



Chilterns National Landscape

NOTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE CHILTERNNS CONSERVATION BOARD

held on Thursday 25th July 2024 at CCB offices, The Lodge, 90 Station Road,
Chinnor OX39 4HA commencing at 5.00 PM

Present:

Cllr Sue Rowland	Board Member – Chair	Parish Councils
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In attendance:

Matt Thomson	Head of Strategy & Planning	Officer
Mike Stubbs	Planning Advisor	Officer
Lorna Coldwell	Clerk to the Board and Minute taker	Officer
Paul Hayes	Board Member attended remotely	Co-opted

No public present.

The Chair welcomed all present.

24/25.1. Election of Chair and Deputy Chair

As the meeting was not quorate, this item was deferred to be confirmed at the next meeting. However, those present including the Chair requested that officers prepared letters to be sent from the Committee to both Adrian Watney and Sally Symington thanking them for their contributions to the Committee.

24/25.2. Apologies for absence

Apologies were received and accepted from Board members:

Charles Hussey – Parish Councils member
Cllr Robert Carington – Local Authority member
Colin Courtney – Secretary of State member
Cllr Paula Hiscocks – Local Authority member
Apologies received and accepted from Officers:
Elaine King – CEO, Chilterns National Landscape

24/25.3. Declarations of Interest

None declared.

24/25.4. Minutes of the meeting held on 25th April 2024

The confirmation of the minutes of the meeting held in April will be confirmed at the next meeting, due to not being quorate.

24/25.5. Matters Arising

None, all items covered in the agenda.

24/25.6. Public Question Time

None in attendance.

24/25.7. Lighting Position Statement

At the Planning Committee meeting held on 25th April 2024, the Committee resolved that the Lighting Working Group should be reconvened to review the Lighting Position Statement before submitting the final version to the September Board meeting for approval. The previous committee meeting had noted the need for greater precision in the document, Michael Stubbs, Planning Advisor has spoken with all members of the working group individually. Following this a new draft version has been produced, split into the Model Lighting Policy and the Technical Appendix. Comments were made regarding language to be altered, and recommendations to make the document clearer in parts. Officers were requested to continue working up the Position Statement, taking account of any further views from the Working Group and the Committee by email, for a final version to be signed off by the Chair in advance of approval by the Board in September.

Action: The briefing instructed the Head of Planning and Strategy to seek financial resources for graphics for the policy document from the Chief Executive Officer

Action: Michael Stubbs, Planning Advisor to email to the Committee the Technical Annex

24/25.8. Neighbourhood Planning Toolkit

An online toolkit has been produced to help Parish Councils developing their Neighbourhood Plans. Feedback has been given from local Planning Officers, and some material will be updated with their suggestions in time. Those present offered observations on the Toolkit and supported officers in keeping its content under review.

24/25.9. Development Management Casework Update

Since the April Planning Committee meeting, the Board has made 14 new representations. 2 applications were granted which supportive comments were made, 2 were refused which objection comments were submitted, 1 was granted that the Conservation Board had objected too. 3 appeals were determined and were all dismissed and included mentions of AONB policy when balancing planning issues. There is still no date for the planning appeal at OS Field 7141, Latimer Road, Chenies (unauthorised chicken farm).

Particular note was made of the following Appeals/Planning Applications:

- Land East of Green Street and North of Orchard Drive Green Street Chorleywood Herts objections as there is clear harm to the AONB and clear conflict with NPPF policy.
- Land adjacent South Side Marlow Road and A404 Junction Westhorpe Park Little Marlow Bucks (Marlow Film Studio) which was refused by Buckinghamshire Council and would impact the visual setting of the AONB including when viewed from Winter Hill.

- Little Sparrows Sonning Common (now called Widmore Park Phase 2 by the applicant) objections have been submitted regarding the planned materials to be used.

SANG's Casework – Potten End Hill

A discussion was held around the potential Suitable Alternative Natural Greenspace (SANG) at Potten End Hill, near Great Gaddesdon in Dacorum BC. SANG provisions are designed to remove excess visitors from "honeypot" sites, such as the Chilterns Beechwoods Special Area of Conservation (SAC).

The Conservation Board does not yet have its own SANG Policy, however there is a clear policy in the Management Plan although not specifically relating to SANGs. There is yet to be a clear strategic standpoint from partners regarding them, and whilst in principle supportive of SANGs they need to be considered strategically. Natural England requires a SANG to be "perceived as semi natural with a variety of habitats." In the case of this particular SANG, it is unclear which housing site is being mitigated, and until this is resolved Michael Stubbs, Planning Advisor suggests a holding objection to be submitted to the Local Authority. An interim statement on the position towards SANGs will be presented to the Committee in the future.

Endorsement of this quarter's consultation responses will be deferred to the next Committee meeting. Those present supported officers in submitting a summary holding objection on the Potten End SANG proposal, with a detailed response to be submitted in due course.

24/25.10. Policy Casework Update

Since the last Planning Committee meeting, there has been no involvement in any policy consultations. The strengthened section 85 duty is being closely monitored, although no interim guidance has yet been provided as promised by Defra. The change in Government will have impacts on the planning system, and the works carried out by Officers.

Action: MT to forward to the Committee the draft National Planning Policy Framework when it is available, likely next week

24/25.11. Planning Committee Work Programme

Committee Membership

Following the Board meeting and AGM in June, there have been alterations to Committee membership:

Local Authority members	Cllr Paula Hiscocks (Herts County Council) Cllr Robert Carington (Bucks Council) Cllr Louise Price (Three Rivers District Council) Heather Wallace (Bucks Council)
Secretary of State members	Colin Courtney Simon Mortimer Joe Stewart (tbc)
Parish Council members	Cllr Charles Hussey (Bucks Parish Councils) Cllr Sue Rowland (Oxon Parish Councils)

Co-opted members	Chris Hannington Paul Hayes
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It was acknowledged that there may be a "bedding in" period for the new members until the meeting dates for 2025 are finalised.

Recruitment

Additional resources have been approved by the Executive Committee and the Board therefore the Planning Officer role is being readvertised with more flexibility on salary and as a 2 year contract.

Future Committee Dates

Chairman suggested that 10am on a Thursday preferred for the Committee and asked for any other observations on times. The Chairman asked for the dates to be circulated to Committee members as soon as possible.

Action: MT to send a note to all Committee members asking preferred timings, to be firmed up at the next meeting

Action: MT to approach various people from partner agencies regarding attending Committee meetings as observers

24/25.12. Urgent Business

There was no urgent business.

24/25.13. Dates of the next and Future Meetings

Thursday 17th October 2024, 2pm at Chinnor Office

The meeting was closed at 18.58.

The Chair.....



Date..... 23/11/2025 -