



**MINUTES OF THE MEETING OF THE CHILTERN CONSERVATION BOARD
PLANNING COMMITTEE HELD ON WEDNESDAY 8TH FEBRUARY 2012 AT THE
CHILTERN CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR,
COMMENCING AT 10.00 AM AND CONCLUDING AT 12.30 PM**

BOARD MEMBERS PRESENT

Member

Appointing Body

Appointed by Local Authorities

Cllr Brian Norman

Three Rivers District Council

Cllr Chris Richards

Aylesbury Vale District Council

Cllr Bill Storey

Hertfordshire County Council

Appointed by the Secretary of State

Bettina Kirkham (Chairman)

John Willson

Elected by Parish Councils

Cllr Barbara Wallis

Buckinghamshire Parish Councils

OTHERS PRESENT

Co-opted Members

Gill Gowing

Strategic Planning Adviser to the Chiltern Society

Mike Stubbs

The National Trust

Officers

Colin White

Chilterns Conservation Board

Others

Deirdre Hansen

Minute taker

Members of the public

Jeremy Elgin (item 17)

Lower Waldridge Farm, Ford

16. Apologies

Cllr David Barnard (North Herts District Council), Cllr Roger Emmett (Wycombe District Council), Cllr Margaret Jarrett (Hertfordshire Parish Councils) and Mike Fox (Chairman CCB as observer).

17. Public Question Time

Jeremy Elgin, Lower Waldrige Farm, gave a presentation about his wind turbine proposal. There followed a number of questions and a discussion.

18. Declarations of Interest

Cllr Chris Richards declared an interest in the public question time item (17).

19. Minutes of the previous meeting

The minutes were approved and signed by the Chairman as a true record after the following spelling corrections were made: page 4 item 4 remove “e” from ‘Dawes’ Hill so that it reads ‘Daws Hill’ and page 7 item 14 remove 2nd “f” from ‘benefitted’ so that it reads ‘benefited’.

20. Matters Arising from the minutes

1. Item 7 HS2 update - the Secretary of State appointed Board members are still considering whether they should make representations to the Secretary of State.
2. Item 9 - the Chairman and the planning officer had to date visited 8 out of the 13 local authorities in the Chilterns. Visits to 2 more have been booked, leaving 3 still to visit. It is their intention to report the key points raised during the visits to the Committee at the next meeting. Copies of the report will be circulated to the various local authorities, their councillors and officers. A date for the next Forum has not yet been set.

21. Arrangements for minute taking of the planning Committee

The minute-taker for the Planning Committee had been in post since late 2005 without any change in contract or rates of pay.

New hourly and mileage rates were proposed and should be applied from April 2012.

A revised contract would be needed arising from the changes and this would be organised by the Planning Officer after the Committee. The revised contract would also incorporate the need for an annual review.

- 1. The Committee APPROVED the revisions to the contract for the minute-taker for the Planning Committee in connection with the hourly rate, mileage rate and need for an annual review, as detailed in the report.**

22. High Speed 2 – update

The planning officer reported that on the 10th January 2012 the Secretary of State had announced that the Government planned to proceed with its proposal for HS2. The published documents had been examined and a series of changes noted. The key changes are: a longer tunnel between Old Amersham and Little Missenden on a revised alignment that takes the route very close to Shardeloes Lake, shallower cuttings, a higher viaduct near Wendover Dean. The total length of line visible will be 3.9 miles, not the 1.5

miles claimed by the Government and HS2 Ltd.

The changes to the proposal will have a significant impact on the Chilterns and the Board will need to re-examine all information prior to reporting back to the Committee.

The Board is aware of a number of legal challenges being examined. The Board will monitor progress and is aware of the need to engage with the many processes.

1. The Committee NOTED the report.

23. Planning Training for Parish and Town Councils

The Planning Officer reported that the Board had previously offered training for Parish and Town Councils (2008 and 2010). The training had been well received and it could be usefully offered again. The Committee had agreed at previous meetings that three events should be set up. The following dates were proposed: Tuesday 26th June, Thursday 28th June and Monday 2nd July.

It was suggested that the events take place in the southern, middle and northern parts of the AONB and should cover: the National Planning Policy Framework, the production of Neighbourhood Plans and the start of the AONB Management Plan review.

A Board member will welcome the attendees and chair the evening. The costs of the event to be met by charging the attendees. The expected total cost to be in the region of £180. A charge of £10 per person should generate sufficient income to cover the costs. The Planning Officer will lead on the training and will try and ensure that there is no overlap with training offered by the county associations of parish and town councils.

1. The Committee APPROVED the suggested dates for the parish and town council training events.

2. The Committee APPROVED the other arrangements for the parish and town council training events and offered suggestions for venues, topics and possible trainers.

24. Planning application for the Arla Foods proposal at Aston Clinton

Discussion of this item was brought forward as Cllr Norman had to leave the meeting. It was noted that the electricity and water supply to the site needs to be examined. The Grand Union Canal has been drained at its summit due to a lack of water, which may impact on the Arla Development.

25. Chilterns Buildings Design Awards

The Planning Officer reported that the Board has jointly offered the Awards with the Chiltern Society for many years and a refresh of the ceremony was suggested. This year's scheme is underway.

The date for the award ceremony will be 14th June 2012 in the evening. It will involve a limited number of speeches/talks, some light refreshments will be offered and the event would be limited to two hours, starting at 6.30pm.

It had been agreed that previous winners would be approached for sponsorship. This would help cover some of the costs of the ceremony.

12.00 Cllr Brian Norman left the meeting.

- 1. The Committee APPROVED the proposed changes to the Design Award ceremony and will promote the scheme widely.**

26. Proposed student research project – implications of internet land sales

The Planning Officer informed the Committee about the current position regarding the proposed student research project. Students had been approached at Oxford Brookes, but it has been difficult to get one interested in the subject and it may be necessary to approach another local university with the idea. The Planning Officer will keep members informed at future meetings.

12.05 Mike Stubbs left the meeting.

- 1. The Committee NOTED the current position in connection with the proposed student research project.**
- 2. The Committee AGREED that other educational avenues may need to be explored.**

27. Development Plans Responses

The Planning Officer informed the Committee that responses had been sent in connection with the following development plan documents: Dacorum BC Pre-submission Core Strategy; Wycombe DC Community Infrastructure Levy; Aylesbury Vale DC Growth Scenarios consultation and Central Beds Council Heath and Reach, Toddington and Barton-Le-Clay Local Area Transport Plan. All responses had been made under delegated powers.

The Planning Officer had been asked by the Chief Officer to set up a sub-group to look at the Luton Northern Bypass (M1 to A6) as mentioned in section 4.5 of the Central Beds Heath and Reach, Toddington and Barton-Le-Clay Local Area Transport Plan. The development of a Masterplan had been mentioned and the Board has requested to be involved in such a plan. Committee members were asked to inform the planning officer if they wished to be part of the sub-group. The intention is that a report is presented to the Board by the end of March.

- 1. The Committee NOTED and APPROVED the responses already made on behalf of the Board in connection with the consultation exercise on the development plan documents as detailed above.**
- 2. The Committee APPROVED the setting up of a Luton Northern Bypass sub-group.**

28. Planning Applications Update

The Planning Officer informed the Committee about the various representations that had been made in connection with planning applications, and updated the Committee on any outcomes as detailed in the report and appendix.

In the recent past potential problems with the Board's 'not commenting' response had arisen. It was therefore proposed that the previously agreed text of the standard Board's 'not commenting' letter/email should be amended to read as follows:

- Thank you for consulting the Chilterns Conservation Board in connection with the application detailed above.
 - I am writing to let you know that the Chilterns Conservation Board will not be commenting on the planning application.
 - The Board recommends that the decision-maker takes into account the following:
 - The Chilterns AONB Management Plan
 - The Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns Building Materials (Flint, Brick and Roofing Materials)
 - The Environmental Guidelines for the Management of Highways in the Chilterns
 - The Board's Position Statement on Development Affecting the Setting of the Chilterns AONB
1. **The Committee NOTED and APPROVED the responses made in connection with the applications listed in Appendix 2.**
 2. **The Committee NOTED AND APPROVED the proposed changes to the standard 'not commenting' letter/email used in response to certain planning applications.**

29. Any Urgent Business

The Planning Officer was asked about planning applications re employment and employment related development. He does not see many; he also reminded the Committee that the Board has a duty to foster the economic and social wellbeing of communities and as such support could be given for the development of new employment or retention of existing employment.

30. Date of the next meeting

Wednesday 16th May 2012 at the office of the Chilterns Conservation Board, 90 Station Rd, Chinnor commencing at 10.00 am.

Future meetings: 5th September, 28th November 2012 and the 6th March 2013.

The meeting closed 12.30

The Chairman

Date