



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 the **Planning Committee**

Thursday 13th October 2022 at 10.00am

Chiltern Room at Chinnor Village Centre, High Street, Chinnor, OX39 4DH

Agenda

1. Apologies
2. Declarations of Interest
3. Minutes of Previous Meeting (12/07/22)
4. Matters Arising
5. Planning Committee Work Programme (inc. 'Real Time System' progress)
6. Governance Review
7. Policy Update (inc. national planning reforms)
8. Development Management Responses and Updates
9. Any Urgent Business
10. Future Meeting Dates:
 - Wednesday 11th January 2023
 - Wednesday 12th April 2023
 - Wednesday 19th July 2023
 - Wednesday 11th October 2023



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

**held on Tuesday 12th July 2022 at Chinnor Village Centre, High Street, Chinnor OX39
4DH commencing at 10.03 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
John Nicholls	Secretary of State- <i>Chair for this meeting</i>

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

Officers present-	
Mike Stubbs	CCB Planning Advisor

And others	
Deirdre Hansen	Clerk and minute taker

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

No public present.

454.a. Appointment of Chair

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

b. Appointment of Deputy-Chair.

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

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

455 Apologies for absence

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

456. Declarations of Interest

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

457. Minutes of the meeting 13th April 2022

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

458. Matters Arising from the minutes

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

459. Public Questions

No public present.

460. The Planning Committee Work Programme-Update

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

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

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

461. Governance Review- Planning Committee implications

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

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

3. Delegation:

Three options were discussed:

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

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

4. Rewriting the Code of Governance is not a function of the Planning Committee:

1. The Committee is asking the TFG to note the Committee's recommendations for inclusion in its longer-term revision of the Code following the Defra/NE review.
2. The Committee is recommending s7.n. in the Code be clarified.

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

5. Planning Committee Responsibilities to be laid before the Board were discussed.

1. The Planning Committee shall make all representations on behalf of the Board in relation to any of the following which it considers likely to impact the AONB and /or its setting: national and local planning functions; planning applications; planning policies of statutory bodies;

infrastructure proposals; enforcement and any other proposals or policies relevant to development within the meaning of planning legislation.

2. The Planning Committee shall determine the CCB's own planning policies or amendments thereto, including, but not limited to transport, heritage assets, conservation and design; and shall consult with stakeholders on such policies, for approval by the Board.
3. The Planning Committee shall recommend to the Board, and monitor progress, on planning elements of the Management Plan.

6. **Planning Committee Operations** to be laid before the Board were discussed.

1. The Committee shall be composed of board members and co-opted members in the numbers and proportions prescribed in the Board's current Code of Governance (Code) and shall meet four times per year.
2. It shall receive and note retrospective reports on all items within its responsibilities which are delegated to the Planner under section 3 below and shall determine any matters within its responsibilities which are not so delegated.
3. *This item on hold until discussion with the Planner as mentioned above have been finalised. The Board having confirmed that it delegates all its planning functions to the Planning Committee, pursuant to s7.n of the Code, the Planning Committee delegates to the Officers the formulation, finalisation, and submission of all CCB responses to the matters encompassed in item 1 of the Committee's responsibilities. Delegated decisions shall be reported for information to the next available meeting of the Committee.*
4. If the Planner or a member of the committee considers a decision to be contentious, they shall have the discretion to consult the Chair or Deputy Chair of the Committee on whether it should be referred to the Committee for a decision instead of remaining delegated to the Officers.
5. If the Planning Committee considers that a matter within its responsibilities is of such significance that it requires the authority of the Board, and timing allows, it shall refer it to the next available Board meeting. If an urgent response is needed before the next available Board meeting, the Chairs and Deputy Chairs of the Board and Planning Committee shall take that decision jointly and report to the next Board meeting.
6. If the Planning Committee requires informal guidance from the Board, the Chair of the Planning Committee, or in their absence the Deputy Chair shall liaise with the Chair of the Board.

1. **The Committee AGREED to recommend the above Planning Committee Responsibilities and Planning Committee Operations for adoption by the Board to supersede relevant sections of the Code of Governance on a temporary basis, pending a comprehensive review of that Code.**
2. **The Committee AGREED that the above Planning Committee Responsibilities and Planning Committee Operations be suggested to the Task and Finish Group as modules for eventual insertion into the revised Code of Governance in a format that the Task and Finish Group defines.**
3. **The Committee AGREED that the Task and Finish Group be alerted to the Code of Governance's need for clarification on delegations.**

Cllr Sue Rowland took the Chair

462. Policy Update

The Planner has presented a report on current policy developments and consultations.

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

John Nicholls took the Chair

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

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

463. Development Management response and updates

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

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

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

Particular note was made of the following Planning Applications:

- PL/21/1676/OA Hampden Farm Barns, Prestwood, Buckinghamshire. Harmful to the special qualities of the AONB. Appeal pending.
- S/1383/FUL Caversham Heath Golf club. CCB objection inappropriately sited in the AONB and thwarts the Dark Skies Policy.
- P22/s1567/FUL Donnelly, Nr Henley. CCB comment. The extent of the glazing on the new dwelling and the material alien to the AONB.
- PL22/1542/HS2 Land South of A485 Chesham Road to the west of the property Meadow Leigh Chesham Road. CCB comments, the access creates an urban scene, unnecessary in a rural area.
- CB/22/01804/OUT Greenwoods, land north of Higham Road and east of the A6 Bedford Road, Barton le Clay. CCB objection, development in rural hinterland.
- 22/0/8187/MOA Land east of Tring. CCB comments, holding objection. Requires a strategic assessment of policy.
- 22/01106/MFR Little Heath Lane, Berkhamsted. A solar farm, CCB objection damage to the landscape character.

- 22/05651/OUT Land off Longwick Road, Princes Risborough. CCB comments on lighting and the landscape.
- 22/06443/FULEA (Little) Marlow Studios. No CCB comments yet, but it affects the setting of the AONB

The Chair thanked the Planning Advisor for his work.

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

464. Urgent Business

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

The next meeting was agreed as Tuesday 11 October 2022.

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

The Chair.....

Date.....

Item 5 **Planning Committee Work Programme – update**

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.

New ways of working – ‘real-time system’

2. Progress with implementing the real-time system continues to be slower than hoped. This is partly due to pressures of other work.
3. Officers are grateful for the encouragement that members have been providing on this project, including offers of contacts for technical support. We have followed up on these contacts but haven’t found quite the right support for what we need to do, and for the time-being are teaching ourselves using online resources.
4. We are also now advised that the Board has requested that the wider team develops an online resource to support the sharing of documents and more collaborative working. This is being led by the corporate administration team under Lynne Cordice. There is clearly overlap between these two projects and we are keen to avoid unnecessary duplication.
5. At its meeting on 6th September, the Board discussed the proposed real-time system, to help this Committee frame its parameters. Members supported the concept and raised the following useful points, as summarised by John Nicholls (*in italics*). Each point is followed by commentary from the Planner.
 - *The need for an ‘alert system’ for issues in specific areas like Wards. The system aim should provide such alerts and enable all members to input local knowledge through a comment facility, but should not involve members making decisions, where delegations to officers should be respected.*
 - It is intended that the system should be able to offer email (and/or other) alerts of assistance to Members, and for the database(s) of consultations to be filterable or searchable by certain parameters. However, we do not propose to apply geographical filters down to ward (or parish) level. Local Authority or Parish Council representatives on the Board represent the interests of their entire district, borough or county (as applicable) not just the area to which they have individually been elected. It is essential that Members see all of the matters affecting the area they represent on the

Board when undertaking Board business. (The relevant local authorities can prepare alerts or consultation lists down to ward or parish level.)

- To clarify the point about inputting local knowledge etc.: the intention of the system is to enable Members (a) to identify what consultations are being considered by officers and what the key issues for the Chilterns AONB involved in those matters are; (b) to alert officers of consultations that they might not have picked up on; (c) to provide local intelligence about consultations that officers might not otherwise be aware of; and (d) to identify any consultations that should be elevated for consideration by the Committee (or equivalent) as a result of their significance, controversy, etc. The system is not intended to encourage Members to individually seek to influence officers' decisions on consultations: the place for influencing decisions is in open discussion in the Committee (or equivalent) – this is about openness and accountability, rather than restricting Members' influence.
- *The need for a 'cut off' of size of application, to avoid members and staff being bombarded with unnecessary material. The Management Plan (p.72) identifies the types of development proposals that we would normally comment on, and this would be the starting point. That list is not exhaustive, and carries a caveat about developments that e.g., might set a precedent.*
 - It is intended to use the types of application listed on p.72 of the Management Plan as the basis for selecting the applications we normally respond to. The full caveat relates to "other smaller proposals including those in prominent locations or likely to set a precedent or involving the loss of a community facility".
 - The list could (when resources permit) do with revisiting for a re-negotiated protocol for a number of reasons, including that it omits many infrastructure proposals, including roads and railways. Types of development that are frequently raised by members through the real-time system could feed into this review.
- *That any input – or even absence of comment – from serving LA Planning Committee members must not imply their pre-determination of an application. The system must avoid this and its processes be rigorously documented to avoid this implication.*
 - This is one of the key reasons why it is important that the system does not encourage (or be seen to encourage) Members to seek individually to influence responses. The delegation of responses to officers disconnects CCB's corporate responses to consultations from individual Board members. The place for discussion of the content of responses is through the Committee (or equivalent) where the Committee processes enable open discussion and safeguard against conflicts of interest.
- *Some training in what are 'material planning considerations' would assist the wider Board.*

- One of the Planner’s objectives for 2022/23 is to initiate planning training for Board members and staff to assist with exactly this kind of thing. The training is intended to be delivered in replicable bite-size chunks, which could be offered as part of induction, with refreshers and updates for established members/staff.
 - *A ‘call-in’ facility on matters raising wider policy issues should apply to all Board members rather than just this Committee.*
 - This is agreed. The wording of whom the ‘call-in’ provision applies to must include both Planning Committee members and Board members, because the Committee includes co-opted members who are not necessarily members of the Board.
 - Additionally, authority to call cases in for consideration by the Committee was intended to be applied to the planning officers, but there is a case for extending that authority to other CCB officers (e.g. landscape, conservation, archaeology, etc. officers) who often provide inputs into our planning responses. While officers do tend to work comfortably together, it is conceivable that a significant difference of opinion could arise between officers, and there should be a mechanism to resolve this possibility (such a mechanism might not always be a meeting of the Committee – it could be resolved by e.g. a conversation with the Chief Executive Officer or the Committee chair).
 - There is a strong overlap between how the real-time system is intended to work and how authority is delegated from the Board to the Committee and on to officers, and how matters are referred back up and/or resolved in other ways – we need to make sure that these are developed and codified together, with the (revised) Code of Governance being seen as the definitive protocol that the real-time system is intended to implement.
6. The Board’s observations, along with the planning officers’ consideration of what needs recording and how, are being written up as a specification for the system. Unfortunately, it has not been possible to finalise this before the Committee papers need to be circulated, and this will be circulated separately.

New CCB position statement: Lighting

7. We had intended that the Committee would have sight of the final draft for this meeting, but this has proved too optimistic. However, we have now agreed the necessary instructions for the technical review of the statement for WSP consultants, who are well versed in such matters as well-respected lighting engineers and whose consultancy team worked on the current Institute of Lighting Professionals (ILP) technical notes. These are widely used by planning authorities and carry authority. Further, they are able to produce a technical appendix, which offers flexibility of periodic review as technology evolves and changes. We hope to thus follow the format first promoted by the Cranborne Chase AONB who have produced a suite of such documents in the past.

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

8. As a result of our focus on delivering content for the new website in the last quarter we have not made progress on updating our existing published guidance itself. We have however consolidated all of the planning and development guidance onto a single page on the new website (<https://www.chilternsaonb.org/what-we-do/planning-and-development/published-advice-guidance/>), making it easier for our stakeholders to quickly find all the information they need and see how it relates to our other principles, policies and priorities, including the Management Plan.
9. The new website is now live, and we strongly encourage the Committee members to follow the advice issued by the corporate communications team to test the site to destruction. Your planning officers would also welcome any observations on the planning section (mostly within <https://www.chilternsaonb.org/what-we-do/planning-and-development/>), including suggestions for additional content (we have our own shopping list too).

Dates of next meetings

10. The agreed dates for forthcoming Planning Committee meetings are as shown on the Agenda, i.e.:
 - Wednesday 11th January 2023
 - Wednesday 12th April 2023
 - Wednesday 19th July 2023
 - Wednesday 11th October 2023

Recommendations

The Committee is invited to:

- 1) note the progress made on the work programme set out in the content of this paper;
- 2) consider the specification for the Real-Time System (to be circulated separately, in relation to paras 2-6) and approve it with any amendments agreed by the Committee;
- 3) test the “influencing planning and development” pages of the new CCB website, and offer any observations to the Planner.

1. that the Board delegates all planning* matters to the Planning Committee;
 2. that the Committee decides from time to time which of these matters should be delegated to officers (and not just the Planner, as others may need to be involved);
 3. that the Committee's current decision on such delegations should be that all consultation responses and correspondence with stakeholders on planning matters are delegated to the officers, provided first that these are consistent with established Board principles, policies and priorities, and secondly that the Committee, other Board members and the officers can identify cases that should be referred to the Committee for a decision;
 4. that the matter of defining CCB principles, policies and priorities on planning matters (including the planning content of the Management Plan) for approval by the Board is retained by the Committee, on which the Committee and officers can both initiate discussion; and
 5. that the delegation of other matters to officers, outside the definition of planning*, will take place via the Chief Executive Officer or as the Board may otherwise determine.
15. Based on that discussion, the "Planning Committee Responsibilities" and "Planning Committee Operations" suggested to the last meeting would be modified as set out in the appendices to this report. These sections will form the interim working arrangements for the operation of the Planning Committee pending the completion of the Governance Review and the next opportunity to amend the Code of Governance and will also inform those processes.
- 16.* The definition of "planning" for the above purposes is set out under "Planning Committee responsibilities" in appendix 1.

Recommendations:

- 1) that the 'Planning Committee Responsibilities' and 'Planning Committee Operations' set out in Appendices 1 and 2 respectively be adopted by the Committee as interim working arrangements pending the completion of the Governance Review and amendment of the Code of Governance, and recommended to the Board for approval on that basis; and**
- 2) that the Responsibilities and Operations also be suggested to the Governance Task and Finish Group as modules for eventual insertion into a revised Code in whatever format that Group defines.**

Appendix 1: Planning Committee Responsibilities

1. Under para 69 of the current Code of Governance, the Planning Committee's function is to "make all representations on behalf of the Board in relation to planning policy and planning applications."
2. In relation to this function, the following definitions apply:
 - (a) "representations" is taken to include:
 - i. responses to relevant consultations from national government, local government, any other public body, private sector bodies including developers and infrastructure providers and any other stakeholder in the Chilterns AONB;
 - ii. correspondence or discussions with stakeholders providing formal or informal planning advice or explaining the CCB's principles, policies or priorities; and
 - iii. standing advice or guidance published, or intended to be published, by the CCB, including CCB policies, design guidance, technical advice and position statements, and the planning content of the Management Plan;
 - (b) "in relation to" is taken to imply that representations are not restricted specifically to planning policies or planning applications, but also may include representations on other forms of development consent and on matters affecting planning policies and planning applications, including legislation and other reforms that might have an impact on planning; and
 - (c) "planning" is taken to refer to any of the following which the Board, its Planning Committee or its officers consider likely to impact physically on the AONB and/or its setting: national, local and neighbourhood planning policy; planning applications, appeals and enforcement; infrastructure plans or proposals, including those relating to the use or operation of existing infrastructure; and any other proposals or policies relevant to physical development, including, but not limited to, transportation, building design, landscape design, built heritage conservation and the impacts of development on landscape and nature.
3. In that context, in addition to responding to external consultations, the Planning Committee shall:
 - (a) determine CCB's own principles, policies and priorities on planning matters, or amendments thereto, including, but not limited to general and technical design guidance, good practice advice and policy position statements, for approval by the Board; and
 - (b) recommend to the Board, and monitor progress on, the planning elements of the Management Plan.

Appendix 2: Planning Committee Operations

1. The Committee shall be composed of Board members and co-optees in the numbers and proportions prescribed in the Board's current Code of Governance and shall meet four times per year.
2. It shall receive and note retrospective reports on all items within its Responsibilities which are delegated to officers under section 3 below and shall determine any matters within its Responsibilities which are not so delegated or have been referred to the Committee for consideration.
3. The Board having confirmed that it delegates all its planning functions to the Planning Committee, pursuant to para 72 of the Code of Governance, the Planning Committee delegates to the Planner the formulation, finalisation and submission of all CCB responses or correspondence (as set out in items 2(a)(i) and (ii) of the Committee's Responsibilities), provided that such responses are consistent with CCB's established principles, policies and priorities. Delegated decisions shall be reported for information to the next available meeting of the Committee.
4. If an officer, a member of the Committee or another member of the Board considers an issue under consideration to be contentious or otherwise worthy of wider discussion they shall have the discretion to consult the Chair or vice-Chair of the Committee on whether it should be referred to the Committee for a decision instead of remaining delegated to the Planner.
5. The Committee shall determine, for recommendation to the Board, the matters encompassed in item 3 of the Committee's responsibilities, including the planning elements of the Management Plan. Both the Committee and officers may initiate discussion of such matters.
6. If the Planning Committee considers that a matter within its Responsibilities is of such significance that it requires the authority of the Board, and timing allows, it shall refer it to the next available Board meeting. If an urgent response is needed before the next available Board meeting, the chairs and deputy chairs of the Board and Planning Committee shall take that decision jointly and report it to the next Board meeting.
7. If the Planning Committee requires informal guidance from the Board, the chair of the Planning Committee, or in their absence the deputy chair, shall liaise with the chair of the Board.
8. The Planning Committee shall report to the next Board meeting any responses made by it, or on its behalf, on matters which it considers sufficiently significant.
9. In the context of the Management Plan's objectives and indicators, and of the Board's agreed principles, policies and priorities, the Planning Committee shall keep under review and amend as it deems necessary the administrative processes required for the discharge of its functions, reporting any amendments to the next available Board meeting for information. When the Committee considers that any proposed such amendment raises issues of principle, management significance or the resources committed to the discharge of its functions, it shall make a recommendation for decision to the next available Board meeting before any such change is made.

10. Where the Planning Committee acts on planning matters under its delegated authority the chair (or vice-chair in his/her absence) of the Committee will be the authorised signatory using the following convention: "xxx, Chair, Chilterns Conservation Board Planning Committee, for and on behalf of the Chilterns Conservation Board".

Item 7	<u>Policy Updates</u>
Author:	Matt Thomson, planner / Michael Stubbs, planning advisor
Lead Organisations:	Chilterns Conservation Board
Resources:	Staff time
Summary and purpose of report:	To inform the Committee about current policy developments and consultations.

National Matters

1. As indicated in the paper to the July meeting, the Planner has been working on an analysis of the parts of the **Levelling-Up and Regeneration Bill** (LURB) that may be of relevance to planning in AONBs in general and in the Chilterns AONB in particular. It has been our intention that the same analysis will be used as the basis of discussions with the National Association of AONBs and other information sharing arenas appropriate to protected landscapes.
2. The Bill, and other current planning reforms have been thrown into confusion by the new Government's **Growth Plan**, announced as part of the 'mini-budget' on 23 September, which appeared to be proposing a new round of planning reforms, even before the last round had been completed.
3. Details of the new proposals and how they will be implemented are currently sketchy, there are some indications that the Government's intention is to continue progressing the LURB through Parliament, with some amendments (which could include significant additions and/or deletions) to provide the legal framework for reform of the mainstream town and country planning system. Changes to the **NPPF** and the proposed National Development Management Policies are still expected to come forward in parallel with this process. A new **Planning and Infrastructure Bill** will follow later, which is understood will include proposals to streamline the nationally significant infrastructure planning (NSIP) process, rather than the mainstream planning system, which will remain in the LURB.
4. In the context of all of the above, providing an assessment of the proposals of the LURB as it stood over the summer now seems premature. Officers will endeavour to keep the Committee apprised as more details become available on all the planning reforms. In the meantime, our previous observation still stands that the planning reforms take no account of the outcomes of the Landscapes Review and in many ways will almost certainly frustrate them, and therefore us. This is a serious oversight which we have raised with relevant stakeholders.

Local Plans

5. In August, the six Oxfordshire local planning authorities [announced](#) that they would no longer be working together on the joint plan known as **Oxfordshire 2050**, admitting that they were unable to reach agreement about the distribution of the plan's challenging development targets, which had been tied to the county's Housing and Growth Deal, agreed in 2017.
6. The announcement has been greeted with enthusiasm by many environmental groups, who had (rightly) been arguing that the growth targets underpinning that Deal were unsustainable for a county containing three AONBs, a well-defined and justified Green Belt, and a wide variety of nationally and internationally important natural and cultural heritage assets. However, a significant proportion of the Deal's intended quantum of growth is already embedded in the adopted local plans across the county, and those development targets as contained for example in the South Oxfordshire Local Plan (partly against the council's will) are already having an adverse impact on the conservation and enhancement of the Chilterns AONB.
7. The abandoning of the Oxfordshire 2050 plan, after significant investment by the local authorities involved, highlights the great folly in pursuing growth strategies through agreements and deals made outside of the planning system. Like the LEP strategies that preceded it, the Oxfordshire Housing and Growth Deal was not subject to the kind of rigorous assessment of the impact of growth on the county's environment that a local plan must go through, nor the levels of meaningful public consultation, nor proper alignment of growth with infrastructure provision, nor any assessment of actual deliverability – all of which are benefits of a strong planning system. (This should be remembered in the context of the government's current proposals for 'Investment Zones'.)
8. Encouraging local planning authorities to work voluntarily together on strategic planning is a cornerstone of the Levelling-Up and Regeneration Bill (as it currently stands), and it will be interesting to see how – and whether – this version of strategic planning continues.
9. On that note, two further joint strategic plans affecting the Chilterns AONB have been announced:
 1. **South West Herts** – comprising Dacorum, Hertsmere, St Albans, Three Rivers and Watford – have launched an [initial consultation](#) running until November; and
 2. **North East Central Herts** – comprising Broxbourne, East Herts, North Herts, Stevenage and Welwyn Hatfield – have begun work on a 'growth study' being undertaken by the AECOM consultancy (no public-facing material available to officers' knowledge).
10. The content of the consultation on the **South West Herts** plan is high-level at the moment, including a vision statement that lacks local distinctiveness, constructed around 'six pillars' – essentially environment, economy, communities, transportation, homes and infrastructure. Our main concern is that the outwardly-facing consultation information fails to

mention the Chilterns AONB at all, appearing to represent generically all “the natural recreational and character value of the area’s green spaces” as being part of “nature”. The AONB is only mentioned in background documentation and is disappointingly presented as being a “constraint to either [the] overall level and/or location of growth” (Spatial Strategy topic paper, para 5.5), alongside Green Belt, SSSIs, flood risk areas, etc.

11. Any submission we make on this consultation is likely to start from the basis that the AONB should be treated not as a constraint, but as an asset to the area that is worthy of conservation and enhancement for its own sake and for the benefit it brings to people’s social and economic health and well-being (as was also the basis for our responses to the Dacorum and Three Rivers plans which this is expected to supersede). In addition, we will draw attention to Natural England’s designation programme and the possibility that further land may be designated as AONB in this area (the same will apply to the NEC Herts plan as that comes forward).
12. The Inspector’s Report on the **North Hertfordshire Local Plan** was published in early September and makes for frustrating reading. A key outcome is that the Inspector has confirmed the allocation of three sites east of Luton (but outside the designated AONB) for housing-led development. This was contrary to our advice that the sites would have an adverse impact on the setting of the AONB, and about the potential for this area to be considered as part of Natural England’s proposed boundary review. While it is reasonable to give the boundary review little weight at this stage in the process, the Inspector has rejected the views of the statutory body charged with promoting the conservation and enhancement of the Chilterns AONB about the impact of the proposals on the AONB’s setting in favour of his personal view of the matter (“it seems to me” and “I consider” – his para 235), rather than referring to any evidence provided to the examination.
13. Also of significant concern are the changes made by the Inspector to our **model policy for the Chilterns AONB** that NHDC commendably had included almost verbatim in their local plan. The effect of the Inspector’s changes is to significantly water down the policy’s application as follows:
 - (a) Changing the requirement that development “Conserves and enhances the Chilterns AONB’s special qualities” to “Conserves and where possible enhances”, asserting that requiring enhancement was “one step beyond the protection afforded” by national policy. This ignores the requirements for developments to enhance the environment in general and protected landscapes in particular in NPPF paras 174, 175 and 176. The addition of “where possible” is unclear and unhelpful. The principle of development providing an uplift in environmental quality is now very much a part of the planning system, in particular through biodiversity net gain (intended as set out in the government’s [25 Year Plan](#) to be extended to “environmental net gain”). The principle should be that where it is not “possible” for development to enhance the environment, then the standard approach should be that the proposal should be refused, but noting that section

38(6) of the 2004 Act as ever allows the flexibility for that principle to be disapplied in the light of other material considerations.

- (b) Changing the requirements that development “meets the aims of” the Management Plan and “complies with” the Chilterns Buildings Design Guide to, in both cases, “has regard to”. The Inspector asserted that as “neither document forms part of the Plan for examination before me”, “it is consequently not for me to reach judgements about their soundness” – the same may be said to be true for many other documents to which the Plan refers (for example in policy NE10, the Inspector was happy that development “helps achieve” the objectives of the Anglian and Thames River Basin Management Plans). The Inspector’s conclusions on the Management Plan and Design Guide appear ignorant of both documents’ provenance and status, and are also out of kilter with the direction of travel the government has indicated in its response to the Landscapes Review. In addition, again, section 38(6) of the 2004 Act allows the flexibility to set aside requirements of a robust policy in the light of other material considerations.

Officers will be seeking an opportunity to make these points both to NHDC colleagues and to the Planning Inspectorate.

Neighbourhood Plans

14. Since the July meeting, the CCB has responded to two Neighbourhood Plan consultations.
15. **Cholsey Neighbourhood Plan submission draft** (August 2022): Cholsey is within the setting of the Chilterns and North Wessex Downs AONB and the CCB supported the plan’s proposed settlement boundary.
16. **Joint Henley and Harpsden Neighbourhood Plan examination** (also August 2022): This examination, convened by the independent assessor into the plan, dealt exclusively with the proposed allocation of land to the north of Highlands Farm (site 853), for 110 dwellings within the AONB. CCB advocated the deletion of this allocation, representing in our view an unnecessary erosion of the semi-wooded dip slope landscape that envelopes this part of Henley. The CCB has worked extensively, since 2015, to contain the impacts of the redevelopment of the adjoining brownfield site at Highlands Farm (170 homes, including affordable housing).
17. Of note, the independent assessor appointed to report (June 2022) on the **Woodcote Neighbourhood Plan** submission draft endorsed the parish council’s decision to allocate a lower housing threshold than that set in the South Oxfordshire Local Plan. This required an appropriate evidence base and in this case that comprised the production of landscape and visual impact assessments. The CCB supported that approach and the independent assessor commented (para 7.68) that:
 - (a) *‘The approach taken by WPC has divided opinions. On the one hand, it is supported by the Chiltern Conservation Board and the Council for the Protection of Rural England. In addition, Lone Star makes specific comments in relation to two sites in which it has commercial interests. Nevertheless, it offers support to*

the overall approach taken, and to the delivery of a lower figure of housing growth in Woodcote than that specified in the Local Plan', and at 7.52 'I recommend detailed modifications to the wording of the policy to take account of the representation from SODC and the Chilterns Conservation Board. Otherwise, it meets the basic conditions. It will contribute significantly to the achievement of the environmental and social dimensions of sustainable development'.

Recommendations

- 1. That the Committee notes and approves actions taken by Officers outlined in the report.**

Item 8

Development management responses and updates

Author: Michael Stubbs Planning Adviser

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 1. Since the July Committee, **2** applications were granted to which CCB made supportive comments, **2** refused to which we made comments and **3** refused to which we had objected and a further **1** withdrawn to which we had objected. Looking at appeal decisions, one was granted on which we had commented (Crowell Road Chinnor) and one dismissed (Hazelmere). Currently, the CCB has commented on **5** appeals, all in progress and including an HS2 appeal against the refusal of section 17 consent by Buckinghamshire Council (Bowood Lane overbridge and earthworks).
2. Since the last Planning Committee papers for the July Committee, the Board has made **18** formal representations on planning applications/appeals, including, **2** in support, **2** objections (one of a holding nature, i.e., requiring amendments), **12** comments (one of a holding nature) and 2 planning appeal responses (written representations). The formal representations are summarised in Appendix 2.
3. Current live casework is listed in Appendix 3.
4. The Planning Adviser will provide reflections on outcomes of CCB representations.

Recommendations

2. **That the Committee notes and approves the responses made in connection with the applications listed in Appendix 1, 2 and 3.**

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 Herts	NHDC	16/02014/1	Erection of 660 dwellings.	Pending	CCB Comments as previously reported NOTE: An updated application was the subject of consultation in Jan 2022. CCB restated its objection.	05.03.16 & 3.2.22
Land south and north-west of Cockernhoe and east of Wigmore, Cockernhoe Herts	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. NOTE: An updated application was the subject of consultation in Jan 2022. CCB restated its objection.	3.8.17 & 3.2.22
Tralee Farm 20 Wycombe Road Holmer Green Bucks	PINS	18/07194/OUT	Outline application (including details of access, layout & scale) for erection of 103 dwellings with all other matters reserved.	Appeal lodged.	Appeal lodged against non-determination NOTE: Appeal opened on 26th Sep 2022.	25.9.18
Upper Little London Farm Little London Wendover Bucks	Bucks, Aylesbury Area	17/00148/AOP (amended landscape assessment documents)	Outline application for the demolition of the existing metal barns and outbuildings, conversion of four historic brick barns into one single	Pending	CCB Comments (original CCB Objection 10th April 2017 as previously reported). NOTE: This application has been amended and several	24.7.18

		submitted June 2018).	dwelling and erection of 10 new dwellings.		of the CCB's points considered.	
Land off Pyrton Lane Watlington Oxon	SODC	P16/S2576/0	Outline application for the erection of up to 100 residential dwellings.	Pending	CCB Objection as previously reported. NOTE: Further amended plans were submitted October 2021	16.7.18
Land Between Longwick Road & Mill Lane Princes Risborough Bucks	Bucks, Wycombe Area	18/06916/0 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
Land west of Fairmile Henley-on-Thames Oxon	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 NOTE: Further amended plans were received in August 2022. CCB's earlier comments still apply.	9.9.19
Chiltern Hills Golf Course Green Street Chorleywood Herts 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
Land to the East of Green Street Chorleywood. Herts	TRDC	20/0898/O UT (300 dwellings) and 20/0882/O UT (800 dwellings)	Residential development for 300 and 800 dwellings (two application) including green spaces and landscaping.	Pending	CCB Objection as previously reported. NOTE: Re-consultation Feb 2022 and CCB restated its objection.	15.7.20

43 Springhill Road Goring Oxon	SODC	P20/S2488/FUL	Residential development of 52 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated landscaping and earthworks.	Pending	CCB Comments, as previously reported.	27.10.20
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.	Pending	CCB Objection, as previously reported. NOTE: No further amended plans have been the subject of discussion.	11.11.20 & 4.12.20
Handpost Cottage Church Road Ivinghoe Bucks	PINS	21/00918/A PP	Removal of existing outbuildings and outside storage, and erection of 3 dwellings.	PINS appeal and pending.	CCB Objection, as previously reported. NOTE: Now at appeal (against non-determination) under reference: APP/J0405/W/21/3283259	19.5.21
Henley Regatta Land Marlow Road Fawley Bucks.	Bucks, Wycombe Area	21/05417/FUL	Carrying out of works to 650 metres of Riverbank to prevent further erosion.	Pending	CCB Comments, as previously reported.	29.3.21
Land Adjacent to Cholesbury Lane (OS Field 4800) Cholesbury Lane Buckland Common Bucks.	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. NOTE: An Inquiry date had been set for February 2022 and was deferred to June 2022.	29.4.21
Land at Middle Grove Farm Chesham	Bucks, Chiltern & South Bucks	PL/21/0316/OA	Hybrid Application comprising full planning permission for the conversion of	Pending	CCB Comments, as previously reported. NOTE: Amended plans received Oct 2021 and a good	31.3.21

Road Hyde End Bucks			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 with details reserved in respect of appearance and landscaping.		deal of attention has been paid to the CCB's comments.	
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.	Granted on appeal 17 th June 2022	CCB Comments, as previously reported. The Inspector reported (as relevant to the AONB) 36. <i>'The appeal site is located outside of, but in close proximity to the Chilterns Area of Outstanding Natural Beauty (AONB). Due to some intervisibility from the AONB which is around 750 metres distant to the south east, the appeal site lies within its undefined setting'.</i> 41. <i>'However, from further afield, including from the AONB and from Crowell, the new development would be viewed in the context of the existing built form of Chinnor, including the recently constructed housing on the opposite side of Crowell Road. The Hills beyond the appeal site would remain the dominant backdrop from vantage points, including bridleways to the west and south of the site, with any views of the proposed development softened by existing vegetation. Moreover, the layout of the site would allow for wide landscape areas to mitigate the visual impact of the proposal, including around the new access, thereby according with the aims of the SOLA'.</i>	4.5.21

Land off Papist Way Cholsey Oxon.	PINS	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) Daycare Nursery, Open Space and Landscaping	Refused 4 th Feb 2022 Appeal now lodged	CCB Objection as previously reported. NOTE: Inquiry held at the end of August 2022 and decision anticipated before the end of the year.	21.4.21
Caddington Golf Club, Chaul End Road, Caddington Beds	CBC	CB/20/01833/MW	The remodelling of the golf course, through the importation of inert clean subsoil to enhance/realign	Pending	CCB Comments/ part objection, as previously reported.	2.6.21
Western end of the Handy Cross hub, High Wycombe Bucks.	Bucks, Wycombe Area.	21/06259/FUL	Five storeys building to use as offices and self-storage use including car parking, servicing, and landscaping.	Pending	CCB Comments, as previously reported.	1.6.21
Land off Greenfield Road, Westoning, Beds.	CBC	CB/21/02583/FUL	Construction of a temporary 43.45MW Solar Farm.	Withdrawn 8 th August 2022	CCB Comments, as previously reported.	29.6.21
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	CCB Comments, as previously submitted.	19.7.21
Land South of Orchard House Amersham Road Hazlemere Bucks	Buckinghamshire Wycombe Area	PINS reference: APP/K0425/W/21/3272284	Erection of 8 x detached 4-bed dwelling (plots 1,2 ,3 and 4 with attached carports), associated bin/cycle stores, landscaping,	Appeal Dismissed 16 th August 2022	Written Representations on behalf of the CCB The Inspector concluded, 15. <i>'The site is experienced in conjunction with the AONB and contributes to its setting by providing an open and rural appearance. This would be</i>	6.8.21

		Buckinghamshire reference: 20/07610/F UL	parking, and creation of new access.		<p><i>changed to one of a predominance of enclosed development. It would attract attention so that the nearby trees, hedges and woodland would not appear prominently.</i></p> <p>17. <i>'I therefore conclude that the proposal would be harmful to the character and appearance of the area including the setting of the Chilterns AONB'.</i></p> <p>20. <i>'Paragraph 176 requires development to be sensitively located and designed to avoid or minimise the impact on the setting of AONBs. The proposal would be contrary to the above policies'.</i></p>	
Lodge Farm Upper Icknield Way Buckland Bucks (amended details, July 2021).	Buckinghamshire Aylesbury Vale	19/04025/A PP	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, as previously reported.</p> <p>Note: Amendments have reduced the number from 8 to 6.</p>	14.7.2 1
Land At Terriers Farm Kingshill Road High Wycombe Bucks	Buckinghamshire, Wycombe Area	21/07002/F UL	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 Amersham Road (A404).	Pending	<p>CCB part Comments (design, layout materials) and part Objection (lighting within the setting and need for greater detail on ecological connectivity), as previously reported.</p>	6.8.21
West Leith Farm West Leith Tring Herts.	DBC	21/01720/F UL	Change of use of agricultural land to dog walking paddock with the use of West Leith Farm existing car parking for customer/ visitor parking.	Granted 16 th Sep 2022	<p>CCB Comments, as previously reported.</p>	19.7.2 1

Land at White Cross Farm, Reading Road, Cholsey, Oxon.	OCC	MW.0115/21	Extraction and processing of sand and gravel with restoration to agriculture and nature conservation areas, using inert fill.	Pending	CCB Objection as previously reported. NOTE: Additional details submitted (see appendix 2).	27.10.21
Startup Farm, Long Barn Lower Icknield Way Marsworth Tring Herts	DBC	21/03229/FUL	Redevelopment of the existing farm complex to enable two replacement farm buildings to be constructed with hard standing, parking areas and new access.	Refused 25 th July 2022	CCB Comments as previously reported. NOTE: An appeal has now been submitted.	2.1.2.21
Land South of Finings Road Lane End Bucks	Bucks Wycombe Area	21/07913/OUT	Outline application for redevelopment to provide 15 dwellings with associated access and parking with landscaping reserved.	Pending	CCB Objection as previously reported.	26.10.21
land Rear Of 33 To 45 Glynswood High Wycombe Bucks	Bucks Wycombe Area	21/07911/FUL	Construction of 10 x 1-bed flats, 10 x 2-bed flats, 3 x 2-bed houses, 22 x 3-bed houses and 5 x 4-bed houses (50 residential units in total), with associated landscaping, parking, amenity space and infrastructure.	Granted 25 th August 2022	CCB Comments as previously reported. NOTE: This application was approved at a planning committee in Feb 2022 and section 106 agreement was then agreed prior to issuing the decision.	18.11.21

Bottom House Farm Lane, Chalfont St Giles, Bucks	HS2	PL/21/4324/HS2	A realignment of Bottom House Farm Lane commencing at a point 48 metres north-east of Hobbs Hole Cottage and terminating at the junction of that lane with Amersham Road, for Widening of Approximately 1km.	Pending	CCB Comments as previously reported.	24.11.21
Land Between Tralee and Orchard End Farms and Rear Of 22 Badger Way Amersham Road Hazlemere Bucks.	Buckinghamshire Wycombe Area	21/08364/FUL	Demolition of existing buildings on site including Inkerman House and redevelopment for residential use comprising the construction of 290 dwellings	Pending	CCB Comments as previously reported.	20.12.21
At Land West of Leighton Buzzard Road and North of Galley Hill Leighton Buzzard Road Hemel Hempstead Herts.	Dacorum BC.	21/04508/MO A	Construction of 390 dwellings (C3 Use), including up to 40% affordable housing and 5% self-build.	Pending	CCB Comments as previously reported.	16.12.21
Great Missenden Railway Station	Buckinghamshire, Chiltern Area	PL/21/0534/FA	Mixed-use redevelopment and public realm improvements	Pending	CCB No Comment, as previously reported.	21.12.21

80 Main Road Walters Ash, Bucks	Buckingham shire Wycombe Area	21/08463/FUL	Proposed demolition of existing commercial buildings on site and replacement with mixed-use development consisting of Retail to ground floor and 4 x self-contained flats to first floor.	Pendin g	CCB Comments as previously reported.	17.1.22
Land to the East of Green Street Chorleywood Herts.	Three Rivers DC	20/0898/OUT (300 dwellings) and 20/0882/OUT (800 dwellings).	Residential development of 300 or 800 dwellings (two applications)	Pendin g	CCB objection as previously reported.	4.2.22
Hampden Farm Barn Greenlands Lane Prestwood Bucks	PINS	PL/21/4751/O A	Outline application for the erection of 10 dwellings including 4 affordable homes, matter to be considered at this stage.	Pendin g	CCB objection as previously reported. NOTE: Appeal submitted and held in July, with the decision awaited.	1.2.22

Of 22 Badger Way Amersham Road Hazlemere Bucks	Buckingham shire Wycombe Area	21/08660/FUL	Construction of new site access and a new section of footway on the northern side of Amersham Road and associated highway works on Land Between Tralee and Orchard End Farms and rear	Pending	CCB Comments as previously reported.	1.2.22
Location Land to the east of Manor Road to the south of Little Croft Manor Road Goring Oxon.	SODC	P22/S0003/RM	Reserved Matters application for Appearance, Layout, Landscaping and Scale following Outline approval P19/S2923/O.	Pending	CCB Comments as previously reported.	1.2.22

<p>Land Between Lodge Lane and Burtons Lane Little Chalfont</p> <p>Bucks.</p>	<p>PINS</p>	<p>ref</p> <p>PL/21/4632/OA</p>	<p>Outline application for the demolition of all existing buildings and the erection of residential dwellings including affordable housing, custom build (Use Class C3), retirement homes and care home (Use Class C2), new vehicular access point off Burtons Lane, improvements to existing Lodge Lane access.</p>	<p>Refused 25th April 2022</p> <p>Appeal set for Dec 2022</p>	<p>CCB Comments as previously reported.</p> <p>Refused, 25th April 2022.</p> <p>Reason 2 - <i>The proposed development would give rise to significant detrimental impacts on the landscape character of the site and the detrimental effects on views from outside the site are underestimated. Landscape Harm would result from the proposed spread and density of development being too great and failing to adequately take account of the existing landscape character and site features, including the characteristic dry valley topography. The character of Lodge Lane in the vicinity of the site would be significantly harmed with the proposed tree removal with associated replacement retaining structure resulting in harm to the character of Lodge Lane, the woodland itself and the setting of the adjacent AONB.</i></p>	<p>8.2.22</p>
<p>Oakleaf Farm Warrendene Road Hughenden Valley</p> <p>Bucks.</p>	<p>Buckinghamshire Wycombe Area</p>	<p>22/05000/FUL</p>	<p>Creation of highway access from Bryants Bottom Lane into land adjacent to Oakleaf Farm with associated highway realignment works.</p>	<p>Pending</p>	<p>CCB Objection as previously reported.</p>	<p>1.2.22</p>

Land south of Bridle Path Woodcote Oxon.	SODC	P22/S0001/O	Outline planning application for the erection of 40 homes, access, parking, landscaping, open space, and associated infrastructure.	Pending	CCB Comments as previously reported. NOTE: The independent assessors report into the Woodcote Neighbourhood Plan (June 2022) supports a lower threshold of housing on a site-by-site landscape assessment.	2.3.22
Spade Oak Quarry Marlow Road Little Marlow Bucks	Buckingham shire, Waste & Minerals	CC/0045/21 CM/0046/21	CC/0045/21 Continuation of development permitted under planning permission ref: W/97/7079 at to allow for a delay to restoration to allow for development proposed under planning application CM/0046/21. CM/0046/21 Temporary use of the site for a period of five years for vehicle storage.	Pending	CCB Objection as previously reported.	14.3.22
The North of Frith Hill to The South Of Leather Lane Great Missenden Bucks	HS2 / Chiltern Area	PL/22/0430/H S2	In accordance with Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017, the nominated undertaker hereby requests approval of plans and specifications.	Pending	CCB Comments as previously reported. Detailed comments on <ul style="list-style-type: none"> • Noise Barriers. • Ecological corridors • Woodland and Hedge Planting • Footbridge materials • Treatment of sunken iconic Leather Lane and Bottom House Lane. 	14.3.22

Handpost Cottage Church Road Ivinghoe Bucks	PINS	Buckinghamshire Aylesbury Vale reference: 21/00918/AP P Planning Inspectorate reference: APP/J0405/W /21/3283259	Appeal by Mr Richard Blay against the non-determination of Buckinghamshire Aylesbury Vale of planning permission for the removal of existing outbuildings and outside storage, and erection of 3 dwellings.	Pending	CCB Written Representations as previously reported	25.2.22
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Land Adjacent to Hampden Farm Barn Greenlands Lane Prestwood Buckinghamshire HP16 9QX	PINS	PINS: APP/X0415/W/22/329225 1 APP/X0415/W/22/329730 4 LPA PL/21/1676/O A	Planning Appeal - 10 or 12 dwellings (two schemes) including 5 affordable homes, and the conversion of stables block to provide a further 1 dwelling.	PINS appeal and Pending	CCB Written Representations as previously reported	9.5.22
Land at Merton Cottages, Ibstone Road, Ibstone, Bucks	PINS	PINS: APP/K0425/W/22/329051 1 LPA: 21/08037/PN P6A	Prior notification for the installation of a proposed 15m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.	Pending	CCB Written Representations as previously reported.	9.5.22
The Village Gate PH 225 Aylesbury Road Wendover Buckinghamshire HP22 6BA	Buckinghamshire, Aylesbury Area	21/04835/AP P	Erection of two buildings comprising seven dwellings (C3) following demolition of existing public house (Sui Generis) utilising	Pending	CCB Comments as previously reported.	9.5.22

			existing accesses off Aylesbury Road, with associated hard and soft landscaping and parking.			
Blounts Farm Blounts Court Road Sonning Common	SODC	P21/S1848/F UL	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	CCB Objection (additional details) CCB's Additional Comments: The LVIA approaches this application from the standpoint that a cluster of existing buildings proposed to be converted and extended must therefore result in a minimal impact. The LVIA's conclusions needs to be qualified against the mitigation within its 7.1.1., which deal with visual matters and not use. Further, the SODC's landscape officer's recommendation must be added that the sheet metal fencing is removed and replaced along Blounts Court Road. This is also shown in the LVIA's submitted viewpoints 4 and 5. In assessing the overall impacts upon the AONB, the LVIA would not be expected to consider the impact of use, i.e., the additional activity, especially vehicular activity, following the proposed extension of floorspace. This impact is considerable. In this case these special qualities comprise the relative tranquillity, 'secret corners' and rural character that surrounds Sonning Common.	12.4.22
Caversham Heath Golf Club, Mapledurham RG4 7UT	SODC	P22/S1383/F UL	Construction of Padel tennis courts with canopy over and associated works at SODC reference:	Withdrawn 21 st August 2022	CCB Objection We propose to object to the application on the principal grounds that this application is inappropriately sited within the AONB and due to its size, materials and associated light 'glow' or 'glare' will be harmful to special qualities of the AONB, namely the undulating landscape character, woodland and public	18.5.22

					rights of way that are present at this location.	
Land Off Church Road (B488) Ivinghoe Buckinghamshire	Buckinghamshire, Aylesbury Area	22/01783/AP P	Provision of 68 C3 residential dwellings, including provision of vehicular and pedestrian access, highways improvements to the B488 / B489 junction and pedestrian footways along Church Road and High Street, green and blue infrastructure provision and management with associated infrastructure and landscaping.	Refused 2 nd Sep 2022	<p>CCB Objection</p> <p>Refused 2nd Sep 2022</p> <p>Reason 2. <i>'The proposed development, by reason of its location within a 12.6km linear distance of the Ashridge Commons and Woods Site of Special Scientific Interest within the Chiltern Beechwoods Special Area of Conservation would add to the recreational disturbance in this area likely to harm the integrity of the conservation purposes of the Chiltern Beechwoods Special Area of Conservation. In the absence of a legal obligation to secure an appropriate mitigation strategy to the satisfaction of the Local Planning Authority, the proposal would be contrary to the Habitat Regulations'</i> (and the NPPF and Local Plan)</p> <p>Reason 3. <i>'The proposed development, due to its scale, layout, form and design together with the loss of the open and agricultural setting of the site would result in less than substantial harm to (various heritage assets) Furthermore, the loss of this open agricultural setting through this residential development would have an urbanising effect on the landscape character and visual impact which would diminish uninterrupted views between the Listed Windmill and the Chilterns Hills AONB and adversely impacting the setting and tranquil landscape character of the AONB</i></p>	10.6.22
Donnelly Newnham Hill Nr Henley.	SODC	P22/S1567/F UL	Demolition of existing house and erection of replacement dwelling and associated works.	Pending	CCB Comments as previously reported.	1.6.22

At Land to The East of A413 London Road, Wendover Dean Between the Settlements Of South Heath and Wendover Dean, Bucks	HS2 / Buckinghamshire Aylesbury Vale Area.	22/01330/HS 2	Bowood Lane Overbridge, Footpath TLE/2 Accommodation Overbridge, Cottage Farm Accommodation Overbridge, South Heath Cutting (Part of), Bowood Lane Drop Inlet Culvert, 1 No. Drainage Pond, Drainage ditches, Earthworks associated with the realignment of Bowood Lane (WEN/37/1) and maintenance access track.	Refused by Buckinghamshire 22 nd July 2022	CCB Comments /Holding Objection NOTE: HS2 have appealed this refusal and the CCB has supported the decision to refuse as taken by Buckinghamshire. The reason for refusal stated, <i>'The design and external appearance of Bowood Lane Overbridge and the earthworks associated with the realignment of Bowood Lane, and consequently the location of vehicle restraint barriers and fencing, associated with Work No. 2/23 of Schedule 1 of the High Speed Rail (London - West Midlands) Act 2017 fail to preserve the distinctive character and historic interest of Bowood Lane'</i> .	28.4.22
Land To the South of The B485 Chesham Road To The West Of The Property Meadow Leigh Chesham Road Hyde End Buckinghamshire	HS2/Buckinghamshire Chilterns Area	PL/22/1542/HS2	Approval under Paragraphs 2, 3 and 12 of Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017 for 2 No. Buildings, Earthworks, Fencing, Artificial Lighting Equipment, a Screening Louvre and the Compound Site Restoration Landscaping at Chesham Road Intervention Shaft.	Pending	CCB Comments as previously reported.	19.05.22
Greenwoods, Land North of Higham Road and East of the A6 Bedford Road, Barton Le Clay, Beds.	CBC	CB/22/01804/OUT	Outline Application: Erection of up to 3,750 residential units (Use Class C3 and other development.	Pending	CCB Objection as previously reported.	14.6.22
Land East of Tring	DBC	22/0/8187/MOA	Hybrid application for the development of up to 1,400	Pending	CCB Holding Direction (SAC) Comments (AONB setting)	18.5.22

			dwelling and other mixed uses.		Chilterns Beechwoods SAC (Holding Objection). Both as previously reported.	
Little Heath Lane Little Heath Berkhamsted Hertfordshire	DBC	22/01106/MF A	Installation of ground-mounted solar PV panels, vehicular access, internal access track, landscaping and associated infrastructure including security fencing, CCTV cameras, and grid connection infrastructure including transformers, substation compound buildings and cabling route to the point of connection	Refused 8 th September 2022	CCB Objection. Reason for refusal included, 2. <i>'The proposed development, by reason of the open, exposed nature of the site, its significantly sloping topography, the scale and alien form of the proposals and the lack of significant screening or landscape elements to break this up, the proposals would have a significant detrimental impact on the landscape character of the area and on the setting of the Chilterns Area of Outstanding Natural Beauty, which would be visible from a wide range of viewpoints. As such there would be overall harm to the character and appearance of the area. The proposal is therefore contrary to Policies for the protection of the Chilterns AONB (CS24 and 27 of the Dacorum Core Strategy 2013, and saved Policy 97 of the Dacorum Borough Local Plan 1991-2011) and general landscape (Policy CS25 of the Dacorum Core Strategy).'</i>	16.5.22
London Luton Airport Way Luton	PINS	PINS: APP/BO230/V/22/3296455 LPA: 21/00031/VA RCON	Variation of 8 Conditions (passenger throughput cap), 10 (noise contours), and other conditions accommodate 19 million passengers per annum and amend the day and night noise contours.	PINS 'CALL-IN' and pending	Written Representations NOTE: The Public Inquiry, following the call-in by the Secretary of State opens on 27 th September 2022.	23.5.22
Land off Longwick Road Princes Risborough Buckinghamshire.	Buckinghamshire (Wycombe Area)	22/05651/OU TEA	Outline planning application (including details of access only) for up to 1,100 homes a primary	Pending	CCB Comments as previously reported.	28.4.22

			school and landscaping works.			
Land between Pyrton Lane and Cuxham Road Watlington	SODC	P22/S1302	Application for approval of Reserved Matters (access, appearance, landscaping, layout and scale) following consent granted under reference P19/S1927/O for 60 dwellings.	Pending	CCB Comments as previously reported.	7.6.22
The Bridgewater Arms Car Park Nettleden Road North Little Gaddesden Berkhamsted Herts	DBC	22/01036/FUL	Installation of 2 ANPR cameras to be mounted on a single pole	Pending	CCB Objection as previously reported.	6.6.22
Land at White Cross Farm, Reading Road, Cholsey, Oxon	OCC	MW.0115/21	Extraction and processing of sand and gravel with restoration to agriculture and nature conservation	Pending	CCB Objection as previously reported.	20.4.22

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 Between Lodge Lane and Burtons Lane Little Chalfont Bucks.	PINS	LPA Reference: PL/21/4632/OA PINS Reference APP/X0415/W/22/303868	Outline application for the demolition of all existing buildings and the erection of residential dwellings including affordable housing, custom build (Use Class C3), retirement homes and care home (Use Class C2), new vehicular access point	Pending	<p>CCB Written Representation.</p> <p>The AONB boundary runs immediately to the west of Lodge Lane and the treatment of the eastern side of Lodge Lane falls squarely within the setting of the AONB. As you travel along Lodge Lane, you immediately appreciate its sylvan and verdant qualities, in a unified sense. You read the landscape here as one unified whole. The Transport Assessment deals with the proposed widening and the location of the retaining wall. This is described as <i>'indicative'</i>. As submitted, it is harmful and avoidable.</p> <p>The CCB concludes that the current widening and retaining wall feature along Lodge Lane would create an urbanising features in its own right and would ask that this intervention is rethought and reconsidered. Following our own Environmental Guidelines for the Management of Highways in the Chilterns (2009) we would ask that the Highways Authority discuss with the LPA a much more appropriate form of road treatment with the deletion of such urbanising features.</p>	23.8.22

<p>Shepherds Farm, Tring Road, Dunstable, Beds.</p>	<p>CBC</p>	<p>CBC reference: CB/22/03143/FULL</p>	<p>New dwelling</p>	<p>Pending</p>	<p>CCB Comments</p> <p>On design matters, we note the desire to use locally sourced materials (Design and Access Statement) and we support this. The applicants will need to come forward with an appropriate Chiltern’s supplier and appropriate brick and clay roof tile sample. Due to the importance of this in the design, we recommend this is dealt with at this stage and not left to a subsequent conditional approval.</p> <p>We note the contents of Local Plan H4 (Affordable Housing) and H5 ((Rural Exceptions). Thresholds of 9 and 10 dwellings apply to both. We view this site as exhibiting all the qualities of a rural exceptions / AONB affordability scheme (please see policy DP 11 in the 2019-2024 AONB Management Plan). We would promote a development management linkage with this policy and its desire to achieve <i>‘well-designed small-scale homes within villages which are affordable for people who work within or have long-standing family connections to the AONB’</i> should be affordable, by which they should be at least 20% below open market value. Restrictions and other nominations for the local community should be encouraged.</p>	<p>14.9.22</p>
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Beeches Farm Upper Icknield Way Drayton Beauchamp Bucks	Buckingham shire Aylesbury Area	22/02399/APP	Demolition of existing buildings and redevelopme nt of existing employment site to form a Rural Business and Enterprise Hub (Use Class E), re- routing of public footpath and associated engineering works including retaining walls, drainage and landscaping. 	Pendig	<p>CCB Comments.</p> <p>Following our review of the papers and drawings, we can see that the proposed layout is compact and is entirely single storey, with a reduced level of glazing and design features to create a more recessive feel, for example, the use of burnt larch screens and dark stained materials.</p> <p>The application is supported by a useful narrative flow that applies the AONBs Management Plan to the project (5.66 of the supporting planning statement) and to the design thinking that supports the scheme (the design and access statement at 2.8, for example). AONB policy is given careful regard.</p> <p>We recommend that the lighting in the landscape is a low impact, non-column mounted and shielded / top-lit option. This can be controlled by the condition. The glazing, whilst beneficially screened by the larch screens, should be the subject of a condition to ensure glazing best practice for low impact and non-reflective specifications.</p>	2.8.22
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/a new 20 bay driving range as well as associated works.	Pendig	<p>CCB Supplementary comment on further details/amendments (June 2020).</p> <p>We cannot readily find a commentary on these matters. The new supporting planning statement at its 9.60 confirms that the removal of 130 trees is still proposed. Again, we proposed a far greater level of tree retention. The point made at 9.63 that significant new planting is proposed does not somehow overcome the unnecessary loss of trees in the AONB on the justification of a design outcome. In conclusion,</p>	25.7.22

					the woodland planting here is an opportunity and not an obstacle to the future design of the golf course.	
Chiltern Edge Secondary School Reade's Lane Sonning Common RG4 9LN	SODC	P22/S2180/FUL	Application for sport mitigation measures associated with adjacent residential application (reference P22/S2180/FUL) to include Construction of a replacement Multi Use Games Area (MUGA), alterations and extensions to existing sports hall building and replacement of cricket strip.	Pending	<p>CCB Comments</p> <p>The CCB agrees with the point raised in the supporting planning statement at its 6.23 (quoting the SODC pre-application), that it is unlikely that an unlit MUGA would be considered to result in a harmful impact on the AONB landscape. We note that no sports lighting is sought at this stage but that such an application may come forward in the future. In that case we would only ask that any mitigation now takes account of the potential for a lighting impact, accepting that shields/cowls and a colour temperature of 2,700 kelvin will be the most likely design to come forward. In support of this we would rely upon policy DP8 of the 2019-2024 AONB Management Plan, which states that 'Keep skies dark at night by only using light where and when needed. All new lighting should be the minimum required and meet or exceed guidance for intrinsically dark zones. Avoid architectural designs that spill light out of large areas of glazing'.</p>	23.8.22

Cookley Orchard Cookley Green Oxon.	SODC	P22/S3077/FULL	Replacement Dwelling	Pending	<p>CCB Comments</p> <p>The upper sections of the design are more prominent than the existing property, which is inevitable as the property is a single story, however, we would promote a more recessive approach to the glazing design and its essential mass and scale (i.e., the extent of glazing proposed). Relative tranquillity / relatively dark skies constitute an important issue.</p> <p>We set out a few images from the Chilterns Design Awards (2021) and recommend some consideration of the use of materials (i.e., a blend) and a more recessive upper section. This to be combined with a re-think of the glazing to the southern/western elevations. The applicant's submitted supporting planning statement acknowledges that the site exhibits more open views to the south.</p>	14.9.22
Green Park Copperkins Lane Amersham Bucks	Buckinghamshire Chilterns & South Bucks Area	PL/22/1645/FA	Change of use of land for the stationing of 39 static caravans (part retrospective)	Pending	<p>CCB Holding Objection (lack of any landscape assessment)</p> <p>This application would materially increase the level of development and the degree of change to both landscape character and visual impact (amenity), supporting the need for a robust assessment.</p> <p>It would result in the loss/extinguishment of the 8 pitches as controlled by the certificate of lawfulness and would remain to be determined as a housing application within partially previously developed land.</p> <p>The jump from 16 caravans to 39 is still highly material and the proposed change of planning use renders the argument as to 'pitch' definition, invalid as unrestricted housing is now proposed. (Source: DCLG 2008</p>	18.8.22

					Designing Gypsy and Traveller Sites, Good Practice Guide).	
Fritsden Lane Fritsden Hemel Hempstead Herts.	DBC	22/02538/FUL	Replacement Dwelling at Fritsden Vineyard	Pending	<p>CCB Comments</p> <p>We have no reason to demur from the DBC's Conservation and Design Officer's memorandum of 13th September 2022.</p> <p>The rural enterprise and rural / community benefits of the vineyard use is material to this application, whilst noting that the application form seeks a replacement dwelling (only). The vineyard use helps to deliver the AONB's visitor economy and increase its economic impact (see SP1 of the 2019-2024 AONB Management Plan and chapter 9 generally which deals with social and economic wellbeing).</p> <p>The CCB recommends that there is a linkage between the residential replacement of the existing dwelling and the future winery/vineyard use, which is indicated on the submitted block plan and was the subject of economic reports and extensive justification in the previous applications.</p>	14.9.22
Gomm Valley, Ashwells Reserve Site & Pimms Grove Cock Lane High Wycombe Bucks	Buckinghamshire Wycombe Area	22/06485/OUTEA	Hybrid planning application for phased delivery consisting of detailed planning application for construction of 110 dwellings	Pending	<p>CCB Comments</p> <p>The Chilterns landscape sits to the immediate east of the application site and with wider views across the site from AONB vantage points to the northeast and south-southwest.</p> <p>The supporting text in the Local Plan is a matter of critical relevance to housing numbers (at 5.1.38 to 5.1.41), in effect</p>	27.7.22

			and Outline application for access for 5 self-build dwellings and up to 489 dwellings, a 1 form-entry primary school and employment land		<p>400 for the Gomm Valley allocation if 'conventional' and an indicative capacity of 600 if of 'a high quality innovative and bespoke architectural response' and <i>where it can be demonstrated that the development would comply with the requirements of national and local policy (5.1.38)</i>. Further, the text elaborates that, <i>'a bespoke architectural response would need to be robustly proven at the application stage (5.1.39)</i> and the Local Plan is at pains to clarify the point that, <i>'All of these indicative capacities remain subject to the proviso in paragraph 5.0.4 that they are to be treated as neither maxima nor minima in the planning application process'</i> (5.1.39).</p> <p>The hybrid nature of this application is problematic because design detail is so critical to the delivery of the Development Plans objectives. The Design and Access Statement on its pages 70-100 deals with 'design principles' and this is, as a result, a fairly high-level set of principles and not the end results of the intended bespoke designs.</p>	
The North West Of Bacombe Lane, Wendover, To Nash Lee, Bucks	HS2	22/02938/HS2	Wendover Green Tunnel (Part of), Wendover Green Tunnel North Portal Building, B4009 Nash Lee Road Overbridge, Footpath ELL/20 Overbridge and associated retaining walls, Earthworks	Pending	<p>CCB Comments</p> <p>North link / Wendover link.</p> <p>We would welcome clarification that the North link and the Wendover link are both proposed. A clarification as to how the Wendover link connection will be made (on the submitted drawings) is welcome.</p> <p>Grove Farm Culvert/ Nash Lee Orchard Culvert and Diversion of Stoke Brook – The CCB is alert to the potential disruption of groundwater flow beneath Bacombe Hill to the Wendover</p>	12.9.22

					<p>Springs and direction of land and track drainage into Stoke Brook, the top section of which will demonstrate Chalk Stream characteristics. We also note in this application that the Grove Farm Culvert will be 1,100m long and is already part-tunnelled (please see written statement 3.3.56, 57). CCB consider this to be a missed opportunity and, potentially, a costly one.</p> <p>CCB Recommendations / Conclusions. We welcome clarification on the North link and Wendover link point. We have noted that a number of detailed design matters do not fall for consideration within this section 17 discharge, notably the design of vehicle restraint barriers, the design of fencing (albeit we note ecological migration is accounted for and the access track surface finish. We would welcome an 'informative note' by Buckinghamshire Council to acknowledge this but to note that such matters should be brought forward to the independent design review panel as a matter of best practice.</p>	
Land at Icknield Gas to Grid Anaerobic Digestion Plant Icknield Road Ipsden Oxon.	SODC	P22/S2477/FUL	Construction of a green energy hub comprising a standalone solar array together with grid connection.	Pending	<p>CCB Comment/Support.</p> <p>In summary, we agree with the applicant's submitted Landscape and Visual Impact Assessment (LVIA), following consideration of all the merits, that when assessing the impact on the AONB '<i>neither its special qualities nor its reason for designation would be adversely affected in any significant way</i>'. This conclusion is contingent upon, as set out in the papers, the delivery of appropriate mitigation. That mitigation is extensively mentioned and understandably so (e.g., LVIA at 4.3.1, that landscape mitigation is embedded into the design of</p>	17.8.22

					the proposed development and 5.1.1 that partial screening is a significant feature).	
Sue Ryder Home for Palliative Care Joyce Grove Nettlebed Oxon	SODC	P22/S2734/FUL	Conversion and extension of Joyce Grove (Grade II Listed) to provide 23 apartments.	Pending	<p>CCB Support.</p> <p>The site, which comprises a series of heritage assets of importance and significance, sits within the AONB and this site is largely self-contained within its sylvan setting. We support the re-use of these listed buildings in the delivery of the NPPF at 197, which establishes that '<i>In determining applications, local planning authorities should take account of (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.</i></p> <p>The AONB Management Plan 2019-2024 supports the principle proposed here. The Management Plan's Strategic Objective H01 is delivered by this application (H01 '<i>Better protect the Chilterns historic environment, both formally designated and unprotected heritage assets</i>').</p>	16.8.22

At Land Adjacent South Side Marlow Road and A404 Junction Westthorpe Park Little Marlow Bucks	Buckingham shire Wycombe Area	22/06443/FULEA	Full planning permission for production space and supporting buildings for screen-based media (Marlow Studios).	Pending	<p>CCB Objection</p> <p>(1) The impact upon the visual setting of the AONB, including impact when viewed from Winter Hill (2) Landscape erosion of RUR4 Country Park policy and its impact on the AONB, (3) Failure to comply with 'very special circumstances' tests in green belt due to the applications material erosion of the rural landscape and therefore inability to deliver 138 (c) <i>to assist in safeguarding the countryside from encroachment</i>; and consequential impact on the AONB's setting.</p> <p>Recommendation to the LPA. To refuse planning permission, based on the landscape impacts upon the rural area, including the setting of the AONB, and failure to demonstrate very special circumstances because of the potential harm to the Green Belt by reason of inappropriateness (countryside encroachment) is <u>not</u> clearly outweighed by other considerations.</p>	12.7.22
Former Molins Site Haw Lane Saunderton Bucks	Buckingham shire Wycombe Area	22/06872/VCDN.	Variation of Condition 02 and 03 (relocation of substation enclosure & suite of amended drawings) of planning permission 08/05740/FULEA	Pending	<p>CCB Comments</p> <p>CCB's recommendations. We seek a fresh set of plans, showing the new sub-station in this new location, together with a bespoke set of landscaping details to soften its appearance from the proposed car park. This location is just as sensitive as the previous one (itself visible from a nearby public right of way, linking to Haws Lane). Materials and proposed finishes should be appropriate to the AONB location, i.e., informed by an understanding of their visual impact, the Chilterns Conservation Board's technical notes on materials and preferably within an enclosed structure that echoes some of the roof features that predominate in the data security buildings.</p>	12.9.22

Princes Risborough Southern Link Road Princes Risborough Bucks (Phase One)	Buckingham shire Wycombe Area	22/06910/R9FUL E	Creation of 750m two lane, single carriageway link	Pending	<p>CCB Comments</p> <p>Summary of CCB's proposed further assurances and details.</p> <p>(1) An assurance that no future roundabout is planned for (in the design) at the Picts Lane/AONB boundary. Greater landscape mitigation around this boundary (in the phase one scheme).</p> <p>(2) Further details on 'back shields and low lighting management, with reference to a planning condition(s).</p> <p>(3) Details regarding cycle lighting (Solar Eye way markers) and wider links to the Chilterns networks.</p> <p>(4) Details on routing and construction management controls and mitigations, to protect the Chilterns and their villages and communities.</p>	18.8.22
Barton Reservoir, Old Road, Barton-le-Clay	CBC	CB/22/03328/FUL	Conversion of former covered reservoir and creation of basement to form a single residential dwelling.	Pending	<p>CCB Comments</p> <p>We recommend a suitable buffer to the neighbouring SSSI and that flint work in the elevations and retaining walls are hand worked and not in flint panels. The 2021 winning entry of the Chilterns Design Award illustrates the design excellent of such hand-worked flint and we are confident the applicant will want to pursue that path.</p> <p>The simple contextual setting of the design and the recessive use of materials is to be supported. On glazing, we note the points raised in the Design and Access Statement (page 24) on controlling light spill into the AONB. On the latter point (architectural design), this scheme will need</p>	13.9.22

					careful control and we recommend suitable non-reflective low impact glazing is sourced and the subject of an appropriately worded planning condition.	
Smith Centre Fairmile Henley-on- Thames Oxon	SODC	P22/S3033/FUL	Demolition of the existing office floorspace and construction of an Extra care residential development (C2 Class Use).	Pending	<p>CCB Holding Comments. (1). The supporting planning statement does not really explain the nature or level of harm (6.19 to 6.31) and this is a key point for due weight and attention in the development management process. The submitted Landscape and Visual Impact Assessment and some of the visualisations in the pre-application drawings assist with an interpretation of the visual impact but we need a summary of the nature of (visual) harm, to assist in that balancing of issues.</p> <p>CCB Recommendation: Additional information with an overlay of the proposed development (in wireframe detail) overlaid with the existing development wireframes, viewed from the bridleway linking to the Oxfordshire Way ay Lower Assendon (east view), and the Fairmile Cemetery (north view), especially.</p> <p>(2) When allocating weight to public benefits in the application of NPPF 177 (exceptional development tests) it is important and indeed necessary to accommodate affordable housing and/or at the very least some (First Homes) market housing within this site. That test links to H9 and the evidence base for the Henley and Harpsden Neighbourhood Plan's 2022 revisions demonstrating the acute need for affordable housing. These policies must carry weight. In the absence of affordable housing or some market housing (such as First Homes) then</p>	23.9.22

					<p>compliance with NPPF 177 is diminished.</p> <p>CCB Recommendation: The delivery of an element of affordable homes / First Homes is re-visited. Without this important public benefit, the arguments for exceptional development are diminished, most notably the '<i>need for development</i>' argument under the first bullet.</p> <p>It is difficult to fully assess the impact of this proposed elevation without the wireframe overlay information and secondly, following a site visit and walking this route it is evident that there is a degree of intervisibility from the bridleway and that design amendments need to be countenanced. We consider it appropriate to delete some of the upper bulk of the building, losing some of the five-storey accommodation in the northern portion. This is also necessary to reduce the impact of lighting spilling out into the landscape (also identified in the LVIA appraisal of long-distance views). The brick parapet and plant on the roof add further mass to the elevation. We promote a measure of review and revision to the overall height of the eastern elevation and the northern elevation.</p>	
Land off Wallingford Road Goring.	SODC	P22/S2363/FUL	Erection of three detached houses	Pending	<p>CCB Comments.</p> <p>We would be concerned if any of plots 1-3, as now proposed, were to be visible from Wallingford Road. It is a significant material consideration here that the arrival into the settlement area is demarcated from the wider open countryside, which defines Goring. The AONB status washes over both and for this site that means that, notwithstanding GNP 6, that development must deliver Local Plan ENV 1 and the duty of</p>	10.8.22

					<p>regard (s85 of the CROW Act 2000).</p> <p>We are grateful that the LPA reassures itself on this point because the arrival into the settlement is a very special feature of Goring and the rolling topography at the boundary of rural/urban is defined by its rolling topography and not by tree screening or mitigation. A simple and proportionate landscape appraisal/assessment may suffice on this point. If these proposed dwellings were at all visible, following such an assessment, then we would conclude that the application would be contrary to Policy 08 (criterion (5) and by implication Local Plan ENV 1.</p>	
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Current Live CCB Planning Application Casework

Location	LPA	Ref number	Development	Deadline
Grove Farm Patemore Lane, Pishill.	SODC	P22/S3363/FUL	Conversion of a barn into a 4-bed dwelling	7.10.22
National Association for Epilepsy, Chalfont St Peter.	Buckingham shire	PL/22/2898	975 homes and primary school	15.10.22

Cross Lane Farm Mapledurham.	SODC	P22/S1098/FUL	Glamping Pods (amended layout details)	5.10.22
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