



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
THE CHILTERNNS CONSERVATION BOARD**
**held on Thursday 23rd January 2025 at CCB offices, The Lodge, 90 Station Road,
Chinnor OX39 4HA commencing at 10.20 AM**

Present:

Cllr Sue Rowland	Board Member – Chair	Parish Councils
Cllr Louise Price	Board Member	Local Authorities
Cllr Charles Hussey	Board Member	Parish Councils
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

No public present.

The Chair welcomed all present and introductions were made.

24/25.14 Apologies for absence

Apologies received and accepted from Committee members:

Cllr Paula Hiscocks – Local Authority member
 Cllr Robert Carrington – Local Authority member
 Colin Courtney – Secretary of State member
 Joe Stewart – Secretary of State member
 Cllr Heather Wallace – Local Authority member

Other apologies received:

John Nicholls – Chair of the Board
 Elaine King – Chief Executive Officer

24/25.15 Election of Chair and Deputy Chair

The agreement made at the inquorate October meeting for Cllr Sue Rowland to continue as Chair was ratified.

The agreement made at the inquorate October meeting for Cllr Louise Price to be elected as Deputy Chair was ratified.

24/25.16 Declarations of Interest

None declared.

24/25.17 Notice of Urgent Business

None.

24/25.18 Minutes of the meeting held on 25th April 2024, notes of the 25th July 2024 inquorate meeting, and notes of 17th October 2024 inquorate meeting

The notes and minutes from previous meetings were taken as a true record and signed by the Chair.

24/25.19 Matters Arising

None.

24/25.20 Considerations of Motions Submitted by Members

No motions received.

24/25.21 Public Question Time

None in attendance.

24/25.22 Management Plan Refresh – proposed changes to Development chapter

Matt Thomson, Head of Strategy and Planning, provided the proposed changes to the Management Plan, particularly those relating to Chapter 10 “Development” to be included in the “refresh” of the plan. The Chair commented that it was an excellent job. A discussion was had resulting in some minor changes to be made, as follows:

- p.71: In this preamble, clarify that “natural beauty” and “landscape” does include built elements, and define “setting”.
- p.71, para 4, line 7: replace “AONB” consistent with branding.
- p.71, para 4, line 7: replace “They also...” with “Local planning authorities also...”
- p.71, para 5, line 1: strengthen “The CCB is well-placed...”
- p.72, “Protocol” – consider including transport and other infrastructure, including water infrastructure and waterways as examples of how the protocol may be reviewed during the Plan’s lifetime.
- p.73 “Key issues”, para 1, line 6: improve phrasing of “This practice continues...”
- p.75, para 2 of supporting text to DP3: “decision maker” appears circular with regard to “Deciding whether...” – rephrase or define.
- pp.76-77, para 4 of supporting text to DP4, line 6: replace “some” with “local planning authorities”.
- pp.76-77, para 5 of supporting text to DP4: reconsider deletion of para on chalk aquifer, perhaps replacing in relation to other text in the Plan [para was previously justified by example of abstraction in text proposed to be deleted from DP4].
- p.77, para 1 of supporting text to DP5: define “smallest projects”.
- p.77, DP5 and supporting text: consider introducing LVA and LVIA and explaining difference.
- p.79, para 1 of supporting text to DP8, line 2: insert “which is” into “and [which is] good for wildlife”.
- p.80, supporting text to DP10: include references to LNRSSs [and the Nature Recovery Plan] providing the spatial context for net gain.
- Unspecified location(s): consider making references to the overlap with and application of s.85 duty to licensing regime(s), e.g. with regard to disturbance/harm arising from festivals and other events: what can be said?



- 1. The Committee CONSIDERED the draft plan and OFFERED OBSERVATIONS for AMENDMENTS, noted above, for Officers to take to the Board in March**

24/25.23 Chilterns Chalk Stream Planning Guidance

The Committee considered the draft Chilterns Chalk Stream position statement and planning guidance. Matt Thomson, Head of Strategy and Planning advised he wanted a document that will last for several years and not become outdated quickly. It is an in depth document as the value is in the detail to enable delivery. Minor alterations, such as to include further definitions were discussed. It was confirmed that the title should be "Chilterns Chalk Stream Planning Guidance." The Chair commented that it was an excellent piece of work, and thanks were given to Land Use Consultants, the Smarter Water Catchment, and the Chilterns Chalk Streams team.

The Committee discussed the definition of a Chalk Stream at the top of page 8 (3rd Dec draft copy)(also 3rd para of Executive Summary) as "rivers that rise from chalk bedrock or aquifers", noting that rivers arising in chalk bedrock/aquifers are not necessarily considered as chalk streams for their full length downstream. The Committee recommended that this definition should be clarified, perhaps based upon an ecological foundation and/or source citation (also compare the p.8 definition with the glossary).

- 1. The Committee APPROVED the guidance, subject to the revised title and clarified definition, for recommendation to the Board in March that the guidance is adopted without further changes**

24/25.24 Development Management Casework 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) the appeal has been concluded, and are waiting for a decision.
- 24/01/01239/MFA Land at Potten End SANGs applications was refused by the Planning Committee.
- London Luton Airport expansion – a decision has been deferred again; determination is now scheduled for early April.
- P23/S3651/FUL Russells Water Farm an application to demolish two dwellings and replace with one was refused as having an adverse effect on the landscape character.
- Watlington Relief Road OCC3.0010/24 the application to join a series of roads was altered following comments submitted by the Chilterns National Landscape Planning team. The amendments are acceptable and will be supported.
- CM/0020/24 and PL/0426/24 restoration of Pitstone Quarry – the Planning Advisor, Michael Stubbs recommends comments to be submitted in support with key conditions that must be satisfied.

The Grand Union Canal Transfer project was briefly discussed, which will result in construction but hopefully no permanent harm within the National Landscape around Dunstable Downs.



1. The Committee NOTED the updates and ENDORSED the responses made under delegated authority
2. The Committee ENDORSED the responses submitted from April to September 2024 following informal discussions at inquorate meetings

24/25.25 Planning Policy Casework 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.

Action: MT to circulate response to Dacorum Local Plan

1. The Committee NOTED the updates provided
2. The Committee ENDORSED response submitted on the Dacorum Local Plan
3. The Committee ENDORSED the responses submitted from April to September 2024 following informal discussions at inquorate meetings

24/25.26 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. It was noted that the agenda format is well liked. It was suggested that the funds reserved for a Planning Officer could be used to employ external contractors, as recruiting an Officer is proving difficult. It was also suggested to consider recruiting a Strategic Officer to free up capacity for the Head of Strategy and Planning.

Action: MT to investigate further planning input from external contractors

Action: MT to discuss with Senior Management Team recruiting for the strategic parts of his role.

24/25.27 Urgent Business

There was no urgent business.

24/25.28 Dates of the next and Future Meetings

- Thursday 17th April, 10am, Chilterns National Landscape Office, Chinnor
- Thursday 23rd October, 10am, Chilterns National Landscape Office, Chinnor

It was noted that Cllr Sue Rowlands and Simon Mortimer would need to send their apologies for the 17 April meeting.

The meeting was closed at 12.52.

The Chair.....



Date 22/01/26