



Members of the Planning Committee of the Chilterns Conservation Board for the Chilterns Area of Outstanding Natural Beauty are hereby summoned to a meeting of

Planning Committee

10. a.m. Wednesday 13th October 2021

At (venue to be confirmed)

Agenda

- | | |
|--|-----------------|
| 1. Apologies | 10:00 – 1 min |
| 2. Declarations of Interest | 10:01 – 1 min |
| 3. Minutes of Previous Meeting
Paper attached | 10:02 – 8 mins |
| 4. Matters Arising | 10:10 – 5 mins |
| 5. Public Questions | 10:15 – 20 mins |
| 6. CCB Update from Chief Executive Officer
Verbal update – to be presented by the Planner in CEO's absence | 10:15 – 10 mins |
| 7. Planning Committee Work Programme
Paper attached (inc. dates of next meetings) | 10:45 - 10 min |
| 8. National & Regional Matters – update
Verbal update | 10:55 - 10 min |
| 9. Development Plan Matters – update
Paper attached | 11:05 - 10 min |
| 10. Development Management Matters – update
Paper attached, plus supplementary paper on Little Sparrows, Sonning Common | 11:15 - 10 min |
| 11. Chilterns Buildings Design Awards 2021 – reflections
Verbal update | 11:25 - 5 min |
| 12. Planning Committee Terms of Reference & Delegation Scheme
Paper to follow | 11:30 - 25 min |
| 13. Any Urgent Business | 11:55 - 5 min |



**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 14th July 2021 at Naphill Scout & Guide Hut, Main Road, Naphill
HP14 4SX**

commencing at 10.05 AM

BOARD MEMBERS PRESENT

Member	Appointing Body
Appointed by Local Authorities	
Cllr Lynn Lloyd	South Oxfordshire District Council.

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

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

Co-opted Members	
Paul Hayes	

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

And others	
Deirdre Hansen	Minute taker

The Planner welcomed all present.

432.a. Election of Chairman

John Nicholls was proposed and seconded as Chairman and was unanimously elected to serve as Chairman for the year till the AGM.

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

In the absence of John Nicholls, Elizabeth Wilson took the Chair.

Chris Hannington and Paul Hayes were confirmed as co-opted members.

432.b. Apologies for absence

Apologies were received and accepted from John Nicholls, Secretary of State appointee, Chris Hannington, co-opted member and Paul Matthews, volunteer transport advisor.

Not present Cllr Phil McDowell, Dacorum Borough Council.

The Chair welcomed Cllr Sue Rowland to her first Planning Committee meeting and asked all the members to introduce themselves.

433. Declarations of Interest

No declarations of interest were made.

434. Minutes of the previous meeting

The minutes of the meeting held 4th March 2021 were approved as a true record after the following amendment was made:

- 421. Sue Bigg was amended to Sue Biggs.

435. Matters Arising from the minutes

- **Chilterns Design Award update:**

The closing date for nominations is 31st July. The Chiltern Society is leading on the work. A judging panel is being formed. The Chairman and the Planning Advisor are on the judging panel. The Chiltern Society are also providing judges.

436. Public Questions

No public present.

437.CCB Update from Chief Executive Officer.

Following the recent Board briefing which had not included the Planning Committee's co-opted members the CEO gave an update on recent developments:

- a. Recent Natural England announcement regarding Chilterns AONB Boundary extension and exploring management and governance changes
- b. Farming and Protected Landscape scheme. A 3-year government programme working with farmers to deliver this project. The Countryside Officer is leading on this.
- c. Working with other AONB
- d. Working more closely with the Chiltern Society
- e. Green Recovery Challenge Fund
- f. Several expressions of interest have been made for new projects.

The CEO commended the officers on all the work that is being done.

Members had the opportunity to ask questions and discussed the matters raised.

1. The Committee NOTED the updates.

438. Terms of Reference & Scheme of Delegation

The Planner had presented options for developing and codifying Terms of Reference for the Planning Committee and a Scheme of Delegation for the planning function.

Staff and Board membership changes provide an opportunity to re-examine existing working practices and procedures.

The meeting frequency will be increased from 3 meetings per annum to 4 in line with increase in Board and Executive Committee meetings.

The committee discussed the suggestions made by the planner and offered their observations. It was agreed that the Planner would further work up Terms of Reference for consideration by the Board.

1. The Committee CONSIDERED the content of the paper and MADE recommendations as to the scope and content of the Terms of Reference to be worked up further by officers for consideration by the Board, including the dates of the next meetings.

439. Planning Committee Work Programme

The Planner had provided the new standard agenda structure, progress since the last meeting has been hindered due to a lack of capacity. A micro sharing site for current consultations and associated papers is being investigated to enable Committee and Board members to view ongoing work. Work on a comprehensive work programme for the Committee is being developed.

The dates for future Planning Committee meetings have been revised.

New dates are: 13 October 2021, 12th January 2022 and 13th April 2022.

1. The Committee NOTED the content of the paper, including the dates of the next meetings.

440. National and Regional Matters-update

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

- a. Government Planning reforms; a bill is expected in the autumn.
- b. Oxford-Cambridge Arc; consultation expected soon. Three AONB's are involved, The Chilterns, Cotswolds and North Wessex Downs. Transport strategies have been published, but little note has been taken of the Chilterns AONB. The passenger transport focus is on East-West.
- c. The CCB is taking part in the development of the SE Transport Strategy.
- d. HS2 is a major part of the current workload.

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

441. Development Plan Matters- update

The Planner with the Planning Advisor had presented a report, which had included the following:

1. Response to the Dacorum Local Plan was submitted
2. Officers have engaged with the Hemel Garden Communities project
3. Response was submitted to the Central Bedfordshire Local Plan main modifications
4. Comments on the Three Rivers District Council New Local Plan will be submitted before the deadline 20 August.
5. Supportive comments were submitted on the Shiplake Neighbourhood Plan

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

442. Development Matters- update

The Planning Advisor advised the committee about and sought approval for the 40 representations on planning applications and the 2-planning appeal representation, including 10 objections, 25 comments and 2 appeal representations.

Particular note was made of the following planning applications:

- 20/07885/FUL Land north of Bushes Wood and east of Pheasants, Parmoor Lane, Frieth Buckinghamshire.
- P20/S2134/O Chalgrove Airfield. This planning application has been withdrawn but is expected to be resubmitted.
- P20/S2656/FUL Henley Tennis Club. The lighting is being upgraded, SODC have imposed good conditions.
- P19/S4576/O Little Sparrow site at Sonning Common. Appeal granted. The whole site is in the AONB. The appeal is expected to be challenged. It was noted that the CCB had spent a lot of time on this appeal and the decision was a great disappointment.
- P21/S1503/O Land of Papist Way Cholsey, Oxon. This site is sandwiched between two AONB's. CCB objection.
- P21/S1677/FUL Land south of CALA homes Carmel Meadows development. CCB objection on the grounds of environmental damage.
- CB/20/01833/MW Caddington Golf Club, Chaul End Road, Caddington. CCB has commented arguing that the proposal should be considered as a major development.

- CB/21/02011/OUT Land at Greenwoods, land north of Higham Road and east of the A6 Bedford Road, Barton Le Clay, Beds. This development is not in the AONB, but the setting impacts the AONB.
- CB/21/01017/FUL. Mile Barn Farm, Hemel Hempstead Road, Dagnall, Berkhamsted. CCB objection.
- P21/S2332 The Reformation PH, Horsepond Road, Gallowstree Common. CCB objection, loss of a PH.
- 21/06498/CLE Orchard Caravan, Warrendene Road, Hughenden Valley, Bucks. CCB objection, loss of habitat.

The Chair thanked the Planning Advisor for his work.

TPOs very briefly discussed.

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

443. Urgent Business

1. The CEO thanked the Planning Advisor for all the valuable work he carries out.

The next meeting was agreed as Wednesday 13th October 2021.

Future date: Wednesday 12th January 2022 and 13th April 2022.

The Chair.....

Date.....

Item 7: Planning Committee Work Programme

Author:	Matt Thomson, planner
Lead Organisations:	Chilterns Conservation Board
Resources:	Staff and volunteer (Committee member) time, plus budget of £500 for minute-taker.
Summary and purpose of report:	To update the Committee on progress with new ways of working and the Committee's work programme.

Background

1. This paper continues the new standard agenda item updating the Committee on progress with reviewing how the Committee works and with its work programme.

Committee Membership and Chairmanship

2. Paul Mains (Board Chair) and John Nicholls (Board Vice-Chair and Planning Committee Chair) have been discussing with Elizabeth Wilson (Planning Committee Vice-Chair), Elaine King (CEO) and Matt Thomson (Planner) potential candidates from among the Board's other members to fill current vacancies on the Planning Committee. Normally, Committee appointments are made at the AGM, but this was not possible at this year's AGM due to a combination of Covid and local elections, and it is a long time until the next AGM.
3. We are keen to ensure that representation on the Committee is diverse, drawn from across the spatial extent of the Chilterns and includes a range of appropriate skills and experience. Potential candidates to achieve this have been identified and approached informally, and expressions of interest from other Board members are of course welcome. It is hoped that we will be able to confirm new members of the Committee at the Board's next meeting in December.
4. Discussions have also been had about possible future Committee Chair and Vice-Chair. John and Elizabeth have agreed to continue in their current roles to provide consistency while membership of the Committee overall is being settled, subject to the Committee's endorsement (Recommendation 1). The Committee may choose to select a new Chair and Vice-Chair at the next meeting (12 January 2022), and in the meantime members are invited to consider nominating candidates or volunteering for these roles.

Casework updates and new ways of working

5. Officers have still not yet had the capacity to make significant progress on modernising the format in which we present casework updates to the Committee, making information on 'live' consultations more accessible to Members 'in real time',

or reporting more consistently on a quarterly basis. As a result, the reports continue to follow the established format.

6. The ongoing Governance review could have some bearing on how this is taken forwards.

Factual updates to published CCB guidance, position statements, etc.

7. The publication in July of the latest revised National Planning Policy Framework has highlighted the fact that some of our published planning position statements, guidance and advice documents contain references to out-of-date planning policy and legislation, along with other minor factual matters, such as contact details and the names of officers of the Board, etc. Such discrepancies are not particularly critical, but have sometimes led to confusion, and having out of date references does not cast us in the best light.
8. An initial assessment of the actual content of the documents suggests that the guidance and advice that they provide remains valid and does not need updating. It is therefore proposed to review each document, as resources allow, and republish an updated version, at least electronically, including, where necessary, with the Board's current branding. It is recommended (Recommendation 2) that the Committee delegates authority to officers to review and amend the existing published statements without further approval from the Committee, so long as the amendments do not result in a significant change to the application of the guidance or advice. Officers shall refer any amendments back to the Committee where they are considered to significantly alter the guidance or would lead to a change in established policy (including new policy). The Committee shall also be consulted if the content of our published guidance or advice is considered now to conflict with the Management Plan or other established CCB policy positions.
9. Because of its scale and complexity, and the intense involvement of other stakeholders with its preparation, it is not proposed to include the Chilterns Buildings Design Guide in this exercise. It may be appropriate to produce a short list of errata/corrigenda for the CBDG covering simple matters such as contact details, but no more than this. For clarity, the documents that will be considered are to include:
 1. Chilterns Buildings Design Guide Checklists (summary)
 2. Chilterns Flint Technical Note
 3. Chilterns Brick Technical Note
 4. Roofing Materials Technical Note
 5. Environmental Guidelines for the Management of Highways in the Chilterns
 6. Cumulative Impacts of Development on the Chilterns AONB – position statement
 7. Development Affecting the Setting of the Chilterns AONB – position statement
 8. Renewable Energy – position statement

Dates of next meetings

10. The approved meeting dates for Planning Committee are as follows:

- 12 January 2022
- 13 April 2022

Recommendations

1. That the Committee approves the continuance of John Nicholls as Committee Chair and Elizabeth Wilson as Vice-Chair pending the Board's appointment of the remaining members of the Committee in December (para 4).
2. That the Committee delegates to the Planner and Planning Adviser the authority to factually update and re-format where necessary the Board's existing published planning positions statements, guidance and advice as set out in paras 7-9.

Item 9: Development Plan Matters

Author:	Matt Thomson, planner / Michael Stubbs, planning advisor
Lead Organisations:	Chilterns Conservation Board [partners]
Resources:	Staff time
Summary and purpose of report:	To inform the Committee about, and seek approval of, responses that have been made under delegated powers in connection with development plans (strategic, local and neighbourhood) and to update the Committee on any outcomes.

Local Plans

11. Officers responded to the **Three Rivers Local Plan** regulation 18 (preferred policy options and sites for potential allocation) [consultation](#). The consultation was presented as in effect a draft local plan supported by a schedule of possible allocation sites. Broadly, the plan was seen as a well-considered response to development needs taking account of the area's constraints, which, in particular, provided an appropriate framework for considering development in the context of the Chilterns AONB.
12. Key points:
 1. Despite the relatively small proportion of the district covered by the protected landscape, the plan paid the AONB significant, and welcome, attention.
 2. This included a suite of policies on landscape character that itself included a modified version of CCB's model policy for the AONB. Changes were sought to:

align the policy more closely with our own, strengthen references to the status of the AONB in other related policy areas, and include references where appropriate to the Chilterns Buildings Design Guide and other CCB guidance.

3. The local plan provides an adequate context for the protection and enhancement of the area's chalk streams, but, given the district's identity, it was suggested that the plan could make more of the chalk streams, to the extent of becoming an exemplar for their conservation and management through the planning system.
4. The plan's approach to meeting identified development needs was supported, but concern expressed about how this had been articulated. The plan correctly sought to provide fewer new homes than its 'standard method' figure due to AONB and Green Belt applying, but the rationale for this was muddled. This leaves the plan open to misinterpretation and challenge through the examination process, which could result in the need to identify additional sites for development within the AONB or its setting. This is important because most local planning authorities still plan to meet or even exceed identified housing need, and the NPPF policy allowing them to plan for less housing has not been rigorously tested.
13. On the potential development sites themselves, none of the options presented were felt to be problematic for the AONB in principle, and no sites were proposed for allocation within the designated AONB. Suggestions were made relating to some of the potential sites in the setting of the AONB, including seeking a landscape-led approach, applying landscape and visual impact assessments, and paying special attention to the Chilterns Buildings Design Guide.
14. Note that the Three Rivers plan would be one of those that would be superseded by the mooted joint **South West Hertfordshire local plan** (along with Dacorum, Watford, Hertsmere and St Albans). Discussions with officers at both Three Rivers and Dacorum councils suggest that the South West Herts plan is still some way off.
15. In other news:
 1. Responses to the **Dacorum local plan**, the regulation 18 draft of which we commented on in February, are still being considered by the council, and the volume of responses has put the timetable for the plan's preparation back considerably. Your officers continue to engage with officers of the council on the plan, especially on the Habitats Regulations requirements for the plan with regard to the Chilterns Beechwoods SAC at Ashridge and Tring Park.
 2. The **Vale of Aylesbury local plan** was adopted in September. Officers have not yet had the opportunity to review the adopted plan against the Board's earlier engagement in its preparation.

Recommendations

3. **That the Committee notes and approves the response submitted to the Three Rivers Local Plan as set out in paras 1-3.**

Item 10: Development Management Matters

Author:	Michael Stubbs, Planning Advisor
Lead Organisations:	Chilterns Conservation Board
Resources:	Staff time
Summary:	Representations have been made regarding several planning applications and a number of previous cases have been determined.
Purpose of report:	To inform the Committee about, and seek approval of, the responses that have been made under delegated powers in connection with the planning applications as listed and to update the Committee on any outcomes.

Background

1. News on the outcome of previous planning applications on which the Board has made representations is summarised in Appendix 7.1. Of interest and since July 2021 5 notices of refusal were also the subject of CCB objections / comments seeking revisions and 2 applications were withdrawn, to which CCB had also commented seeking revisions or had objected. In one application the LPA granted permission where CCB previously raised objection (Land to the East of Manor Road to the south of Little Croft Manor Road Goring, P19/S2923/FUL). In most cases (8 applications) applications were granted, to which the CCB had made comments. One planning appeal was dismissed, to which we raised objections in our written representations (Bledlow waste site), albeit the Inspector did not dismiss the appeal on AONB grounds.
2. Since the last Planning Committee papers for the July 2021 meeting, the Board has made 22 formal representations on planning applications, including 2 appeal representations. These comprise 1 objection, 4-part objection/part comment, 14 comments, 2 appeal representations and one EIA scoping opinion. The formal representations are summarised in Appendix 7.2.
3. Current live casework is listed in Appendix 7.3.
4. The Planning Advisor will provide reflections on outcomes of CCB representations.

Recommendations

1. **That the Committee notes and approves the responses made in connection with the applications listed in Appendix 7.2.**

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Land West of Cockernhoe / Land East of Cockernhoe	NHDC	16/02014/1	Erection of 660 dwellings	Pending	CCB Comments as previously reported	05.03.16
Land south and north-west of Cockernhoe and east of Wigmore, Cockernhoe	NHDC	17/00830/1	Mixed use application for up to 1,400 new dwellings and other uses -Outline planning application with all matters reserved	Pending	CCB Objection as previously reported	3.8.17
Land to the south of Newnham Manor	SODC	P16/S3852/F UL	Hybrid planning application for the erection of 100 new residential dwellings	Pending	CCB Qualified Objection as previously reported.	24.7.18
Century Park Luton	LBC	17/02300/EI A	Outline Consent for a business park comprising office space (Class B1), warehouse and industrial space and Full application for the construction of a 2km Century Park Access Road	Granted 29 th June 2021	CCB Holding Objection / Part comment as previously reported. Objection based on vehicular routing and cumulative impacts on the AONB, without necessary assurances in the application details.	21.1.18

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Tralee Farm 20 Wycombe Road Holmer Green Bucks	Bucks, Wycombe Area.	18/07194/O UT	Outline application (including details of access, layout & scale) for erection of 103 dwellings with all other matters reserved	Pending	CCB Comment / Part Objection as previously made (based on Local Plan due process).	25.9.18
Upper Little London Farm Little London Wendover Buckinghamshire HP22 6QQ	Bucks, Aylesbury Area	17/00148/A OP (amended landscape assessment documents submitted June 2018).	Outline application for the demolition of the existing metal barns and outbuildings, conversion of four historic brick barns into one single dwelling and erection of 10 new dwellings	Pending	CCB Comments (original CCB Objection 10th April 2017 as previously reported). Note: This application has been amended and several the CCB's points taken into account.	24.7.18
Land off Pyrton Lane Watlington	SODC	P16/S2576/O	Outline application for the erection of up to 100 residential dwellings.	Pending	CCB Objection as previously reported.	16.7.18
Land Between Longwick Road & Mill Lane Princes Risborough	Bucks, Wycombe Area	18/06916/O UTEA	Outline application (including details of access only, with all other matters reserved) for the erection of up to 360 dwellings.	Pending	CCB Objection as previously reported.	1.9.18
Bozodown Farm Hardwick	SODC	P19/S0113/F UL	Five Winter Yurts	Refused 29 th Sep 2021	CCB Comments as previously reported. Refused on AONB grounds.	6.2.19

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Road Whitchurch						
Land at West Hemel (site allocation LA 3)	DBC	4/03266/18/MFA	West Hemel expansion for up to 1100 (outline) and 350 (full)	Pending	CCB Comments as previously reported	15.2.19
Aston Hill Place Aston Hill Chivery Aston Clinton.	Bucks, Aylesbury Area	19/00679/AP P	Demolish existing house and erect replacement detached dwelling	Pending	CCB Comments , as previously reported.	21.3.19
Gomm Valley Reserve Site Cock Lane High Wycombe Bucks	Bucks, Wycombe Area	19/05281/O UTEA	Outline application (including details of main accesses only) for mixed use development on 57.7ha of land providing for the phased delivery of: residential development of up to 1000 dwellings (Use Class C3)	Withdrawn 14 th May 2021	CCB Objection , as previously reported.	18.3.19
Land off Cuxham Road Watlington	SODC	19/S1928/O	Outline planning permission for up to 70 dwellings with associated open space and sustainable drainage	Pending	CCB Comments as previously reported	14.7.19
Land to the East of Manor Road to the south of Little Croft Manor Road Goring	SODC	P19/S2923/F UL	Erection of 20 dwellings and associated works with all matters reserved except for access.	Granted 22 nd June 2021	CCB Objection as previously reported CCB COMMITTEE NOTE: August 2020 Planning Committee deferred for a site visit.	16.10.19

Item 7 – APPENDIX 7.1

Update on Status of Planning Applications CCB previously commented upon

Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Land west of Fairmile Henley-on-Thames RG9	SODC	P19/S2350/FUL	Demolition of existing buildings and development of 72 residential units comprising 52 houses and 20 flats.	Pending	CCB Comments as previously reported	9.9.19
Land at Britwell Road Watlington	SODC	P19/S4585/O	Hybrid application comprising (1) Full planning permission for the demolition of the existing pig farm and its associated buildings; the erection of 183 dwellings.	Pending	CCB comments as previously reported CCB TO NOTE - Planning appeal (similar on housing layout and numbers) granted on appeal 25 th Feb 2020	17.2.20
Chiltern Farm Barn Main Road North Dagnall Bucks	Bucks, Aylesbury Area	20/01186/AP P	Conversion and alteration of existing barn to create four dwellings with access, parking, and gardens	Pending	CCB Objection as previously reported.	9.4.20

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Chiltern Hills Golf Course Green Street Chorleywood Herts Buckinghamshire (Chiltern & South Bucks)	Bucks, Chiltern & South Bucks Area	PL/20/0429/FA	Construction of a golf driving range including driving range building, protective netting attached to 25 lattice steel towers: erection of a temporary clubhouse.	Pending	CCB Comment / Objection as previously reported.	23.4.20
Rear of Cleeve Cottages Icknield Road Goring	SODC	P20/S0767/FUL	Erection of four terraced dwellings with associated parking and amenity space	Granted 4 th May 2021	CCB Comments as previously reported.	18.3.20
Land Between the A413 Wendover Road and The B4443 Lower Road In The Parishes Of Stoke Mandeville, Weston Turville And Aylesbury.	Bucks, Strategic	CC/0015/20	New dual carriageway link road including roundabout junction B4443 Lower Road, roundabout junction at A413 Wendover Road, railway bridge	Granted 13 th July 2021	CCB Comments as previously reported. CCB TO NOTE: Report to Buckinghamshire Planning Committee, reported the landscape officer, 'given the scale of the development, the SEALR will result in significant adverse residual landscape and visual effects to the both the receiving landscape and to visual receptors (including users of PRow's, recreation areas and residents) along the southern edge of Aylesbury to the north of the application site as	4.5.20

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
					<i>well as to other similar receptors to the north east, south east, south west and south of the application site and this is acknowledged in the ES'.</i>	
Stags End Equestrian Centre Gaddesden Lane Gaddesden Row	DBC	20/00706/M FA	Demolition of antiques showroom, antiques store, showroom, and storage buildings. 15 new dwellings, including one to the walled garden	Pending	CCB Comments as previously reported. Note - amended plans submitted September 2020 and with several detailed issues to address points raised by the CCB.	8.4.20
Land to the East of Green Street Chorleywood.	TRDC	20/0898/OU T (300 dwellings) and 20/0882/OU T (800 dwellings)	Residential development for 300 and 800 dwellings (two application) including green spaces and landscaping.	Pending	CCB Objection as previously reported.	15.7.20
43 Springhill Road Goring	SODC	P20/S2488/F UL	Residential development of 52 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated	Pending	CCB Comments, as previously reported.	27.10.20

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
			landscaping and earthworks.			

Johnson Matthey Blounts Court Road Sonning Common.	SODC	P20/S2161/FUL	Demolition of existing restaurant building and development of a new customer innovation centre.	Pending	CCB Comments, as previously Reported.	6.8.20
Land North of Bushes Wood and East of Pheasants Parmoor Lane Frieth Bucks	WDC	20/07885/FUL	Proposed telecommunications installation of 20.0m High HEL Alpha 8 V2 pole on new concrete base and ancillary work.	Pending	CCB Objection, as previously reported. CCB COMMITTEE TO NOTE: No further amended plans have been the subject of discussion. Wycombe area web portal shows some further details but not a new location.	11.11.20 & 4.12.20
Chestnut House Broombarn Lane Great Missenden Bucks.	Bucks, Chiltern & South Bucks	PL/20/4250/CONDA	Application for approval of details reserved by conditions 6 & 15 on planning permission PL/19/4163/FA. (Redevelopment of site to provide 2 detached dwellings.	Condition accepted 19 th June 2021	CCB Comment, as previously reported.	8.2.21

Church Farm Station Road Aldbury Tring Herts	DBC	21/00324/FU L	Change of use - Conversion and refurbishment of Units 13, 14, 15 and 19 into flexible use under Class E. Demolition of Unit 9 to provide ancillary car parking spaces and landscaping,	Granted 5 th July 2021	CCB Comment, as previously reported.	3.2.2 1
Luton Airport	LBC	21/00031/V AR	Luton Airport. Variation of condition 2 (passenger numbers), 10 (noise contours), 22 (car park), 24 (travel plan) and 28 (approved plans).		CCB Comment, as previously reported.	17.2. 21
Grove Farm Patemore Lane Pishill Oxfordshire	SODC	P21/S0047/F UL	The erection of 5 holiday pods and associated landscaping and parking	Pending	CCB Comments, previously reported.	5.2. 21
Agricultural barn and gravel driveways at plot 14 Land	Bucks, Chiltern & South	PL/20/2943/ FA	Agricultural barn and gravel driveways at plot	Refused 14 th June 2021	CCB Objection, as previously reported. Reason for Refusal (2)	5.2. 21

Northeast of Pednor Road Chesham Bucks	Bucks Area				<p>CCB COMMITTEE TO NOTE: A very useful and comprehensive reason.</p> <p><i>'The site is within the Chilterns Area of Outstanding Natural Beauty (AONB) where great weight should be given to conserving the landscape and scenic beauty of the area. The site is in a fairly isolated rural location and within the Bellingdon Dipslope with Dry Valleys Landscape Character Area (LCA), (and continues) ...the development would fail to accord with the Landscape Guidelines for this LCA, as it would fail to conserve the open views, it would not conserve the remote, tranquil and rural character formed by the absence of large-scale elements and it would not maintain a visually attractive landscape. As such it would fail to conserve or enhance the AONB and is contrary (local and national policies)'.</i></p>	
Land to the west of Wallingford Road adjacent to sewage works between Goring and South Stoke	SODC	P20/S4706/F UL	Development and operation of a Transitional Hybrid Energy Project and associated infrastructure	Pending	<p>CCB Comments, previously reported.</p> <p>CCB COMMITTEE TO NOTE: Further amended plans submitted August 2021 with much improved screening and more appropriate access surfacing.</p>	25.4 .21
Jo Jo's Winery (formerly Chiltern Hills Farm), Russells Water, Henley.	SODC	P20/S4850/F UL	Demolish stables and store, construct a new micro winery and ancillary residential accommodation	Pending	<p>CCB Comment, previously reported.</p>	27.2 .21

Land at Cholesbury Common, OS plot 4800.	PINS	APP/X0415/W/20/3261555	Change of use of land to residential accommodation for traveller community. Planning appeal by public inquiry.	Pending	CCB Comment, previously reported.	12.3 .21.
Askett Nurseries Aylesbury Road Askett Bucks	Bucks, Wycombe Area	21/05307/FUL	Demolition of all existing buildings and erection of a terrace of 3 x 3-bed and 2 x detached 4-bed dwellings 1 x detached double carport with associated parking and private amenity space & enhancements.	Granted 18 th August 2021	CCB Comments, as previously reported.	1.3.21
The Village Gate PH 225 Aylesbury Road Wendover Buck	Bucks, Aylesbury Area	21/01168/AP P	Erection of three buildings comprising nine dwellings (C3) following demolition of existing public house (Sui Generis) utilising existing accesses off Aylesbury Road, with associated hard and soft landscaping.	Pending	CCB Comments as previously reported.	29.4 .21
Bishopswood Farm Horsepond Road Gallowstree Common	SODC	P21/S1659/AG	Barn for storing hay (prior approval application).	Pending	CCB Comments (prior approval) as previously reported.	5.5.2 1

Bledlow Household Recycling Centre Wigans Lane Bledlow Ridge Bucks	PINS	APP/P0430/W/21/32664 09	Planning Appeal by Bledlow Ridge HRC CIC against the non-determination Buckinghamshire Council of planning application CM/0002/20 for the proposed continuation of the use of the land as a Household Waste Recycling Site as currently consented by planning permission no. CC/3/83	Appeal dismissed 27th August 2021	CCB Representations Appeal decision, paragraph 24. <i>'I have found that the proposal would not represent inappropriate development within the Green Belt, and that it would not harm the character and appearance of the area, having particular regard to the AONB. However, these are not direct benefits of the proposal and consequently, they weigh neutrally in my assessment of the appeal. The proposal would also have a neutral effect on biodiversity'.</i>	1.04. .21
Browns Spring Farm Plough Lane Potten End Berkhamsted Herts	DBC	21/00678/FUL	Conversion of the existing barn and removal of existing ancillary structures, plant, machinery and vehicles and creation of dwellinghouse including soft landscaping.	Granted 11th June 2021	CCB Comments, as previously reported.	16.3 .21
Land to South of Kennylands Road, Sonning Common, Oxfordshire	SODC	P21/S2032/FUL	Development for 26 dwellings including affordable housing, new public open space and landscaping with detailed vehicular access	Pending	CCB Comment as previously reported.	1.06 .21

Kitcheners Field Castle Hill Berkhamsted Herts	DBC	21/02076/FUL	Proposed new fencing and access gates providing for safeguarding of pupils	Withdrawn 28 th July 2021	CCB Comments, previously reported.	7.06 .21
Meadhams Farm Brickworks Blackwell Hall Lane Ley Hill Chesham Bucks	Bucks, Waste & Minerals	CM/0025/21	Application to vary condition 6 (Infilling and Restoration Time Limits) of planning permission CH/2011/60006/B CC to extend the time to complete filling within Area Strong 1A by 12 months at Meadhams Farm Brickworks	Pending	CCB Comments, previously reported The Board has no objections to this proposal.	1.06. 21
Clements End Farm, Clements Ends Road, Studham	CBC	CB/21/0183 1/FUL	New stables and ancillary residential accommodation	Pending	CCB Comments, previously reported	19.5 .21
The Croft Farm Dagnall Road Great Gaddesden Hemel Hempstead	DBC	21/01344/RET	Change of use of agricultural land and retention of existing buildings for short-let holiday accommodation	Pending	CCB Comments, as previously reported.	4.5. 21
The Common Berkhamstead Golf Club	PINS	PINS reference: APP/A1910/C/20/326545 7	Enforcement Notice Appeal by Berkhamsted Golf Club Berkhamsted Golf Club, regarding the	Appeal Pending	CCB Written Representations as previously reported.	9.3. 21

		Dacorum BC reference: 20/00072/RE FU (application refused 11th January 2020 in background to this enforcement notice appeal).	creation of a car park.			
Buryfield Car Park Link Road Great Missenden Bucks	Bucks, Chiltern & South Bucks	PL/21/0770/FA	South-eastern turning circle extension to existing car park.	Granted 12 th April 2021	CCB Support as previously reported	29.3 .21
Greenbanks Toms Hill Road Aldbury Tring Herts	DBC	21/00517/FH A	Two storey side and front extensions.	Refused 21 st April 2021	CCB Comments, previously reported. Refused for reasons of an unacceptable conservation area impact.	30.3 .21
Litmore Shaw, Ibstone	Bucks, Wycombe Area.	21/06407/FU L	Retention of an underground store, hardstanding, and open fronted animal shelter (part retrospective)	Granted 16 th September 2021	CCB Comments / Part Objection, previously reported (relate to the original application).	1.9. 20
Hampden Farm Barn Greenlands Lane Prestwood Buckinghamshire HP16 9QX	Bucks, Chiltern & South Bucks Area	PL/21/1676/OA	Outline application for the erection of 12 dwellings including 5 affordable homes, and the conversion of stables block to provide a further 1 dwelling.	Refused 9 th August 2021	CCB Objection, previously reported. Reason for Refusal (3) <i>The site is located within the Chilterns Area of Outstanding Natural Beauty (AONB), which is afforded the highest level of landscape protection. The proposed development of this site would have a severely detrimental impact on the rural landscape as it would create a hard urban edge to the village</i>	18.5 .21

					<i>that would have an impact on rural views across the landscape towards the woodland and fields. It would also have an impact on its relationship with the countryside, by developing this open and transitional semi-rural landscape. This would not conserve or enhance the landscape character of the AONB or the Landscape Character Area within which it sits, and thus it would fail to comply with Policies GC1 and LSQ1 of The Chiltern Local Plan 1997 (including alterations 1 September 2011) Consolidated September 2007 and November 2011, Policies CS20 and CS22 of the Core Strategy for Chiltern - Adopted November 2011, and the aims of the National Planning Policy Framework.</i>	
Handpost Cottage Church Road Ivinghoe Bucks	Bucks, Aylesbury Area.	21/00918/AP P	Removal of existing outbuildings and outside storage, and erection of 3 dwellings.	Pending	CCB Objection, as previously reported.	19.5 .21
Carrying out of works to 650 metres of Riverbank to prevent further erosion	Bucks, Wycombe Area	21/05417/FU L	Henley Regatta Land Marlow Road Fawley Bucks.	Pending	CCB Comments, as previously reported.	29.3 .21
High Rews Farm Seymour Court Lane Marlow Buckinghamshire SL7 3DD	Bucks, Wycombe Area	21/05530/FU L	Demolition of the existing farmhouse and link, demolition of existing sheds and storage buildings, erection of single storey side extension to existing Threshing,	Pending	CCB Comments, as previously reported.	1.4. 21

			Milk and Flint barns with two storey side extension to create 8-bed single dwelling with associated landscaping and parking garage/storage building/farm office building. Demolition of Crendon barn and construction of new stable building.			
Hudnall Park House, Field Study Centre, Hudnall Common, Little Gaddesden	HCC	PL/0206/21	Erection of an electronically operated automatic swing gate and solar power system	Granted 18 th June 2021	CCB Comments, previously reported. The CCB would not propose to comment on this planning application in any detail and the application looks perfectly appropriate.	19.5.21
Castle Hill (amended scheme)) at Kitcheners Field Castle Hill Berkhamsted Herts	DBC	21/01676/D RC	Details as required by condition 4 (lighting) attached to planning permission 4/01663/18/FUL (Lighting of existing drive and parking area: times of use 15.30 to 18.30 Monday to Friday between 1 November and 1 April.	Granted 15 th June 2021	CCB Comments, previously reported.	19.5.21

Land Adjacent to Cholesbury Lane (OS Field 4800) Cholesbury Lane Buckland Common Buckinghamshire	Bucks, Chiltern & South Bucks Area	PL/21/0690/FA	Change of use of land to residential for members of the Gypsy/Traveller community, comprising the siting of 3 mobile homes and 3 touring caravans, and associated works (Hardstanding, parking, refuse store, vehicular access) for a temporary period of 3 years.	Pending (now appealed)	CCB Comments / Objection (part), previously reported.	29.4 .21
Kidmore End Memorial Hall Reade's Lane Sonning Common	SODC	P20/S4912/FUL	Lighting on the proposed Multi Use Games Area and lighting around the site for wayfaring and access	Pending	CCB Comments, previously reported. CCB COMMITTEE TO NOTE: A fresh consultation was issued on amendments in Sep 2021, and this is being reviewed. The details appear appropriate and involve a low level lighting design with 2700 Kelvin warm white light for the MUGA.	16.3. 21
Land at Middle Grove Farm Chesham Road Hyde End Bucks	Bucks, Chiltern & South bucks	PL/21/0316/OA	Hybrid Application comprising full planning permission for the conversion of an existing stable block into two, 4-bedroom dwellings and outline planning permission including details for scale, layout and means of access for 11 new dwellings including demolition/clearance with details	Pending	CCB Comments, as previously reported.	31.3 .21

			reserved in respect of appearance and landscaping.			
Land at Crowell Road Chinnor, Oxon.	SODC	P21/S0804/O	Outline application (with all matters reserved except Layout and Access), for the erection of up to 54 age restricted dwellings (for people aged 55 and over), including 40% affordable housing and communal facilities, on land to the north of Crowell Road, Chinnor. New vehicular access to be created off Crowell Road, along with the retention of the existing pedestrian access to Oakley Road to the North (additional information received 31 March 2021	Pending	CCB Comments, previously reported CCB COMMITTEE TO NOTE: Amended plans have been submitted in Sep 2021 and are being reviewed.	4.5. 21
Land off Papist Way Cholsey Oxfordshire	SODC	P21/S1503/O	Outline application for access for Mixed Use Development comprising, up to 350 C3 residential dwellings, C2 Care and Assisted Living, E(a) retail, E(g) employment space, F2 Community Building, E(e)	Pending	CCB Objection as previously reported.	21.4 .21

			Daycare Nursery, Open Space and Landscaping			
Land south of the CALA Homes Carmel Meadows development	SODC	P21/S1677/F UL	Proposed new 4- bedroom family dwelling at land comprising triangular portion of land.	Pending	CCB Objection, as previously reported.	18.5 .21
Land adjacent to The Orchard, Benson, Oxon.	SODC	P21/S0882/O	Outline application for up to 19 dwellings (including 40% affordable housing), with all matters reserved except for access.	Pending	CCB Comments, as previously reported.	30.3 .21
The Bull Fields Chesham Road Bellingdon Chesham HP5 2XT	Bucks, Waste & Minerals	CM/0010/21	Extraction of approximately 21,000 cubic metres of clay, with restoration to a planted undulating landscape	Pending	CCB Comments, previously reported	30.3 .21
Land Between The Warren And Middle Path Farm Tring Road Ivinghoe Bucks	Bucks, Aylesbury Vale Area	21/00705/AP P	Erection of dwelling and detached garage	Refused 26 th August 2021	CCB Objection, previously reported. Reasons for refusal as (1) Development outside the settlement boundary and (2) Inappropriate in the AONB. CCB COMMITTEE TO NOTE: CCB had previously objected in these terms.	31.3 .21
Caddington Golf Club, Chaul End Road, Caddington	CBC	CB/20/01833 /MW	The remodelling of the golf course, through the importation of inert clean subsoil to enhance/realign and modify levels of 6 no. existing	Pending	CCB Comments/ part objection, as previously reported.	2.6. 21

			golf holes in full and 2 no. in part, as well as the redevelopment of the existing footgolf area to provide a new 20 bay driving range as well as associated works, including improvements to water features, landscaping and Public Rights of Way			
Land at Greenwoods, Land North of Higham Road and East of the A6 Bedford Road, Barton Le Clay, Bedfordshire	CBC	CB/21/02011 /OUT	Outline Application: Erection of up to 3,850 residential units (Use Class C3); up to 30 extra care apartments (Use Class C2); care / nursing home of up to 20 bedrooms (Use Class C2); creation of a new local centre including provision of up to 600 sqm of retail floorspace (Use Class E(a) or E(b)), up to 600 sqm of employment floorspace (Use Class E, accessible woodland comprising up to 32 hectares; creation of solar park	Withdrawn 29 th July 2021	CCB Objection, as previously reported. CCB COMMITTEE TO NOTE: A major application within the setting of the AONB from Barton-le-Clay and Tottenhoe.	11.6 .21

Mile Barn Farm, Hemel Hempstead Road, Dagnall, Berkhamsted	Central Beds	CB/21/01017 /FULL	Redevelopment of Brownfield employment site to include 30 Residential Dwellings 268sqm B1 Office space and associated parking	Pending	CCB Objection, as previously reported. CCB COMMITTEE TO NOTE: This application was to be refused but was deferred at CBC's July Committee, to permit amended designs and the consideration of a certificate of lawfulness.	18.5 .21
The Reformation PH Horsepond Road Gallowstree Common	SODC	P21/S2332/FUL	Change of use and extension of former Public House to provide Veterinary Surgery. Demolition of outbuilding and erection of 1 x 4 bed detached house with attached garage, parking, and garden. Erection of 2 x 3 bed detached cottages with parking spaces and gardens	Pending	CCB Objection, as previously reported. CCB COMMITTEE TO NOTE: Amended plans submitted, revised to two dwellings (to assess).	21.6 .21
Orchard Caravan Warrendene Road Hughenden Valley Bucks	Bucks, Wycombe Area	21/06498/CL E	Certificate of lawfulness for existing use of land as a caravan site	Pending	CCB Objection (based on the case for a CLEUD not being made).	23.6 .21
Western end of the Handy Cross hub, High Wycombe.	Bucks, Wycombe Area.	21/06259/FUL	Five storey building to use as offices and self-storage use including car parking, servicing, and landscaping	Pending	CCB Comments, as previously reported.	1.6. 21

Reading Golf Club Kidmore End Road Emmer Green	Reading BC	210018	Outline planning application, with matters reserved in respect of Appearance, for demolition of the existing clubhouse and the erection of a new residential-led scheme (c3 use to include affordable housing) and the provision of community infrastructure	Refused 21 st July 2021	CCB Comments, previously reported.	28.6 .21
Land off Greenfield Road, Westoning, Bedford.	CBC	CB/21/02583 /FUL	Construction of a temporary 43.45MW Solar Farm, to include the installation of Solar Panels with transformers, a 132KV substation, a DNO control room, a customer substation, GRP comms cabin, security fencing, landscaping and other associated infrastructure	Pending	CCB Comments, as previously reported.	29.6 .21
Land at the Fairmile, Henley on Thames	SODC	P19/S2350/FUL	Demolition of existing buildings and development of 72 residential units comprising 52 houses and 20 flats with associated access, servicing, parking, amenity space and landscaping	Pending	CCB Comments, as previously reported.	30.6 .21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
6-7 Nettleden Road North Little Gaddesden Berkhamsted Herts	DBC	21/02446/FUL	Retention of a post & rail fence (measuring 42.150 metres), including 2X3 and 2X6 field gates	Pending	<p>CCB Comments</p> <p>We have no strong view on the design of the post and rail fencing. The application form deals with the retention of the fencing and at section 14 states that the existing and proposed use is as a 'field'. The ordnance survey would denote this land as a residential curtilage and, if that is the case then a change of use application would be required, from agricultural to residential. That would require some justification on the part of the applicants and the AONB management Plan (page 50) deals with the loss of traditional field patterns.</p>	20.8.21
Beeches Farm Upper Icknield Way Drayton Beauchamp	Buckinghamshire Aylesbury Area	21/02895/APP	Demolition of existing buildings and redevelopment of existing employment site to form a Rural Business and Enterprise Hub (Use Class E) comprising two single storey office/business units and two-	Pending	<p>CCB Comments</p> <p>The CCB offered informal pre-application advice on this proposal and that is accurately reported in the applicant's supporting planning statement at its paragraph 5.57. Our comments supported the principle of development and focused upon further details in respect of biodiversity net gain and car parking layout and</p>	27.7.21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
			storey family office,		<p>design. The site's location is sensitive as an AONB site at the boundary edge with the nearby settlement (Tring).</p> <p>As Beeches Farm sits just to the north of the public open space that adjoins LA5, then it is beneficial that the frontage of this site is open, undeveloped, and enhanced by appropriate landscaping. The proposed soft landscaping plan enhances this relationship. The overall openness to the AONB is, therefore, improved by this and the reduced building footprint. CCB recommends that the 15 car parking spaces and internal road/manoeuvring spaces to the southwest of the site and facing the Upper Icknield Way, utilise a soft design treatment, to accentuate the soft southwestern border as proposed in the plans. This could appropriately be a matter for condition.</p>	

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Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
Blounts Farm Blounts Court Road Sonning Common	SODC	P21/S1848/FU L	Refurbishment of Buildings 12 and 13 for storage use with ancillary offices (4 units); Replacement of Building 4; Refurbishment of Buildings 14 for storage use with new archway feature linked to Building 4; Erection of Building 1 for office use; Change of use of Units 2-3 (Dutch Barn) to provide storage and distribution of gas bottles and storage and construction of wooden sheds; Change of use of land opposite Units 2-3 to display of wooden sheds; Provision of parking for proposed new uses - Part Retrospective	Pending	<p>CCB Objection</p> <p>We raise objections to this application on the principal grounds that the application is (a) harmful to the AONB and diminishes from its rural character and (b) contains insufficient information on landscape matters to allow for a proper evaluation. That said, the information provided, albeit scant on AONB assessment and evaluation, manifests as incremental development, which does not and cannot satisfy the AONB duties in the CROW Act, in the SODC Local Plan and in the 2021 NPPF.</p> <p>A planned rationalisation of this site, together with appropriate mitigation, is possible. To achieve this a masterplan for the whole site is required. That would require consideration of the land edged red and blue, in one comprehensive scheme. Several other matters are unresolved, for example the relationship to the Johnson Matthey redevelopment, as they occupy at least one of the existing buildings and the fact that one certificate of lawfulness, out of five applications, was refused in</p>	13.8 .21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					May 2021 (reference P21/S0055).	
Land Between Stream and Sunridge Risborough Road Little Kimble Bucks.	Buckinghamshire Wycombe Area	21/07072/REM	Reserved matters application for access, appearance, landscaping, layout, and scale pursuant to outline planning permission 19/08073/OUT for 40 residential units and A1 shop.	Pending	<p>CCB Comments</p> <p>To protect the setting of the AONB, when viewed from the escarpment, the applicants are proposing</p> <p>(1) To retain mature trees / hedgerows, as would be expected.</p> <p>(2) To improve the vegetated northern boundary by promoting a strong network of dense hedgerows together with scattered trees in development parcels and delivery of the 25% canopy cover policy.</p> <p>Following a site visit, it is our recommendation that two matters are the subject of further review and as:</p>	6.8 .21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					<p>(1). To increase the street planting to incorporate the boundary to units 20, 21 and 22 and also around units 36, 37 and 38. This will assist in further assimilating the development when viewed from the higher vantage points with the public rights of way that traverse Beacon Hill.</p> <p>(2). To review the use of roofing materials. We understand the Forticrete Gemini Mixed range is a design innovation in the design of a concrete tile. We promote the patina of age and weathering that a clay tile can achieve. If this were a plain tiled roof and cross cambered, then the a slightly non-uniform appearance would prevail and would weather into a soft patina. A concrete alternative may, at first analysis, appear as an acceptable alternative but we promote a more vernacular type, as is promoted in the LVIA addendum. Chapter 3 in the Buildings Design Guide - Chilterns Roofing Materials, Supplementary Technical Note, will be of assistance to the LPA in their consideration of the roofing materials.</p>	
Durham Farm Durham Farm Lane Wendover	Buckinghamshire Aylesbury Vale	21/02407/APP	The relocation of Durham Farm following the former Farmstead's compulsory	Pending	<p>CCB Comments</p> <p>The current application appears as an improvement on the previous application and benefits by placing the new</p>	26.7 .21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
Buckinghamshire			purchase and subsequent demolition by HS2, including the erection of replacement farmhouse and farm office and erection of numerous agricultural buildings		<p>farm buildings as close as possible to the existing, together with the retention of existing hedgerows (the previous resulting in the loss of around 40 m of hedge and bank).</p> <p>(1) Previous comments made by the landscape officer and the conservation (heritage) officer for the Local Planning Authority. These matters will need to be addressed. The relocation and thus avoidance of large-scale hedgerow loss will impact the baseline here, accepting we are still within an AONB location and a highly valued landscape.</p> <p>(2) The benefit of having some additional commentary from the applicants' to confirm (with reference to the previous CCB comments) matters 3 (i.e. an update on the LVIA progress beyond the earlier application), 8 (how this biodiversity net gain will be progressed), 9 (how screening and planting will be progressed), 13 (confirmation as to one replacement farmhouse), 15 (confirmation as to how the materials proposed can meet the CBDG advice), 16 (confirmation as to no roof lights) and 17</p>	

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					(confirmation as to the Source Protection Zone).	
Land To the East of Foxholes And Gainsford House And On The West Side Of Crow Furlong Hitchin Hertfordshire	NHDC	21/01562/OP	Outline planning permission for up to 58 dwellings, a community woodland, associated car parking, open space, landscaping, and new access from Grays Lane, with all matters reserved except for access.	Pending	<p>CCB Comments</p> <p>In summary we would identify a settings relationship between the outer edge of the settlement and the Chilterns AONB. The topography dictates that the site enjoys some inter-visibility to the AONB and wider views from the public right of way network that links with the AONB. The site is currently within the metropolitan green belt which acts as a buffer to the AONB in this location. Such a relationship is common in many parts of the Chilterns, for example around Tring (Dacorum) and Wycombe (Buckinghamshire Wycombe Area). That buffer enhances the setting and often forms a key constituent component of it.</p> <p>We could not find in the papers any biodiversity net gain calculation, consistent with the DEFRA metric for its calculation in the delivery of a 10% net gain. The woodland habitat within this site is recoded as a priority habitat for its deciduous woodland on the DEFRA MAGIC resource. The promotion of</p>	23.8 .21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					connectivity in and around this site, together with wider connectivity to the AONB is to be welcomed and promoted. We can see real value in the wider delivery of habitat connectivity, funded and implemented by a section 106 planning obligation agreement.	
Forest Glade Kennels 3 Chinnor Hill	SODC	P21/S3143/RM	Reserved matters following outline permission (P18/S1674/O) for appearance, landscaping, and scale. Demolition of existing kennels, related structures and both existing dwellings. Redevelopment of site to provide 5 dwellings, with access at	Pending	<p>CCB Comments Considering the outline LVIAs design points we would recommend that:</p> <p>(1). Plots 4 and 5 / NW elevation - that glazing is the main feature here and details of the glazing type and its non-reflective / low impact on external views, will be required. A brick is preferred here but we suggest should be of a darker colour palette ('earth tones', as suggested).</p> <p>(2). Plot 3. The proposed clay tile roof also needs to be appropriate to the desired 'earth tones' and we proposed a darker choice is proposed.</p> <p>(3). Planting, leveling, hard standings elements. These appear appropriate and we note 29 new trees are located, to partially shield and allow a variety of views out. New hedges in beech and hornbeam</p>	11.8.21

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Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					<p>are carefully designed and appropriate.</p> <p>(4). External Lighting. We note that none is proposed in the turning/parking areas. This is an important issue, and we support a condition to require this, should a future occupier seek to alter this arrangement.</p> <p>(5) Materials to plots 1,2 and 3. We support the use of materials here. The proposed knapped flint will complement the design and we welcome that. Such flint work should comply with the CCB Technical Note on flint. Pre-cast flint panels are inappropriate, albeit they are not proposed. A condition to clarify that is useful.</p>	
Barton-le-Clay, Bedfordshire	CBC	CB/21/02409/ OUT	Outline Application: (with all matters reserved except access) for up to 500 homes, a lower/primary school and provision of public open space with associated infrastructure and earthworks at	Pending	<p>CCB Comments</p> <p>A development outside the AONB boundary can cause harm to the AONB, even if it is some distance away. The local authority’s legal duty towards the AONB applies when a proposal affects land in the AONB, regardless of where that effect originates (inside or outside the AONB).</p> <p>CCB asked that consideration was given to the mitigation of impacts here as this site is an allocation in the adopted Local Plan.</p>	19.7.21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
Land off Pyrton Lane Watlington.	SODC	P16/S2576/0	Outline application for the erection of up to 100 residential dwellings including vehicular access, public open space, car parking, landscaping, and drainage. (As amended by drawings and additional information received 20 September 2016, 27 October 2016, 24 August 2017, 13 June 2018, and 22nd July 2021).	Pending	<p>CCB Comments</p> <p>In the consideration of these amendments / additional details, the CCB promotes consideration of the following, in the interests of protecting the setting of the AONB and views from publicly accessible land on the escarpment (as is set out in our earlier comments).</p> <p>Lighting - this will have to be the subject of very carefully designed and managed controls. Light spill and high-level glare will be easily and intrusively visible from the higher-level views within the AONB. A condition would be required by key design standards are expected and to an exemplary standard.</p> <p>Design Coding - the designed layout is indicative at an outline stage, and we would seek a design code, in the discharge of a condition. Materials will require considerable attention to detail and the Chilterns Buildings Design Guide will be highly relevant here.</p> <p>Landscape Management - the control and management of the landscaped parkland buffer will be material and requires the establishment of a long-term strategy, as would be appropriately contained within</p>	12.8.21

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Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					a suitable planning obligation agreement.	
Land South of Orchard House Amersham Road Hazlemere Buckinghamshire HP15 7JH	Buckinghamshire Wycombe Area	PINS reference: APP/K0425/W/21/3272284 Buckinghamshire reference: 20/07610/FUL	Erection of 8 x detached 4-bed dwelling (plots 1,2 ,3 and 4 with attached carports), associated bin/cycle stores, landscaping, parking, and creation of new access at	Pending	Written Representations on behalf of the CCB The Chilterns Conservation Board (CCB) submitted part commented/part objection to the application, the subject of this appeal, on 27th October 2020. We have also been involved in submitting comments against the wider application, material to this appeal and under reference 18/07194/OUT for 'Outline application (including details of	6.8 .21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					<p><i>access, layout & scale) for erection of 103 dwellings with all other matters reserved Tralee Farm 20 Wycombe Road Holmer Green Buckinghamshire HP15 6RY (yet undetermined).</i></p> <p>In summary, the principal AONB issues raised here are matters of setting and ecological enhancement and bio-diversity net gain (NPPF 2021 at paragraph 174 and 176 as well as the AONB Management Plan 2019-2024, Chapter 5 - Nature).</p>	
Development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access at	SODC	P20/S4706/FUL	<p>Land to the west of Wallingford Road adjacent to sewage works between Goring and South Stoke.</p> <p>Further Amended Plans/Details (August 2021).</p>	Pending	<p>CCB Comments</p> <p>We commented that previously that the (June) amendments appeared rudimentary and without any explanation, with modest screen planting. The August further amendments are acceptable, with a detailed explanation and a detailed planting plan, together with a maintenance regime. We note that the access track is designed to appear as a grassed surface once the seeded maintenance has taken effect. The CCB would ask that an appropriately worded planning condition is used to maintain an appropriate appearance and to blend in with the predominant Chilterns character.</p>	16.9.21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
Langley Farm Cholesbury Road Tring Herts	DBC	21/02713/FUL	Construction of a new dwelling following the demolition of existing dwelling and outbuildings and alteration to boundary	Pending	<p>CCB Comments</p> <p>We have seen Dr James Moir's comments and his application and interpretation of the Chilterns Design Guide are supported. The CCB is increasingly aware of the impact of lighting on the intrinsically dark skies environment of the AONB. Notwithstanding the architect's care in locating the new dwelling within the site's topography, there is still a large amount of glazing in the south-eastern elevation. By amalgamating the existing footprint/volumes within the site into predominantly one building, there will be an impact and the lighting impact has a potentially far-reaching effect. The CCB notes the amended plans, albeit we would be grateful to see a brief commentary on how they relate to the originally submitted ones. As matters progress, we recommend that glazing is reduced and/or the subject of details stipulating a non-reflective, low impact specification, itself the subject of future discharge by planning condition. Dr Moir addresses the use of grey bricks, glazed balconies and vertical timber cladding. We welcome discussion and dialogue on</p>	16.8.21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					these issues and the CCB’s supplementary technical notes on materials, flint and roofing materials will be of assistance here.	
Little Chalfont Golf Club Lodge Lane And Adjacent Land To The South Including Homestead Burtons Lane Little Chalfont Buckinghamshire HP8 4AJ	Buckinghamshire, Chiltern & South Bucks	PL/21/3073/EI ASO	EIA scoping opinion in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed development comprising demolition of existing buildings on site and construction of up to 380 homes (including 40% Affordable Units), 100 unit Retirement Village (Use Class C2/C3), 60 bed Care Home (Use Class C2), safeguarded land for a 1FE Primary School/ Primary School Expansion with nursery, Community Centre (possibly including retail use, flexible office space, satellite GP	Pending	<p>CCB EIA Scoping Opinion</p> <p>As is acknowledged the (statutory) boundary of the AONB lies to the immediate west of the application site. A comprehensive PROW network moves between the AONB’s nationally protected landscape and Little Chalfont.</p> <p>Paragraph 4.11.3 refers to the setting of the AONB.</p> <p>CCB recommendation - The ES must deal with the settings relationship, with reference to CROW s 85, the NPPF, the AONB Management Plan 2019-2024 and CCB’s own Position Statement on Setting (2011).</p> <p>CCB recommendation - Any cumulative assessment must include an assessment germane to the impact upon the AONB’s landscape character, consistent with our own Position Statement on the cumulative</p>	31.8 .21

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New CCB Responses on Planning Applications since Last Planning Committee						
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			surgery) and new public parkland		<p>impact upon development within the AONB. Please refer to 'Cumulative Impacts of Development on the Chilterns AONB' (2017).</p> <p>CCB recommendation- A detailed lighting impact assessment is required. A matter of particular interest being the impact upon the AONB by virtue of solar glare and light pollution. This would be an approach consistent with many other applications that sit adjacent or adjoining the AONB. Again, we also rely on the CROW Act section 85 which deals with '<i>so as to affect</i>' the AONB, as opposed to an impact within the AONB.</p>	
Lodge Farm Upper Icknield Way Buckland Bucks LH (amended details, July 2021).	Buckinghamshire Aylesbury Vale	19/04025/APP	Conversion of traditional farm buildings to no. 8 residential units (including partial replacement, new build, and demolition)	Pending	<p>CCB Objection (Dec 2019) and CCB Comments (July 2021) on amended plans</p> <p>Updated Amendments (July 2021). CCB welcomes the updated elevations submitted as 19067-PE0010-Rev B, which confirms many points regarding the appropriate use of reclaimed materials, especially roof tiles.</p> <p>Taking account of the updated papers, we can see that the</p>	14.7.21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					elevations and the overall setting of these fine non-designated heritage assets, are appropriately conserved. CCB would ask that the LPA reassures itself on the matter of internal sub-division and retention of fabric. We have proposed various conditions in our updated comments, to permit something of a watching brief for the conservation officer. The relatively unsustainable location for residential conversion must be offset by an exemplary scheme for the reuse of non-designated assets. This scheme now has that potential, and we commend the external design treatment and ask the LPA to assure itself on the internal layout with appropriate weight given to the Chilterns Buildings Design Guide.	
Land At Terriers Farm Kingshill Road High Wycombe Buckinghamshire	Buckinghamshire, Wycombe Area	21/07002/FUL	Erection of 418 dwellings, associated parking, landscaping, open space, formal sports pitch provision and diversion of PROW, along with vehicle and pedestrian access from Kingshill Road and	Pending	CCB Part Comments (design, layout materials) and Part Objection (lighting within the setting and need for greater detail on ecological connectivity). Summary of the CCB's recommendations. (I). Confirmation as to the 15m distance from the northern site boundary (red line) to the development.	6.8 .21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
			Amersham Road (A404		<p>(2). Redesign of the layout in Character Area B, to promote the vision of the Development Brief, to promote an informal rural fringe.</p> <p>(3). Redesign of lighting, associated with (2) as above, to comply with the dark skies environment of the Chilterns AONB.</p> <p>(4). Design amendments to reconsider roof designs, roof materials and brick materials, in accord with the Chilterns Buildings Design Guide. No use of white soffits, bargeboards and so forth.</p> <p>(5). Deletion of flint panels and use of hand worked flint, with a similar condition to that used by SODC at Highlands farm, Henley.</p> <p>(6). Deletion of the illuminated floodlights to the northernmost pitches in area 6 of the illustrative layout to comply with Figure 13 of policy HW7.</p> <p>(7). Confirmation that the width and configuration of the ecological corridor satisfies the detailed requirements set out in the Development Brief.</p> <p>(8). Delivery of ecological connectivity between 2 areas of ancient woodland. The applicant must give attention to existing species and keep as</p>	

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					<p>much of what is there (hedge and woodland) as possible and any new planting is deployed to reinforce the corridor. That should be a mix of native species, as currently present and be the subject of a management regime with periodic review. Secondly and looking at the submitted plans, the applicant also needs to review the plans to retain as much connectivity as is possible. Paths and roads that dissect the corridor could be narrowed with existing trees/new planting either side so that canopy cover at least can form a continuous link throughout. CCB seeks a bespoke plan, to address these issues, annotated with a management regime and periodic review mechanism (to be within the scope of a planning condition) and with the possibility of wider landscape conservation improvements (within the scope of the section 106 agreement).</p>	

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
The Old Vicarage & Old Rectory Cottage Turville Valley Road Turville Buckinghamshire RG9 6QU	Buckinghamshire, Wycombe Area	21/06762	Installation of new gates (Grade II* building) .	Granted 3 rd August 2021	CCB Comments The Conservation Area Character Appraisal (1995) notes the importance of views within and into the village. Visual permeability between properties and public realm is important and applies here. The impressive historic and urban design features of the rare flint gates piers need to be respected by the design of the gates. The desire for a robust design, as set out in the application papers, diminishes from this permeability and the associated impact on the design eminence of the piers.	26.7.21
Thunderdell, Ringshall Road, Ringshall, Berkhamsted Hertfordshire HP4 1LU	DBC	DBC 21/03124/FUL	Demolition of existing house and seven outbuildings. Construction of new part two storey, part 1 1/2 storey, part single storey new dwelling and one new outbuilding at	Pending	CCB Comments/Part Objection The existing dwelling is redolent of the Arts and Crafts style. It postdates the dissolution of the Brownlow estate and the acquisition by the National Trust together with the 'Metroland' style developments completed by Thomas Place, who transferred various rights to the National Trust in the form of restrictive covenants. We would ask that a more holistic view is taken of the heritage considerations with reliance on Historic England's	7.9.21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					Conservation Principles (2008) which address matters of historic and aesthetic importance. The CCB concludes that this property exhibits merits of both an historic and aesthetic nature.	
West Leith Farm West Leith Tring HP23 6JR	DBC	21/01720/FUL	Change of use of agricultural land to dog walking paddock with the use of West Leith Farm existing car parking for customer/ visitor parking at	Pending	<p>CCB Comments</p> <p>The CCB would propose to make brief comments only and the LPA determines the application in accordance with the NPPF at 172, the CROW duty of regard, adopted Dacorum Local Plan and the Management Plan (to which weight may be attached, as set out in Planning Practice Guidance).</p> <p>The LPA will want to be assured that this is not a species rich meadow. The meadow to the north, Front Field, West Leith Farm, is a Hertfordshire Wildlife Site, the woodland to the SW is ancient woodland and BBOWTs Dancers End SSSI is also to the southwest. CCB does not, however have any records within the West Leith triangle.</p>	19.7 .21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Frithsden Vineyard Frithsden Lane Frithsden Hemel Hempstead Herts	DBC	DBC 21/03137 /FUL (dwelling) and 21/03130/MF A (winery, parking, landscaping).	Replacement Dwelling and New Winery, parking, and landscaping.	Pending	<p>CCB part Objection/part Comments</p> <p>The principle of a new dwelling is established by virtue of the existing one and the partial brownfield status of a part of this site. However, a detailed consideration of the proposed location for the new dwelling ultimately leads to a conclusion that it harms the special qualities of the AONB. The proposed siting of the new dwelling works against the topography and in views from nearby public rights of way the impact on this more elevated part of the site would diminish the special qualities of this rolling landscape.</p> <p>This proposal has a much larger footprint and from a review of the submitted papers and following a site visit, this site enjoys considerable potential to screen a building by occupying the existing built envelope, located in and around the existing vehicular access.</p>	29.9.21
Kidmore End Memorial Hall Reade's Lane Sonning Common. Amended Plans	SODC	P20/S4912/FUL	Lighting on the proposed Multi Use Games Area and lighting around the site for wayfaring and access	Pending	<p>CCB Comments</p> <p>From our reading of the papers, an addendum report proposes a series of stricter measures when compared to the original submission. We noted a desire to move towards a 2700 kelvin CCT specification (1.3.7 in the addendum report) and a stricter</p>	29.9.21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					<p>curfew of 21-30 hours (1.3.19 in the addendum report). Also, the use of additional shielding (1.4.2 of the addendum report). All of these are to be welcomed in the interests of the AONB and especially in delivering the very significant need to avoid obtrusive light.</p> <p>As the applicant rightly addresses the emerging technologies that can deliver 2700 kelvin (in 1.3.7 of the addendum report) we recommend that a planning condition stipulates that this is a requirement within a set future period, when this new technology is expected to be delivered.</p>	
At land to the east of the B481 Rotherfield Peppard	SODC	P21/S2588/O	Demolition of existing pavilion and erection of 4 detached dwellings with associated garaging, access arrangements and amenity, and provision of playing field land for Peppard C of E Primary School	Pending	<p>CCB Comments</p> <p>CCB does not propose to comment on this application. We noted that the LPA submitted a detailed pre-application opinion in 2019. The Conservation Board has a consultation protocol in place with the Local Planning Authorities within the AONB boundary. This is set out at page 72 of the AONB Management Plan 2019-2024. This application falls below the threshold for residential developments, and we consider these on a case-by-case basis.</p>	29.9.21

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Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					<p>We wanted to clarify this because in the ‘Application Resubmission Statement’ it states at section 5 that,</p> <p><i>‘while the Chilterns Conservation Board did not comment on the application, they therefore did not object to it’.</i> The assertion that because the CCB did not comment implies acceptance is an incorrect one to make. The CCB supports the decision of South Oxfordshire DC in this case.</p>	
Land adjacent No 8 Red Lion Lane Bridens Camp Hemel Hempstead Herts.	PINS	LPA Reference 20/02711/FUL PINS Reference APP/A1910/W/21/3274531	Appeal by The Gaddesden Trust against the decision of Dacorum BC to refuse planning permission for the construction of nine dwellings and upgrading existing access	Pending	<p>Statement of Written Representation on Behalf of the Chilterns Conservation Board.</p> <p>The development of the appeal site would result in an erosion of the AONB. The Chilterns AONB is under considerable pressure for development in and around its borders.</p> <p>The CCB engages with the Local Plan process, to assist in the selection of sites and to assist LPAs in the delivery of the various legal and policy duties that both conserve and enhance the nationally protected</p>	27.9.21

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board’s Response (please contact the Board for more detailed information if this is required)	Date
					landscape of the AONB. This appeal site has not been included in any draft Local Plan and for good reason. The Chilterns is a nationally protected landscape, and we cannot agree that to develop 9 dwellings here would deliver the key duties, in policy and law, of conserving and enhancing the special qualities of the AONB.	

Item 7 – APPENDIX 7.3**Update on Status of Planning Applications CCB previously commented upon**

Ref. No.	Proposal	Status	Application Site	Deadline for Comments
21/03577/AP P	72 dwellings and junction improvements	Pending	Land off Church Rd Ivinghoe	15.10.21
MW0115/FH A	Sand and gravel extraction and restore to agricultural and nature conservation	Pending	White Cross Farm near Wallingford	16.10.21
P21/S3926/F UL	One dwelling and 14 ha rewilding	Pending	Chalk Pit adjacent Lys Mill, Wallingford	8.10.21

Item 10a: Development Management Matters – supplementary paper on Little Sparrows, Sonning Common

Author:	Michael Stubbs, Planning Advisor & Matt Thomson, Planner
Lead Organisations:	Chilterns Conservation Board
Resources:	Staff time
Summary:	The extra care retirement village development approved on appeal at Little Sparrows, Sonning Common, Oxfordshire, presents significant concerns about planning policy for development in AONBs.
Purpose of report:	To update the committee on the chronology of events and issues raised at Little Sparrows.

Background

16. Little Sparrows comprises 4.5 hectares of land to the immediate northeast of Sonning Common, entirely within the AONB. The CCB has been extensively involved in this case, from pre-application to a post-planning inquiry complaint to the Planning Inspectorate. To assist, we have set out a chronology of events and with brief commentary at the end.
17. The planning application and subsequent appeal was for '*Hybrid planning application for the development of a continuing care retirement community care village. Full planning permission for a "village core" with 31 assisted living units and 16 care units and ancillary care facilities, community space, gardens, green space, landscaping and car parking areas with a further 26 assisted living units in blocks B1-B4. An outline application (all matters reserved except access) for 60 assisted living units, ancillary community space, gardens, green space and landscaping and car parking areas*' (131 units in total).
18. The site was rejected for inclusion in the original 2016 Sonning Common Neighbourhood Plan and in its current revisions, following the allocation of additional housing in the recently adopted 2019 South Oxfordshire Local Plan.

Chronology

19. CCB pre-application consultation with both the applicant and SODC (June 2019) – CCB raised an objection in principle
20. Hybrid (full and outline) planning application submitted (January 2020) - CCB raised objections, based on the harm to the special qualities of the AONB (landscape, relative tranquillity), design

(including a 2-and-a-half storey cruciform block) and visual impact (views from public rights of way back to the wooded dip slope above Gallowstree Common).

21. Reported to the CCB's own planning committee (at its March 2020 meeting).
22. Meeting the applicant's planning agent (April 2020).
23. Refusal issued by SODC (30th June 2020) and subsequent appeal lodged (December 2020)
24. Public Inquiry held (April and May 2021). CCB appeared and presented evidence to substantiate our objections. This evidence dealt with the consequential harm and challenged the assertions made by the appellant's landscape witness that this site did not share any of the Chilterns' 'special qualities' argued to be confined to 'core' features, often associated with iconic Chilterns landscapes around the escarpment, beech woodlands and chalk streams/dry valleys.
25. Appeal Inspector's decision (June 2021), in which the Inspector allowed (granted) the appeal, in part on the basis that this was generic countryside and part of a wider mosaic of a landscape. The Inspector formed the view that any harm would be minimal. The Inspector stated (his paragraph 53), 'Planning policy and statute give equal protection to all parts of the AONB. However, it would be unrealistic to expect the appeal site and its immediate context to share all or even most of these special qualities' and continued (paragraph 54) 'The core characteristic of the appeal site and its context, and the most relevant of the special qualities to it, is the extensive mosaic of farmland with tree and woodland cover. However, this is probably the broadest and most generic of the special qualities acting as a 'catch all' for the extensive areas of farmland across the area' (and continues).
26. The CCB's letter of complaint to the Planning Inspectorate (30th July 2021) asserted that the Inspector's lack of logic misunderstood and misapplied AONB legislation and policy. The point raised as to a generic landscape, was both wrong on its merits but also completely at variance with the necessary AONB protections in law, policy, and planning guidance. The Planning Inspectorate responded, for the most part, that these formed matters of planning judgment that the Inspector was allowed to determine.
27. SODC launched a statutory review under the planning act (legal challenge) (6th August 2021) and the matter is currently before the Planning Court. A part of the case put by SODC being that the Inspector misapplied the policy tests in the National Planning Policy Framework, as apply to major development within nationally protected landscapes. In the papers SODC cited the letter of complaint produced by the CCB.
28. By coincidence, and appeal decision had been issued (30 July 2021) on a larger proposal for 473 homes in the High Weald AONB next to Horsham which, despite a similar housing supply context and with exactly the same landscape arguments from the same development promotion team, was dismissed, with the (different) Inspector in that case concluding on exactly the opposite basis to the Little Sparrows case.

Brief Commentary

29. This case is deeply troubling. The Planning Inspector accepted the argument put by the appellant's landscape witness that an AONB has core features and special qualities and peripheral areas and features. This logic runs counter to the duties and responsibilities that protect the AONB. It would serve to establish a 'cherry picking' exercise in which the AONB's special qualities are the subject of division or filtering, so that some are deemed less worthy of protection than others. We are aware of other cases (outside the Chilterns) where planning consultants are presenting this argument, citing the Little Sparrows decision. We await the

decision of the Planning Court with interest. Whatever the outcome we would propose further reflection here. It cannot be the intention of both Parliament (the section 85 duty in the CROW Act) or the Minister (signing off the NPPF) that development within an AONB could be justified in this way.

Recommendation

1. That the Committee notes the report and considers the potential implications of this decision.