



**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 13th October 2021
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

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

Co-opted Members	
Chris Hannington	
Paul Hayes	

Officers present-	
Mike Stubbs	CCB Planning Advisor
Matt Thomson	CCB Planner

And others	
Deirdre Hansen	Minute taker

The Chairman welcomed all present.

444. Apologies for absence

Apologies were received and accepted from Colin Courtney, Secretary of State appointee, Charles Hussey, Buckinghamshire Parish Councils, Elaine King, CEO CCB, Robert Roche, Luton Borough Council appointee and Sue Rowland, Oxfordshire Parish Councils.

Not present Cllr Phil McDowell, Dacorum Borough Council.

445. Declarations of Interest

No declarations of interest were made.

446. Minutes of the previous meeting

The minutes of the meeting held 14th July 2021 were noted (*to be approved at the next Planning Committee meeting*) as a true record after the following amendment was made:

- Item 439. Consolations was corrected to consultations

447. Matters Arising from the minutes

No matters arising not on the agenda.

448. Public Questions

No public present.

449. CCB Update from Chief Executive Officer.

In the absence of the CEO, the Planner presented the CEO's update.

- A new issue of "Outstanding Chilterns" has been published. It is available online and hardcopy is due to be distributed.
- Work on the office refurbishment is nearly finished.
- Farming and Protected Landscape scheme. This government programme working with farmers to deliver the scheme is open for applications.
- A lot of work is going on with the implementation of the Glover Review. The CEO is a member of the Defra contact group on implementing the Glover Review.
- We have started working with Natural England regarding the Chilterns AONB Boundary extension.
- We are also working with Natural England on looking at management and governance changes in response to the recommendations of the Glover Review.
- The Chilterns Walking Festival with a Food and Drink inspired theme is taking place 16-31 October details on the website <https://www.visitchilterns.co.uk/walkingfest.html>
- The Defra Landscapes team are visiting the Chilterns 18th October. The Rail Corridor Enhancement Programme Manager will be hosting them in the Goring Gap, joined by the CEO and the Planner.

1. The Committee NOTED the updates.

450. Planning Committee Work Programme

The Planner updated the Committee on progress with reviewing how the Committee works and with its work programme.

1. Committee Membership and Chairmanship.

John Nicholls will continue as Chairman until membership of the Committee is stabilised Elizabeth Wilson will also continue as Vice-Chair.

To fill the existing vacancies on the Committee, new additional Committee members are being sought and have been identified. They are due to be confirmed at the December Board meeting.

2. Officers have yet not been able to make significant progress in real time engagement.

The Governance review may have some bearing on this moving forward.

3. Terms of Reference: due to the ongoing Governance Review establishing Terms of Reference for the Committee has been delayed.

4. The recent publication of the latest revised National Planning Policy Framework has highlighted that several of our planning publications need updating, rebranding, and republishing.

Much of the guidance and advice in the documents remains valid and does not need updating.

It was proposed and agreed that the Committee delegate the authority to the officers as resources allow, to update the documents and republish the updated versions electronically with the board's current branding.

The documents to be considered include:

- The Chilterns Building Design Guide Checklists (summary)
- Chilterns Flint Technical note
- Chilterns Brick Technical note

- Roofing Materials Technical note
- Environmental Guidelines for the Management of Highways in the Chilterns
- Cumulative Impacts of Development on the Chilterns AONB- position statement
- Development Affecting the Setting of the Chilterns AONB- position statement
- Renewable Energy- position statement.

It was noted that guidance on Lighting and Tranquillity is being prepared and a draft would be circulated in the next few months.

5. The approved dates for future Planning Committee meetings are:

12th January 2022 and

13th April 2022.

1. The Committee NOTED the continuance of John Nicholls as Committee Chairman, Elizabeth Wilson as Vice-Chair and the Board's appointment of the remaining Committee members at the December meeting.

2. The Committee APPROVED delegating to the Planner and the Planning Advisor the authority to factually update and re-format where necessary the Board's existing published planning positions statements, guidance and advice (to be ratified at the next meeting)

451. National and Regional Matters-update

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

- a. Due to the government reshuffle and back bench comments the Planning Bill and the changes to the NPPF have been delayed. It is not known how the new Secretary of State will progress.
- b. Oxford-Cambridge Arc consultation closed 12 October 2021. The Planner has submitted comments, which he will report at the next Committee meeting. His key points are:
 - the Oxford-Cambridge region needs to positively recognise the three AONBs (the Chilterns, Cotswolds, and North Wessex Downs) as assets.
 - Be more locally specific
 - The framework should not replicate NPPF policy
 - Be exemplar of development in the 21st century. Development needs to take place that will be acceptable to the CCB.

The Committee noted that Hertfordshire has not been included in the Oxford-Cambridge Arc consultation.

The members discussed the matter.

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

452. Development Plan Matters- update

The Planner with the Planning Advisor had presented a report, seeking approval of responses that had been made under delegated powers which had included the following:

1. Response to the Three Rivers District Council Local Plan was submitted.
The Planner commented that the plan was a generally positive response to development needs.

And further updates:

2. Dacorum Borough Council Local Plan: this is progressing, but the unexpected volume of

responses has pushed the timetable back as the council is considering the responses received.

3. Aylesbury Vale Local Plan was adopted in September 2021. Officers will report on the adopted plan against the CCB's earlier engagement in its preparation at a future date.

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

453. Development Matters- update

The Planning Advisor advised the Committee about the 22 representations on planning applications and the 2-planning appeal representations, including 1 objection, 4-part objection/part comment, 14 comments and 2 appeal representations and 1 EIA scoping opinion.

Particular note was made of the following planning applications:

- P19/S2923/FUL Land east of Manor Road to the south of Little Croft Manor Road, Goring. CCB objection. Permitted.
- CC/0015/20 Land between the A413 Wendover Road and the B4443 Lower Road in the parishes of Stoke Mandeville, Weston Turville and Aylesbury. CCB comments. Permitted. The lighting will have a visual impact on the AONB
- PL21/2943/FA agricultural barn and gravel driveways at plot 14 land northeast of Pednor Road, Chesham. CCB objection. Refused. Great weight was given to the AONB.
- APP/P0430/W/21/32664 Bledlow recycling Centre Wigans Lane, Bledlow Ridge. CCB representations. Appeal dismissed. Inspector did not cite the AONB in the dismissal.
- 21/06407/FUL Litmore Shaw, Ibstone. CCB comments/ part objection. Granted by the Buckinghamshire West Area Planning Committee.
- PL/21/1676/OA Hampden Farm Barn, Greenlands Lane, Prestwood. CCB objection. Refused on well-constructed reasons for objection.
- CB/21/01017/FUL Mile Barn Farm, Hemel Hempstead Road, Dagnall. CCB objection. The item has been deferred for 6 months. Will need careful monitoring.
- 21/02895/APP Beeches Farm, Upper Icknield Way, Drayton Beauchamp. CCB comments. Decision pending.

New planning applications:

- 21/01562/OP land east of Foxholes and Gainsford House and on the west side of Crow Furlong Hitchin. CCB comments. On the AONB boundary.
- P21/S3143/RM Forest Glade Kennels, Chinnor. CCB comments. This application involves the setting of the AONB. It is part of the wider panorama of the visibility from the AONB, lighting, design, screening, and planting will be critical.
- CB/21/02409/OUT Barton-le-Clay. This is still going through the examination stage. CCB comments on mitigation.
- 21/07002/FUL Land at Terriers Farm Kingshill Road, High Wycombe. CCB part comments/part objection. The MUGA and lighting were not part of the Local Plan.
- DBC/21/03137/FUL Frithsden Vineyard, Frithsden Lane, Frithsden, Hemel Hempstead. CCB part objection/part comment. Members suggested TPO's should be put in place prior to work commencing on the site.
- 21/03577/APP Land off Church Road Ivinghoe. This planning application dismisses valued landscape as being in the foothills of the AONB. The land was not in the Local Plan for development.
- P21/S3926/FUL Chalk Pit adjacent to Lys Mill, Watlington
The planning adviser introduced a discussion based around the national planning policy test relevant to outstanding and/or innovative architecture as a special exemption to the

usual restraint on development of isolated houses in the countryside. The planning adviser took the view that the starting point would always have to be the acceptability in an AONB location (conserve and enhance tests). That would have to be the key first point of assessment in an application of this nature. Only after that would consideration turn to the tests in the NPPF at its paragraph 80(e). The Committee supported this approach. They were invited to consider the application and report back their views. The planning officer was actioned to send a link to the Committee

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

Cllr Lynn Lloyd withheld commenting on the supplementary paper on Little Sparrows, Sonning Common as a member of SODC.

453.a. Development Management Matters- supplementary paper on Little Sparrows, Sonning Common.

The Planning Advisor updated the Committee on the chronology of events and issues raised at Little Sparrows, an extra care retirement village development in Sonning Common, Oxfordshire, which presents significant concerns about planning policy for development in the AONBs.

The appeal against the refusal by SODC was granted, this undermines the duties and responsibilities that protect the AONB and is contrary to a recent appeal decision in the High Weald AONB, which was dismissed even though the same landscape arguments were used with a similar housing supply context.

The CCB had sent a letter of complaint to the Planning Inspectorate stating the inspector's lack of logic, misunderstood and misapplied AONB legislation and policy.

1. The Committee NOTED the report and CONSIDERED the potential implications of this decision.

Agenda items 11 and 12 were taken in reverse order

454. Planning Committee Terms of Reference & Delegation Scheme

The Chairman advised the Committee that the CCB's significant Governance Review has the potential to affect the ways of working for the Planning Committee. It is considered to be in the best interest for the Committee to await the CCB's Governance Review before embarking on a Terms of Reference and Delegation scheme. It is acknowledged that much of the Planning Committee's work is retrospective. The first draft of the Governance Review will be presented to the Board at its December meeting.

The members briefly discussed improved ways of working including planning application site visits either actual or technical.

The Chairman welcomed members to submit any comments to him.

455. Chiltern Buildings Design Awards 2021- Reflections.

The Planner reported that there had been 29 entries to the bi-annual Chilterns Buildings Design Award 2021, the competition jointly organised by the CCB and the Chiltern Society. The Chairman and the Planning Advisor had been members of the judging panel.

- The Overall Winner (and joint best modern house)- Sable House. An utterly modern design but fitting well into the site. Using modern materials combined with traditional Chiltern materials. The judges had felt that many of the principles were transferable and could influence Chiltern design more widely.

- Best Green Building- Samarkand, an energy saving refurbishment with a very high quality of design.
- Best Traditional Building- Chisbridge Farm. A large linking block between two old domestic buildings. An ingenious and modern steel frame clad in vernacular materials has been delivered with great skill and authenticity.
- Best Modern Building- Cherry Tree House. The traditional material re-interpretation sits beautifully on site.

The phenomenal work done by the Chiltern Society Volunteer Rasa Akelyte-Rashid, Awards Ambassador, was acknowledged and praised.
A letter of thanks to be sent to her.

1. The Committee NOTED the reflections.

456. Urgent Business

None.

The next meeting was agreed as Wednesday 12th January 2022

Future date: Wednesday and 13th April 2022.

The Chair.....

Date.....