



Chilterns National Landscape

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
THE CHILTERN CONSERVATION BOARD**
held on Thursday 17th April 2025 at CCB offices, The Lodge, 90 Station Road,
Chinnor OX39 4HA commencing at 10.00 AM

Present:

Cllr Louise Price	Board Member	Local Authorities
Cllr Charles Hussey	Board Member	Parish Councils
Simon Mortimer*	Board Member	Secretary of State
Cllr Paula Hiscocks*	Board Member	Local Authorities
Paul Hayes*	Co-opted Member	

In attendance:

Matt Thomson	Head of Strategy & Planning	Officer
Mike Stubbs	Planning Advisor	Officer
Lorna Coldwell	Clerk to the Board and Minute taker	Officer

*listened online

No public present.

The Chair welcomed all present and introductions were made. The Head of Strategy and Planning, Matt Thomson noted that the meeting was inquorate due to lack of Secretary of State appointees in the room. The meeting was duly adjourned and key decisions deferred to the next meeting. Those present agreed to continue discussions on the agenda items as an update for members and an informal steer for officers.

24/25.29 Apologies for absence

Apologies received and accepted from Committee members:

Cllr Sue Rowlands – Parish Council member
Colin Courtney – Secretary of State member
Cllr Robert Carington – Local Authority member
Chris Hannington – Co-opted member
Elaine King – Chief Executive Officer

24/25.30

Declarations of Interest

None declared.

24/25.31 Notice of Urgent Business

None.

24/25.32 Minutes of the meeting held on 23rd January 2025

The minutes from the meeting were taken as a true record but could not be signed by the Chair due to not being quorate.

24/25.33 Matters Arising

- The Head of Strategy and Planning, Matt Thomson will circulate the response to the Dacorum Local Plan and upload the response on the shared drive for all to see. A reminder of how to access this will also be sent to members.
- It was agreed at the March Board meeting to defer the approval of the Management Plan refresh until the June Board meeting. This will allow for a better understanding of consultation responses, and for conversations with Local Authorities to take place, particularly with those who did not respond to the consultation so they have a chance to give input and feel able to endorse the Management Plan refresh.
- The Head of Strategy and Planning, Matt Thomson is exploring working with contractors for the Planning Officer role that has not been filled and is in the process of obtaining quotations and discussions with various organisations.

Action: MT to forward Dacorum Local Plan response

24/25.34 Considerations of Motions Submitted by Members

No motions received.

24/25.35 Public Question Time

None in attendance.

24/25.36 Planning Committee work programme (summary paper)

Several Local Authorities, namely Buckinghamshire Council, Hertfordshire County Council and Oxfordshire County Council along with some Parish Councils are currently in a pre-election period, and appointees to the Board and Committees will be addressed post-election if needed.

The Board approved at its last meeting the Lighting Position Statement and the Chilterns Chalk Stream guidance; these will be ready for publication within the next months.

As agreed last year, there is no Planning Committee meeting until October however a written update will be circulated in July when a meeting would have been held if frequency had not been decreased.

1. The Committee NOTED these updates**24/25.37 Strengthened section 85 duty – key decisions and implications (summary paper)**

The Head of Strategy and Planning, Matt Thomson had provided a detailed paper regarding the strengthening of the section 85 duty to "seek to further the purpose of conserving and enhancing the natural beauty of the area" from "have regard" to the same purpose. The National Landscapes Association published guidance in November 2024, and Defra in December 2024. In December 2024, a High Court judgement regarding a planning application in the New Forest National Park was the first judgment to the new legislation and will therefore have significance to the strengthened duties and how they are applied in practice. The Local Planning Authority refused an application for

an upper storey extension to a house located in the National Park, which subsequently was taken to appeal and approved by the Planning Inspectorate. The LA then went to the High Court to challenge the decision, which was dismissed. It was deemed that the level of attention paid to the duty should be proportionate to the level of impact the proposal has on the National Landscape. If there is a minor impact, then the proposal should not be expected to significantly enhance the area.

The Head of Strategy and Planning will circulate a written statement to Committee members outlining the potential future implications of the verdict. Both the National Parks and National Landscapes teams are currently reviewing the matter.

The application for the extension at Luton Airport was approved by the Secretary of State, a written report will be provided in due course. The approval considers the recommendations from the Planning Inspectorate and work has been completed to address issues raised. Committee members queried if a Judicial Review could be held, however it is not felt in this case it would be warranted. £250,000 was agreed as per the suggestion from the applicant for a fund for enhancement of the National Landscape. The Secretary of State viewed the impact to the National Landscape as slight, therefore the funding is also slight. It was suggested to seek to gear this settlement to CPI to account for future inflation, as the sum is not due to be triggered until a certain point in the expansion process which is scheduled for the 2030s. The Chair thanked the planning team for the explanations and hard work on this matter.

Action: MT to circulate responses to the High Court judgement when available

1. The Committee NOTED these updates

24/25.38 Development Management Casework Update (full paper)

Mike Stubbs, Planning Advisor had provided a detailed paper on live cases. He noted that a new format had been created for reporting items so the Committee members received a shorter version of representations made, picking out points of particular importance. He also commented that there has been an uptake in the number of requests for comments by various organisations received, due to an increase in applicants appealing decisions.

Between January and March 2025, a total of 23 responses were made, including 5 appeal representations, 4 objection in principles, 4 supportive comments.

Particular note was made of the following applications:

- Land at Green Park Copperkilns Lane Amersham – 8 enforcement notices were upheld to remove an unauthorised caravan site.
- OS Field 7141, Latimer Road, Chenies (unauthorised chicken farm) was dismissed on appeal, notices were upheld but varied on time for remedies.
- London Luton Airport expansion – as discussed, the Secretary of State permitted
- Land between Footpath 79 and Park Lane Stokenchurch – a prior approval application for an agricultural building under permitted development, to which an objection in principle has been submitted to seek a full planning application. The proposed building is intrusive within the National Landscape.
- DBC 23/01894/FUL Frithsden Vineyard Frithsden Lane Frithsden – formation of a new winery. Following amendments requested, the application is now suitable and has been supported.



- CBC CB/25/00140/VOC Mile Barn Farm Dagnall – following amendments the scheme is now acceptable and a comment of support has been submitted.

A brief update was provided regarding the National Trust site at Ashridge, Meadley's Meadow following a site visit by the Committee in September 2024. The National Trust have submitted a proposal for temporary parking at the beginning of April. This is the first of several stages to resolve the parking issue to avoid further environmental damage and unlawful parking.

1. The Committee NOTED the updates in the paper but were unable to ENDORSE and this was DEFERRED to the October meeting due to note being quorate

24/25.39 Planning Policy Casework Update (verbal update)

A list of current casework was provided, including the Grand Union Canal Transfer and applications located within the National Landscape but with no responses proposed.

24/25.40 Urgent Business

The Head of Strategy and Planning, Matt Thomson discussed the proposed Grand Union Canal Transfer and provided a summary of the scheme, which is to take water from the Severn Trent area in the Midlands and pump through to an existing underground reservoir located between Luton and Dunstable. Whilst the formal process begins in September 2026, the water companies have been in contact with the Chilterns National Landscape since the beginning giving the opportunity to discuss. Whilst it is unlikely that the scheme could be stopped, the effects on the Chilterns and how to mitigate will be investigated.

Cllr Paula Hiscocks raised concerns regarding the current state of the River Chess at Rickmansworth. Cllr Louise Price confirmed she would raise the matter with Three Rivers District Council. Matt Thomson, the Head of Strategy and Planning, advised that as the area falls outside the Chilterns National Landscape it is beyond the team's remit; however, he will refer the issue to the Chalk Streams team.

24/25.41 Dates of the next Meeting

- Thursday 23rd October, 10am, Chilterns National Landscape Office, Chinnor

The meeting was closed at 12.04.

The Chair.....



Date 22/01/26