



**NOTES OF THE BRIEFING OF THE PLANNING COMMITTEE OF THE CHILTERN'S
CONSERVATION BOARD FOR THE CHILTERN'S AREA OF OUTSTANDING
NATURAL BEAUTY**

**held on Wednesday 12th January 2022
by remote video conferencing commencing at 10.00 AM**

BOARD MEMBERS PRESENT

Member	Appointing Body
Appointed by Local Authorities	
Cllr Lynn Lloyd	South Oxfordshire District Council.
Cllr Reena Ranger	Hertfordshire County Council
Cllr Robert Roche	Luton Borough Council

Appointed by the Secretary of State	
Colin Courtney	Secretary of State
John Nicholls	Secretary of State- Chair
Elizabeth Wilson	Secretary of State- Vice-Chair

Elected by Parish Councils	
Cllr Charles Hussey	Buckinghamshire
Cllr Sue Rowland	Oxfordshire

Co-opted Members	
Chris Hannington	
Paul Hayes	

Officers present-	
Elaine King	CCB CEO
Mike Stubbs	CCB Planning Advisor
Matt Thomson	CCB Planner

And others	
Deirdre Hansen	Minute taker

The Chairman welcomed all present.

14. Apologies for absence

Apologies were received Paul Matthews, Volunteer Transport Advisor.

Not present Cllr Phil McDowell, Dacorum Borough Council.

15. Declarations of Interest

No declarations of interest were made.

16. Notes of the previous briefing

The notes of the briefing held 13th October 2021 were noted (*to be approved at the next Planning Committee meeting*) as a true record.

17. Matters Arising from the minutes

The Planner made a brief reference to the NPPF Transport Guidance strategy work.

18. Public Questions

No public present.

19. CCB Update from Chief Executive Officer.

It was agreed to move this to item 23.

20. Planning Committee Work Programme

The Planner informed the Committee that progress on moving some of the work of the Committee to a real-time, online resource had not progressed due to pressure of work and that it was advisable to wait for the outcomes of the Governance Review to be settled.

Again, due to work pressures there has been no opportunity to start the work on updating the published guidance notes, this work is scheduled in the 2022/23 Business Plan.

10.05 the CEO joined

The Chair gave some background information on the planning element of the Governance Review. The Board had endorsed the direction of travel, with formal decisions to be made at a future meeting.

The Committee discussed the future use of a “live system” to allow an advisory group to perform a real-time scrutiny role on planning applications. The operation of this system, resources and training were discussed. The proposals were considered, suggestions were made, and the use of SharePoint was discussed. Guidance was provided for the staff discussions with Defra and Natural England. The Planner to write a draft paper for the Committee to consider for future recommendation to the Board.

Direction of travel endorsed:

1. A planning advisory group to be considered, accessible to all Board members.
2. Delegating certain decision-making powers to officers will be formalised.
3. CCB planning policy decisions to be retained within the Planning Committee
4. The Planning Committee will have the opportunity to “Call-In” to Committee contentious planning applications and major issues.

Dates for future meetings: **Wednesday** 13th April 2022, **Tuesday** 12th July 2022, and **Tuesday** 11th October

- 1. The Committee ENDORSED the direction of travel.**
- 2. The Committee CONSIDERED the recommendations in more detail to enable a full set of recommendations to be made to the Board and to guide staff discussions with Defra and Natural England.**

21. Statutory Consultee Status

The Planner gave a paper on enhancing the Board's views on planning decisions and other planning matters which could be a vital step in ensuring the conservation and enhancement of the AONB through the planning system. He gave some background on the status of statutory consultees.

There are several upcoming opportunities to pursue enhanced status for the Board's view on planning decisions.

The Glover report recommends that Conservation Boards should become Statutory Consultees on planning applications. Being in the position as a Statutory Consultee will highlight to applicants and decision makers the importance that is placed on conserving and enhancing protected landscapes. It is recognised that Local Planning Authorities only have to take account of representations made on planning applications by Statutory Consultees.

A statutory requirement for Local Planning Authorities to 'have regard' to the Management Plan or at least to 'take it into account' would carry more weight.

The Committee discussed the proposals and confirmed

1. The wish to become a Statutory Consultee
2. And for the Management Plan to become a Statutory Consideration

1. The Committee DISCUSSED the potential for statutory consultee status and giving the Management Plan statutory weight.

2. The Committee PROVIDED a steer for officers to take forwards in negotiations with Defra, Natural England, and others.

22. Single Local Plan

The Planner reported that the Glover Landscapes Review recommends a single Local Plan for the Chilterns, one of the perceived benefits of National Park status.

There are several upcoming opportunities to pursue a single Local Plan or a consistent strategic planning approach across the AONB through: 1) local agreement through the Enhanced Management and Governance Arrangements project that is part of Natural England's designations programme, 2) Defra's response to the Glover Landscapes Review expected this month and 3) through DLUHC's anticipated planning reforms due later this year.

The CCB welcomes the idea of comprehensive strategic planning for the area but does have reservations as have many of our partners.

The CCB lacks resources at present. The CCB has no democratic mandate. Local Plans are a key function of our partner local authorities, and a shift of that responsibility would undermine our working relationship. Recently adopted Local Plans still have a run for a considerable period in the future. A single Local Plan will leave awkward arrangements for residual parts of some Local Authorities as well as how to deal with the setting of the AONB.

'A statement of common ground' which would be legally binding may be a more preferable option.

11.04 Cllr Reena Ranger left

The Committee discussed the matter at length and the idea for a 'statement of common ground' for strategic planning across the AONB, that would be owned by the Local Authorities was very much welcomed. The Planning Committee and staff were tasked with working out proposals to take forward in their discussions with Defra, Natural England, and others.

- 1. The Committee DISCUSSED the options for providing a strategic planning approach for the whole Chilterns AONB.**

2. The Committee PROVIDED a steer for officers to take forward in negotiations with Defra, Natural England and others.

23. CCB update from CEO

The CEO gave a brief update on:

1. Development of the Business Plan 2022/23: a Board workshop had been held 11/01/2022, which provided current thinking and support. A staff workshop will also be held this month. A draft Business Plan will be presented to the Executive Committee 1st February with a final Business Plan presented to the full Board at the Board meeting 1st March. The plan is being driven by the senior team.
2. The Government's response to Glover's Landscapes Review will be published 15th January. Following the Government's publication, the CCB will publish a statement. The CCB will respond to the consultation, a big piece of work for the team.
The CEO has sat on Defra's consultation group for the Glover Review response.
The CEO and Planner will help NAAONB's with their response. They will also meet with the Cotswolds AONB to assist with their response.
The CEO and Planner have been working on Governance with the NAAONBs, with the CEO leading for the NAAONBs.
3. Natural England designations programme: this is a big piece of work.
NE is exploring extension of the AONBs boundaries. It is a NE process with the CCB contributing.
NE is exploring management and governance practices in the AONBs. This is high level strategic work. Staff are all over stretched, processes and procedures internally need to be improved.

The Chair thanked the CEO.

1. The Committee NOTED the updates.

24. National and Regional Matters-update

The Planner gave a verbal update on National and Regional Matters.

- a. Oxford-Cambridge Arc consultation closed 12 October 2021. The consultation response is available online.
- b. Planning reforms by DLUHC's are expected this year.
- c. The Government's response to the Glover Review is expected this month.

The Chair thanked him for the report.

1. The Committee NOTED the content of the verbal report.

25. Development Matters- update

The Planner with the Planning Advisor had presented a report, seeking approval of responses that had been made under delegated powers. Three neighbourhood plan consultations had been responded on:

1. Henley and Harpsden Neighbourhood Plan: the CCB had objected to the allocation of 110 dwellings which would erode the landscape character.
2. Sonning Common Neighbourhood Plan, not yet published.
3. Shiplake Neighbourhood Plan. The CCB has supported this plan.

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

26. Development Managements Matters- update

The Planning Advisor advised the Committee on the outcome of previous planning applications and about the 24 representations on planning applications including 6 objections, 15 comments and one part objection/part comment together with 2 consultations on scoping content to environmental impact assessment. Approval was sought for the responses made under delegated powers which had included the following:

- P16/S3852/FUL Land to the south of Newnham Manor. Granted
- 21/00031/VAR. Luton Airport Granted.
- P20/S4706/FUL Land to the west of Wallingford Road adjacent to sewage works between Goring and South Stoke. Refused.
- 21/01168/APP The Village Gate PH225, Aylesbury Road, Wendover. Refused.
- P21/S1659/AG Bishopswood Farm, Horsepond Road, Gallowstree Common. Prior approval refused.
- CB/21/01017/FUL Mile Barn Farm, Hemel Hempstead Road, Dagnall. Pending
- P21/S3926/FUL Erection of a dwelling and re-wilding of surrounding 14 hectares of arable land. Refused.

New planning applications:

- 21/02895/APP Princes Risborough Southern Link Road (PR SRL) pre-planning consultation. CCB comments.
- 21/07913/OUT Land south of Fittings Road, Lane End. CCB objection, the whole site is in the AONB, it is highly inappropriate and does not fit policies.
- 21/07911/FUL Land rear of 45 Glynswood, High Wycombe. CCB comments. Site wholly in the AONB and the CCB had objected to previous planning application on the site. The site is now allocated.
- 21/04241/SCO Land east of Tring. CCB comments, the setting of the AONB is affected.
- PL/21/3824/HS2 Land between 4040 Whielden Lane and the A413 to the south of Whielden Lane roundabout Amersham. CCB objection to design principle.
- 21/07914/FUL Fittalls Yard, Spurlands End Road, Great Kingshill. CCB comments.
- 21/04508/MOA at land west of Leighton Buzzard Road and north of Galley Hill Leighton Buzzard Road Hemel Hempstead. CCB comments. Outside Local Plan purpose and recreational pressures on the AONB not adequately managed.
- PL/21/0534/FUL Great Missenden Railway Station. Committee to note that no comments have been submitted on the 3rd set of amended plans.

Colin Courtney commended the Planner and Planning Advisor's support and guidance in connection with comments on the Princes Risborough Relief Road,

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

27. Lighting Position Statement

The Planner informed the Committee about the current draft statement and asked the Committee about the formation of a Task and Finish Group to complete the Position Statement.

Following discussion, a Task and Finish Group was welcomed, Paul Hayes and Chris Hannington volunteered, some experts, including previous Board members to be approached to

join this group. It was suggested to approach the CPRE and Cranbourne Chase AONB for additional expertise.

The Planning Advisor will circulate the 1st draft and start building the T&F group.

It was noted that HS2 construction is causing an enormous amount of light pollution, disturbing wildlife, and people.

1. The Committee CONSIDERED the formation of a Task and Finish Group to take forward a position statement working a draft to completion. Nominations to the group were welcomed.

28. Urgent Business

None.

The next meeting was agreed as Wednesday 13th April 2022

Future dates: Tuesday 12th July 2022 and Tuesday 11th October 2022.

The Chair.....

Date.....