



Chilterns National Landscape

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
THE CHILTERNNS CONSERVATION BOARD**
**held on Thursday 17th October 2024 at CCB offices, The Lodge, 90 Station Road,
Chinnor OX39 4HA commencing at 2.00 PM**

Present:

Cllr Sue Rowland	Board Member – Chair	Parish Councils
Colin Courtney	Board Member	Secretary of State
Cllr Charles Hussey	Board Member	Parish Councils
Chris Hannington	Board Member	Co-opted
Simon Mortimer	Board Member	Secretary of State

In attendance:

Matt Thomson	Head of Strategy & Planning	Officer
Mike Stubbs	Planning Advisor	Officer
Lorna Coldwell	Clerk to the Board and Minute taker	Officer
Elaine King	Chief Executive Officer	Officer
Paul Hayes	Board Member attended remotely	Co-opted
Cllr Louise Price	Board Member attended remotely	Local Authorities

No public present.

The Chair welcomed all present and introductions were made.

It was noted that the meeting wasn't quorate and that therefore decisions could not be made. Those present therefore proceeded with an informal discussion of the remaining matters on the agenda. What follows represents an informal note of those discussions, including notes of advice to officers and other actions, including how decisions sought on the agenda may be made.

Election of Chair and Deputy Chair

As the meeting was inquorate, it was suggested that Cllr Sue Rowland should continue as nominal chair for 2024/25. Cllr Louise Price volunteered to act as deputy chair for 2024/25. Ratification of these elections will be sought at the December Board meeting, or the January Planning Committee meeting.

Apologies for absence

Apologies had been received and accepted from Board members:
 Cllr Robert Carington – Local Authority member

Cllr Paula Hiscocks – Local Authority member (*joined online part way through the meeting*)

Joe Stewart – Secretary of State member

Apologies received and accepted from Officers:

None. **Declarations of Interest**

None declared.

Minutes of the meeting held on 25th April 2024 and the notes of the briefing 25th July 2024

As the meeting was inquorate, the minutes of the meeting held 25th April 2024 and the notes of the briefing held 25th July 2024 could not be approved as a true record and signed by the Chair. They will be signed at the next Planning Committee meeting.

Matters Arising

As the meeting was inquorate, it was not possible to note and endorse the responses and updates that were made following the inquorate meeting in July, and programme updates. These, and outstanding matters from this meeting, will be followed up at the January Planning Committee meeting.

Public Question Time

None in attendance.

Ashridge Spatial Plan

Prior to the Planning Committee meeting, a site visit with members of the Planning Committee took place at Ashridge led by colleagues at the National Trust. The part of the Chilterns Beechwoods Special Area of Conservation (SAC) at Ashridge is under a lot of pressure due to visitor numbers, and damage is being caused. The NT have proposals to disperse the concentration of activity away from Monument Drive by creating 3 other "gateway sites" at tenant farms on the wider Ashridge Estate to combat this issue. One of these sites may be used as a SANG.

A discussion was had in which those present offered observations on the proposals to assist officers with their ongoing liaison with the National Trust under their delegated authority.

Action: MT to write to the National Trust to give thanks for the site visit and for engaging the Chilterns Conservation Board in the development of their proposals for Ashridge.

SANGs Position Statement

Those present discussed the principles and objectives of SANG policy and members offered officers observations on the principles outlined in the paper.

Simon Mortimer and Chris Hannington volunteered to sit on a SANG working group to help develop a position statement.

The paper will be represented at the next Planning Committee meeting to seek endorsement for the principles, and terms of reference and further membership for the working group.

Action: In the meantime, Officers should continue to respond under delegated authority to proposals for new SANGs in terms of the Management Plan and Natural England's draft text

Action: MT to ascertain if other National Landscapes have a SANG policy

Development Management Casework Update, including July update

The Planning Adviser gave a presentation on live cases.

Particular note was made of the following applications:

- OS Field 7141, Latimer Road, Chenies (unauthorised chicken farm) appeal will be held on 05/11/24. Buckinghamshire Council have a convincing case.
- PL/24/2305/FA Chartridge House, 352 Chartridge Lane Chesham Bucks which includes a non-designated heritage asset and Buckinghamshire Council have been reminded that AONB policies apply to land next to the AONB also.
- P24/S2309/FUL Land to the north and west of Pangbourne Technology Centre Whitchurch Hill amendments have been asked for to look at relocating the solar panels to the car park, which should according to the applicants' earlier travel plan be shrinking.
- 24/01/01239/MFA Land at Potten End SANGs applications there are no amendments yet. The SANG would be in the AONB and close to the Chilterns Beechwood Special Area of Conservation.
- PL/24/1909/FA Missenden Abbey SANG appears to be sympathetic to the location within the AONB, and SANGs can be located within historical and cultural areas.

A verbal update was given on the London Luton Airport expansion proposal. At the Secretary of State's request, an additional response was sent to Luton Airport (Luton Rising), addressing questions about the new 'duty to further'. The National Trust subsequently contacted the Chilterns National Landscape to express thanks for including points dealing with the impacts upon Ivinghoe Beacon and the Duncombe Terrace (NT's Ashridge Estate). The Examining Body requested further information from the applicant, Natural England and the CCB to set out what further enhancements could be brought in. The submission deadline has been extended to November so a response will be drafted and issued soon, and the Head of Strategy and Planning requested that due to the significance of the request that he would like to invoke the "urgency of sign off" by the Planning Committee chair and Chief Executive Officer, which all members supported. It was pointed out that the loss of tranquillity to the AONB cannot be mitigated. Those present offered observations to assist officers in their ongoing response to the proposals and requested that the submission be signed off by the Chair of Planning Committee and the CEO.

Elaine King, the Chief Executive Officer gave thanks to Matt Thomson and Mike Stubbs for all the work they have carried out on this matter.

Planning Policy Casework Update, including July update

The Head of Strategy and Planning introduced live and recently submitted planning policy matters set out in the paper. These were discussed by those present.

- a. Officers were informed that the Wokingham Borough Council plan is now live.

Action: MT to circulate NPPF response to Planning Committee members

Action: MT to investigate the Wokingham Borough Council Development Plan

Action: MT to circulate letter and response regarding the Reading Borough Council Transport Strategy

24/25.36. Planning Committee Work Programme

The Head of Strategy and Planning gave an update on other matters in the work programme as set out in the paper.

Those present discussed the matter of future meeting dates. A discussion of the number of meetings needed in a year considered officer capacity issues and issues around quoracy and governance and concluded that three meetings per year – in January, April and October – would be appropriate for officers to recommend to the Board.

a. The meeting dates for 2025 were suggested as, subject to confirmation at the December Board meeting:

- Thu 23rd January at 10am
- Thu 17th April at 10am
- Thu 23rd October at 10am

Urgent Business

There was no urgent business.

Dates of the next and Future Meetings (subject to confirmation)

- Thursday 23rd January 2025, 10am at Chilterns National Landscape Office, Chinnor.
- Thu 17th April at 10am, Chilterns National Landscape Office, Chinnor
- Thu 23rd October at 10am, Chilterns National Landscape Office, Chinnor

The meeting was closed at 16.46.

The Chair.....

Date.....23/10/2025 -