governance Review- Planning Committee implications**

John Nicholls, Chair of the Governance Task and Finish Group (TFG), Deputy Chair of the CCB and Chairing the Planning Committee on the 12<sup>th</sup> of July had presented a paper on the progress of the Governance Review and the implications of the Governance Review on the Planning Committee.

1. At the Board's June meeting the Governance TFG's recommendations on the CCB's long term governance structure had been accepted and it was agreed that further work would be halted pending the Defra/Natural England reviews of the purpose and governance of protected landscapes except for the governance work for the Planning Committee, which is self-contained.
2. The current governance arrangements for the Planning Committee need clarifying. As well as clarifying the delegations, there is a need to distinguish between responsibilities and operations of the Committee with the aim of:
  - a. Recommending an interim redefinition of the Committee's functions pending the longer-term review of the Code of Governance (Code) for the Board's approval.
  - b. Recommending them to the TFG as 'modules' which can be inserted into any Code format eventually defined. Which will be regularly reviewed.

**3. Delegation:**

Three options were discussed:

- a. The Board delegates Planning functions to the Planning Committee, and the Planning Committee determines which functions it delegated to the Officers.
- b. The Board delegates Planning functions to the Officers and takes a scrutiny/oversight role
- c. A hybrid of a. and b. with the Board delegating specific functions to the Planning Committee, which the Committee may choose to delegate to Officers and delegating other functions directly to Officers with the Committee acting in a scrutiny/oversight /support role.

The Committee expressed a preference to adopt option 'a' whereas the planner has expressed a preference for option c. It was agreed to invite the Planner to discuss his concerns with the Chair of the Committee, Deputy Chair of the Committee, and the Deputy Chair of the Board. The outcome of these discussions will be recommended to all members by email.

4. Rewriting the Code of Governance is not a function of the Planning Committee:
  1. The Committee is asking the TFG to note the Committee's recommendations for inclusion in its longer-term revision of the Code following the Defra/NE review.
  2. The Committee is recommending s7.n. in the Code be clarified.

The members discussed the issues with the current Code of Governance and commented on the suggested changes set out in the report as Planning Committee Responsibilities and Planning Committee Operations to be recommended to the Board for adoption to replace the relevant sections of the Code of Governance noting that such changes would be temporary pending a comprehensive review of the Code.

5. **Planning Committee Responsibilities** to be laid before the Board were discussed.
  1. The Planning Committee shall make all representations on behalf of the Board in relation to any of the following which it considers likely to impact the AONB and /or its setting: national and local planning functions; planning applications; planning policies of statutory bodies; infrastructure proposals; enforcement and any other proposals or policies relevant to development within the meaning of planning legislation.

2. The Planning Committee shall determine the CCB's own planning policies or amendments thereto, including, but not limited to transport, heritage assets, conservation and design; and shall consult with stakeholders on such policies, for approval by the Board.
  3. The Planning Committee shall recommend to the Board, and monitor progress, on planning elements of the Management Plan.
6. **Planning Committee Operations** to be laid before the Board were discussed.
1. The Committee shall be composed of board members and co-opted members in the numbers and proportions prescribed in the Board's current Code of Governance (Code) and shall meet four times per year.
  2. It shall receive and note retrospective reports on all items within its responsibilities which are delegated to the Planner under section 3 below and shall determine any matters within its responsibilities which are not so delegated.
  3. *This item on hold until discussion with the Planner as mentioned above have been finalised. The Board having confirmed that it delegates all its planning functions to the Planning Committee, pursuant to s7.n of the Code, the Planning Committee delegates to the Officers the formulation, finalisation, and submission of all CCB responses to the matters encompassed in item 1 of the Committee's responsibilities. Delegated decisions shall be reported for information to the next available meeting of the Committee.*
  4. If the Planner or a member of the committee considers a decision to be contentious, they shall have the discretion to consult the Chair or Deputy Chair of the Committee on whether it should be referred to the Committee for a decision instead of remaining delegated to the Officers.
  5. If the Planning Committee considers that a matter within its responsibilities is of such significance that it requires the authority of the Board, and timing allows, it shall refer it to the next available Board meeting. If an urgent response is needed before the next available Board meeting, the Chairs and Deputy Chairs of the Board and Planning Committee shall take that decision jointly and report to the next Board meeting.
  6. If the Planning Committee requires informal guidance from the Board, the Chair of the Planning Committee, or in their absence the Deputy Chair shall liaise with the Chair of the Board.
1. **The Committee AGREED to recommend the above Planning Committee Responsibilities and Planning Committee Operations for adoption by the Board to supersede relevant sections of the Code of Governance on a temporary basis, pending a comprehensive review of that Code.**
  2. **The Committee AGREED that the above Planning Committee Responsibilities and Planning Committee Operations be suggested to the Task and Finish Group as modules for eventual insertion into the revised Code of Governance in a format that the Task and Finish Group defines.**
  3. **The Committee AGREED that the Task and Finish Group be alerted to the Code of Governance's need for clarification on delegations.**

*Cllr Sue Rowland took the Chair*

#### **462. Policy Update**

The Planner has presented a report on current policy developments and consultations. The Planning Advisor highlighted some issues on the Levelling-up and Regeneration Bill having received a second reading 8<sup>th</sup> June. The Bill is silent on protected Landscapes and the recommendations made by the Glover Review. The Planner has been asked to work with the National Association of AONBs on its response to the Bill and changes to the NPPF.

*John Nicholls took the Chair*

The Committee noted that additional resources are and will be required to continue responding to the volume of developments and consultations coming through.

- 1. The Committee NOTED and APPROVED actions taken by Officers outlined in the report.**
- 2. The Committee ACKNOWLEDGED that additional resources are needed to manage the increased workload.**

#### **463. Development Management response and updates**

The Planning Advisor advised the Committee about the 19 formal representations on planning applications, including 9 objections, 6 comments and 4 appeal representations.

Since April 2022 6 applications were refused to which objection had been raised and 3 refused on which comment had been made. 2 were withdrawn to which objection was made. 6 applications were granted to which comments had been made. The Committee noted with satisfaction the high success rate of the CCB comments made.

Of note, several appeals are now progressing, and several significant decisions are anticipated (Luton Airport, the setting of the AONB, and the overlap between the green belt and AONB setting).

Particular note was made of the following Planning Applications:

- PL/21/1676/OA Hampden Farm Barns, Prestwood, Buckinghamshire. Harmful to the special qualities of the AONB. Appeal pending.
- S/1383/FUL Caversham Heath Golf club. CCB objection inappropriately sited in the AONB and thwarts the Dark Skies Policy.
- P22/s1567/FUL Donnelly, Nr Henley. CCB comment. The extent of the glazing on the new dwelling and the material alien to the AONB.
- PL22/1542/HS2 Land South of A485 Chesham Road to the west of the property Meadow Leigh Chesham Road. CCB comments, the access creates an urban scene, unnecessary in a rural area.
- CB/22/01804/OUT Greenwoods, land north of Higham Road and east of the A6 Bedford Road, Barton le Clay. CCB objection, development in rural hinterland.
- 22/0/8187/MOA Land east of Tring. CCB comments, holding objection. Requires a strategic assessment of policy.
- 22/01106/MFR Little Heath Lane, Berkhamsted. A solar farm, CCB objection damage to the landscape character.
- 22/05651/OUT Land off Longwick Road, Princes Risborough. CCB comments on lighting and the landscape.
- 22/06443/FULEA (Little) Marlow Studios. No CCB comments yet, but it affects the setting of the AONB

The Chair thanked the Planning Advisor for his work.

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

#### **464. Urgent Business**

The Planning Advisor thanked John Nicholls also on behalf on the Planner for his work for the Planning Committee as Chair these last few years. John's contributions and hard work are much appreciated by them both.

**The next meeting was agreed as Tuesday 11 October 2022.**

**Future date: TBC but expected for the second Tuesday in January, April, July, and October 2023.**

**The Chair.....**

**Date.....**