



Planning Committee

10.00 a.m. Wednesday 8th February 2012
The Chilterns Conservation Board office,
90 Station Road, Chinnor

Agenda

1. Apologies
2. Public Question Time – including presentation to Committee by Jeremy Elgin, Lower Waldrige Farm, Ford (wind turbine proposal)
3. Declarations of Interest
4. Minutes of Previous Meeting
5. Matters Arising
6. Arrangements for minute taking of Planning Committee
7. High Speed 2 – update
8. Planning Training for Parish and Town Councils
9. Chilterns Buildings Design Awards
10. Student research project (internet land sales) – update
11. Development Plans Responses
12. Planning Applications – update
13. Any Urgent Business
14. Date of Next Meeting

Wednesday 16th May 2012 at The Chilterns Conservation Board office, 90 Station Road, Chinnor, OX39 4HA

Future meetings – **5th September and 28th November 2012 and 6th March 2013**

Item 4 Minutes of Previous Meeting

Author: Colin White Planning Officer

Lead Organisations: Chilterns Conservation Board

Resources: Budget of £570 per year for minute-taker plus staff time

Summary: Minutes of the previous meeting are attached (at Appendix 1) and need approving.

Purpose of report: To approve the Minutes of the previous meeting.

Background

1. The draft minutes from the meeting on 30th November 2011 have been previously circulated and are attached (at Appendix 1) for approval.

Recommendation

1. **That the Committee approves the minutes of its meeting which took place on 30th November 2011.**



**DRAFT MINUTES OF THE MEETING OF THE CHILTERN CONSERVATION BOARD
PLANNING COMMITTEE HELD ON WEDNESDAY 30TH NOVEMBER 2011 AT THE
CHILTERN CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR,
COMMENCING AT 10.00 AM AND CONCLUDING AT 12.35 PM**

BOARD MEMBERS PRESENT

Member

Appointing Body

Appointed by Local Authorities

Cllr Roger Emmett	Wycombe District Council
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

Mike Fox	(Chairman of the Board, observing)
Bettina Kirkham (Chairman)	
John Willson	

Elected by Parish Councils

Cllr Margaret Jarrett	Hertfordshire Parish Councils
Cllr Barbara Wallis	Buckinghamshire Parish Councils

OTHERS PRESENT

Co-opted Members

Gill Gowing	Strategic Planning Adviser to the Chiltern Society
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Officers

Colin White	Chilterns Conservation Board
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Others

Deirdre Hansen	Minute taker
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1. Election of Chairman

Bettina Kirkham was unanimously elected as Chairman until the Board's next Annual General Meeting and took the Chair.

2. Apologies

Cllr David Barnard, North Herts District Council (Board Member), Mike Stubbs (The National Trust, co-opted member).

3. Public Question Time

No members of the public were present.

4. Declarations of Interest

Gill Gowing declared an interest as Chairman of the Dawes Hill and area reference group. Barbara Wallis and Roger Emmett declared an interest as members of this group.

5. Minutes of the previous meeting

The minutes were approved and signed by the Chairman as a true record.

6. Matters arising from the minutes

- The Planning Policy Guidelines will remain as an agenda item for the foreseeable future. No progress has been made.
- Item 6 – The sub group looking at the implications for the AONB and its boundary arising from an increase in development pressures in the setting of the AONB had met once and will meet again shortly.
- Item 5 – Gill Gowing had drafted on behalf of the Chiltern Society their response to the Draft National Planning Policy Framework. She had also written to all MPs concerned, to date only Cheryl Gillan had responded.

7. High Speed 2 – update

The Planning Officer reported that the Transport Select Committee had published its report on HS2, this was discussed at the wider HS2 group meeting and the Government's decision about how to proceed is awaited. He also updated the members about the latest developments. The new Secretary of State had recently met with MPs and members of the Committee were encouraged to read the transcript of this meeting which had taken place on 21st November 2011 (see <http://assets.dft.gov.uk/publications/high-speed-rail-meeting/high-speed-rail-meeting.pdf>).

It was suggested, and agreed, that Secretary of State appointed Board Members should meet as soon as possible to discuss whether representations should be made to the Secretary of State for the Environment.

1. The Committee NOTED the report.

8. Chilterns AONB Planning Conference – Feedback

The Planning Officer reported that the 9th Annual Chilterns AONB Planning Conference had taken place on Wednesday 5th October at Berkhamsted Civic Centre. 45 attendees from 24 different organisations had attended. The feedback provided was very positive overall. Various comments and suggestions were noted and will be borne in mind when preparing for next year's conference. The following issues were commented on: access by public transport; good mix of presentations; derivation of price; ability to network; use of name badges and usefulness of the field trip (which was, this year, regarded as highly useful and at times inspirational).

Members were asked to suggest possible speakers and subjects for the Conference in 2012. Localism in action, the urban/rural interface and broadband issues were suggested.

- 1. The Committee NOTED the feedback from the Planning Conference and AGREED that issues raised would be addressed for any future conferences.**
- 2. The Committee AGREED that the 10th Annual Chilterns AONB Planning Conference should take place on Wednesday 3rd October 2012.**

9. Chilterns Planning Forum – Feedback

The Planning Officer reported that the most recent AONB Planning Forum had taken place on Friday 18th November at the Aylesbury Vale District Council's Gateway Offices in Aylesbury. The District Council had allowed the use of a room and provided refreshments without charge to the Board. The Planning Officer thanked AVDC for their generosity.

The Forum had been attended by 14 people with 8 of the Chilterns local planning authorities being represented. Those present discussed the format and attendance at the forum, the terms of reference that had been circulated, the implications of the Draft National Planning Policy Framework, the Localism Act (in particular neighbourhood planning, green space and role of the Design Guide), future events and the proposed position statement on renewable energy.

Combining the Planning and Environment Forums was discussed. This would enable more officers and members to commit to attending. A recent meeting of officers had resolved that changes should be made to the Environment Forum and that the Planning Forum should continue in its present format for the time being.

The meetings that the Planning Officer and the Chairman had had with local planning authorities prior to the forum had been useful for both sides. It keeps the CCB in the forefront of the minds of those at the Local Planning

Authorities. The Planning Officer and the new Chairman will continue with the meetings in the new year.

- 1. The Committee NOTED the feedback from the AONB Planning Forum and discussion about the combining of the Planning and Environment Forums.**
- 2. The Committee NOTED the outcomes of the recent visits made to Chilterns local planning authorities by the Chairman and Planning Officer.**

10. Planning Training for Parish and Town Councils

The Board has offered planning training in the past to Parish and Town Councils and considered it appropriate to offer it again in 2012.

The proposal is to offer a short series of events in the summer of 2012. The events could follow the format of previous events with two presentations being made either side of a break with opportunity for questions and discussions. The enactment of the Localism Act and the likely adoption of the National Planning Policy Framework will provide subjects relevant to the intended audience. The Board is likely to have started the process of review of the Management Plan, which could also be discussed.

Progress will be reported at the next meeting.

- 1. The Committee APPROVED the setting up of a series of three training events for Parish and Town Councils in the AONB for early summer 2012.**
- 2. The Committee AGREED to suggest possible locations, topics and presenters for the events.**

11. Proposed student research project (internet land sales) – update

The Planning Officer informed the Committee about the current position regarding the proposed student research project. Students had recently been approached at Oxford Brookes. The Planning Officer will keep the Committee informed at future meetings. The Committee supported the principle of closer working with academic institutions.

- 1. The Committee NOTED the current position in connection with the proposed student research project.**

12. Development Plans Responses

The Planning Officer informed the Committee that responses had been sent in connection with the following development plan documents: Wycombe DC

LDF Draft Delivery and Site Allocations DPD and Position Statement on Housing and Land for Business (July 2011), Buckinghamshire Minerals and Waste Core Strategy Submission DPD and Oxfordshire Draft Minerals and Waste Plans. All responses had been made under delegated powers.

The consultation on the Wycombe DC Community Infrastructure Levy was mentioned and it was pointed out that the document is divided into topics, one of which is Green Infrastructure which has been allocated a large sum.

- 1. The Committee NOTED and APPROVED the responses already made on behalf of the Board in connection with the consultation exercises on the development plan documents as listed.**

13. 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.

This year details of 109 planning applications or appeals have been brought to the attention of, or requested by, the Planning Officer. 103 of these had been responded to, with 18 formal representations (16 objections and 2 supports). 11 of the applications have been determined with 7 in line with the Board's comments and 4 not in line.

The Committee suggested that the Planning Officer should consider including text about possible mitigation measures for applications even where the Board had an objection in principle.

- 1. The Committee NOTED and APPROVED the responses made in connection with the applications listed in Appendix 2.**

14. Any Urgent Business

Barbara Wallis had retired as Chairman of the Committee at the Annual General Meeting in October. The Chairman thanked Barbara for steering the Planning Committee for six and a half years. The Committee has benefitted greatly from her experience. It was noted with pleasure that she will remain a member of the Planning Committee. She has been a marvellous role model.

The Planning Officer recorded his thanks to Barbara and passed on those from Mike Stubbs who was grateful for: her excellent chairing of discussions; the way that she kept the Committee focussed and the fact that she fearfully pushed for the right outcomes for the Board and the whole of the Chilterns.

Barbara thanked all for their comments and for the small gift which she had been given as a token of the Committee's thanks.

15. Date of the next meeting

Wednesday 8th February 2012 at the office of the Chilterns Conservation Board, 90 Station Rd, Chinnor commencing at 10.00 am.

Future meetings: 16th May, 5th September and 28th November 2012.

The meeting closed 12.35

The Chairman

Date

Item 6 Arrangements for minute taking of Planning Committee

Author: Colin White Planning Officer

Lead Organisation: Chilterns Conservation Board

Resources: Budget of £570 per year for minute-taker plus staff time

Summary: The Planning Committee minute-taker has been in post since 2005 without any change in contract or pay and this should be reviewed.

Purpose of report: To inform the Committee about and approve proposed changes to the mileage and hourly rates and contract for the Planning Committee's minute-taker.

Background

1. The minute-taker for the Planning Committee has been in post since late 2005 without any change in contract or rates of pay. The current contract details an hourly rate of £15 and a mileage rate of 30 pence per mile.
2. In the intervening period the levels of allowances for Board Members and pay for staff have increased. If applicable increases (where these have occurred) are applied to the minute-taker position then a new hourly rate of £16.50 would apply. It is proposed that this be applied from April 2012.
3. The Board has recently agreed to increase the mileage rate for Board Members and staff to 45 pence per mile, with effect from April 2012. It is proposed that a similar rate is applied to the minute-taker position and that this should be applied from April 2012.
4. The proposed increases would lead to a small increase in the costs for providing the minute-taking service, but with other costs being cut (principally those for the Planning Committee tour for example) this would be within the budget that is available.
5. Should the Committee approve the revisions to the hourly rate and mileage rate as proposed then a revised contract with the minute-taker would be required. The Planning Officer would organise this after the Committee and it is proposed that the revised contract should also incorporate the need for an annual review.

Recommendation

1. **That the Committee approves the revisions to the hourly rate, mileage rate and contract for the minute-taker for the Planning Committee, as detailed in the report.**

Item 7 High Speed 2 update

Author: Colin White Planning Officer

Lead Organisation: Chilterns Conservation Board

Resources: Staff time.

Summary: The Government has decided to proceed with HS2, a series of changes have been made to the route through the Chilterns though these are generally not positive and a number of legal challenges are likely to be made.

Purpose of report: To update the Committee about the latest developments in connection with a possible high speed rail route through the Chilterns.

Background

1. On 10th January the Secretary of State announced that the Government planned to proceed with its proposal for HS2. As part of the announcement a large number of documents were published. These were examined and a series of changes have been 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 Dene and a longer and taller 'green tunnel' near Wendover. The total length of line visible is 3.9 miles (on viaduct, embankment or shallow cutting) and not 1.5 miles as claimed by the Government and HS2 Ltd.
2. Contrary to claims, the aquifer can't be avoided. The movement of the route to the west at Amersham takes it slightly further from the pumping stations notably at Old Amersham. The route now passes just under the north end of Shardeloes Lake. The top of the tunnel will be about 10 metres from the bed of the lake. There is a high probability it will affect the hydrology of the lake and the River Misbourne.
3. More ancient woodland (Mantles Wood east of Little Missenden and Sibleys Wood at South Heath) will be destroyed with the prospect of a large work camp in the vicinity of the tunnel entrance, combined with a need for a site to store excavated spoil. HS2 Ltd talk about translocation or re-creation of ancient woodland – this is not possible.
4. The South Heath green tunnel will be closer to South Heath and the top of the northern extension to the green tunnel will be above the current ground level which will mean that spoil will have to be heaped over the top of it.
5. The section of line from South Heath northwards for about 2.5 kilometres will no longer be within a deep cutting (previously about 10 metres deep), but will be in a cutting which is as shallow as 2 metres. This means the trains and all other infrastructure will be visible and noise pollution will increase. It is likely HS2 Ltd will use spoil to create noise bunds, with landscaping – this would not be acceptable.
6. Leather Lane will be partly destroyed or bypassed (for about 500 metres). This is an ancient lane – the new section will, no doubt, not be opened for several years and be highly urban in character, this is a common problem in Kent.

7. The viaduct at Wendover Dene will be higher than previously proposed (possibly up to 6 metres higher). The route has moved about 50 metres to the west at Bacombe Hill to create a longer green tunnel. Due to the need to deposit large volumes of spoil this will mean that the tunnel will be higher than the current ground level at the cricket pitch to the south west of Wendover. In addition, there will be a new road across the shoulder of Bacombe Hill from Ellesborough Road to the south. This appears to be a relief road whilst Ellesborough Road is closed – which will be reinstated, but probably on a higher elevation to get over the green tunnel.
8. With longer tunnels there will be requirements for more access shafts. It is believed that these would be about the height of a house (8 metres) and have their own access road, fenced compound and lighting for example. There will be telecommunication and other masts all along the line, probably up to 20 metres high.
9. The volumes of spoil are likely to be lower than previously calculated, though this is still being assessed. However, it would seem that in some locations there is an increased need for spoil to cover the green tunnels and to screen the, now, shallow cuttings north of South Heath for example.
10. The Board is aware that there are likely to be a number of legal challenges. These are likely to cover the following: the compensation scheme, the method of consultation that was undertaken in connection with the proposal in February 2011 and the lack of adherence to European legislation in connection with the environment.
11. Any legal challenges will be monitored by the Board and any relevant information will be reported to the Committee. Such information will also be discussed at the wider HS2 group meetings which are taking place at regular intervals (the next one is on 9th February).
12. HS2 Ltd is proposing that a Hybrid Bill will be introduced in Parliament by the end of 2013. This will apparently be accompanied by an Environmental Impact Assessment, though the time allowed for its production is incredibly tight. HS2 Ltd is also in the process of setting up various forums to try and engage with affected groups. The Board is more than likely to be involved in at least one of these groups (and will push for involvement in all relevant groups if possible). Work will be ongoing on the rest of the proposed ‘Y’ route to Manchester and Leeds.
13. Any change in the situation will be reported to the Committee in the future.

Recommendation

1. **That the Committee notes the report.**

Item 8 Planning Training for Parish and Town Councils

Author: Colin White Planning Officer

Lead Organisation: Chilterns Conservation Board

Resources: Staff time.

Summary: The Board's previous training for Parish and Town Councils has been well received and it could usefully be offered once again. Dates at the end of June and early July are proposed and topics for training suggested.

Purpose of report: To inform the Committee about the proposed dates, locations and topics for Parish and Town Council training for summer 2012.

Background

1. The Board has previously offered training for Parish and Town Councils (2008 and 2010). The training was well received and it could usefully be offered once again. The Committee agreed at its previous meeting that three events should be set up for early summer this year.
2. The following three dates are proposed: Tuesday 26th June, Thursday 28th June and Monday 2nd July. These should allow a choice as they are on different days of the week (something that had been raised as an issue at previous training events).
3. It is suggested that the three events take place in the southern, middle and northern parts of the AONB at suitable village or other halls and these will be investigated once the dates have been confirmed. Suggestions for suitable locations would be welcome.
4. The following topics are suggested as they are likely to have implications for many in the AONB: the National Planning Policy Framework (this should have been finalised by the time the training takes place) and the production of neighbourhood plans. As part of an introduction the implications of the Localism Act and the start of the AONB Management Plan review can also be covered.
5. The events could follow the format of the previous training events with two presentations being made either side of a break with plenty of opportunities for questions and discussions. If there are any alternative suggestions for topics these can be discussed at the meeting.
6. It is proposed that one of the local Board Members could welcome people to, and then possibly chair, the event. Once dates and locations have been finalised it will be possible to get dates in diaries.
7. It is proposed that the Planning Officer leads on the training with involvement from at least one other planner (possibly from a local planning authority).
8. The costs for the events will be met by charging attendees. Venues are likely to cost about £50 each and simple refreshments will be provided which will probably cost no more than about £30 in total. This would mean a total cost of about £180.

9. If £10 per person was to be charged this would generate enough income to cover the likely costs. It would also be possible to offer additional places for those Parish and Town Councils that have already financially contributed to the Board's work at a reduced rate (say £5) or even free.
10. Once details of the dates, venues, topics and costs are finalised the events will be promoted using a simple flier that can be emailed to the Parish Councils and circulated more widely.

Recommendations

1. **That the Committee approves the three suggested dates for the Parish and Town Council training events.**
2. **That the Committee approves the other arrangements for the Parish and Town Council training events and offers suggestions for venues, topics and possible trainers.**

Item 9 Chilterns Buildings Design Awards

Author: Colin White Planning Officer

Lead Organisation: Chilterns Conservation Board

Resources: £1,500 and staff time

Summary: The Board has jointly offered the Awards with The Chiltern Society for many years and a refresh of the ceremony is suggested. This year's scheme is underway and a date has been confirmed for the ceremony.

Purpose of report: To inform the Committee about changes to the format of the Design Awards ceremony and to encourage promotion of the scheme.

Background

1. The Chilterns Buildings Design awards have been offered jointly with The Chiltern Society now for 14 years. Over the years the way that the judging has been done and the format for the awards ceremony have changed on a number of occasions. It is considered that the judging process, which at present incorporates a sieving exercise in late March (22nd this year) and then a day of more detailed visits in early May (9th this year), works well. However, the awards ceremony itself is now in need of a refresh.
2. With this aim in mind the Planning Officer met with Mike Peters (Chairman of The Chiltern Society Planning Group) and Jenny Habib (The Chiltern Society's nominated representative who deals with the Design Awards) in January. At that meeting it was agreed that the format could be altered and that it should be more of a special occasion. To this end it was proposed that the ceremony should take place in the evening and should involve a limited number of speeches/talks. Light refreshments, rather than a buffet, would be provided and the event would be limited to about 2 hours (starting at 6.30pm).
3. It was suggested that the event take place in the middle of June, and the 14th has subsequently been agreed as the best date with the judges. As part of the refresh it was agreed that previous winners (architects and builders) would be approached for sponsorship. This would help to cover some of the costs of the ceremony. The Chiltern Society would still be approached for half of the costs.
4. It is vital that an appropriate venue is chosen and this is being considered at present. If the Committee has any suggestions these will be investigated.
5. As part of the discussion with The Chiltern Society it was agreed that the list of architects that are sent details should be updated and this is in hand.

Recommendation

1. **That the Committee notes the proposed changes to the Design Awards ceremony and promotes the scheme widely.**

Item 10 Proposed student research project – implications of internet land sales

Author: Colin White Planning Officer

Lead Organisation: Chilterns Conservation Board

Resources: Staff time.

Summary: The setting up of a student research project to investigate the implications of internet land sales has previously been approved by the Committee. Students have been approached and the outcome of this is anticipated shortly.

Purpose of report: To inform the Committee about progress with a proposed student research project which would assess the implications of the sub-division of plots of land which are then sold on to numerous individuals.

Background

1. The Committee has previously approved the setting up of a student research project to investigate the implications for the landscape of the AONB of internet land sales.
2. The Planning Officer has been liaising with Phil Turner, who is a Senior Lecturer in the Departments of Planning and Real Estate and Construction at Oxford Brookes University. It is understood that Phil has been talking to some of his students about this project and the outcome of those conversations will be available shortly. A verbal update will be given to the Committee.
3. Thus far it has proved to be difficult to get a student interested in the subject and it may be necessary to approach another local university with the idea.
4. The possibility of closer working with some of the numerous higher education establishments within and in the vicinity of the AONB was discussed at the last Board meeting. There will no doubt be other projects that could involve students in helpful research such as setting or boundary issues for example. It will be necessary to investigate what each establishment has to offer by way of courses or research facilities and then tailor projects accordingly.

Recommendation

1. **That the Committee notes the current position in connection with the proposed student research project.**

Item 11 Development Plans Responses

Author: Colin White Planning Officer

Lead Organisations: Chilterns Conservation Board

Resources: Staff time.

Summary: Responses have been sent in connection with the public consultation exercises on 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.

Purpose of report: To inform the Committee about, and approve, the responses that have been made under delegated powers in connection with the development plan documents as listed.

Background

The following paragraphs detail the responses that have already been drafted and sent in connection with the public consultation exercises on the development plan documents as listed.

Dacorum BC – Pre-submission Core Strategy

1. Paragraph 1.16 – The approach to development in the AONB as described in sub-paragraph (d) of paragraph 1.17 (i.e. conserve and enhance the special qualities of the parts of the Borough within the Chilterns AONB which is supported in itself) should apply throughout the AONB. The AONB includes some of the settlements that are listed in paragraph 1.16, as well as others that are in very close proximity to the AONB, that are described as small villages within the Green Belt and rural area where some development could take place. Therefore, add a reference to the need to also conserve and enhance the natural beauty of the Chilterns AONB as part of paragraph 1.16.
2. Paragraph 3.5 – The Board considers that as part of the portrait of the Borough this paragraph should recognise that much of the Borough falls within the Chilterns AONB (it is acknowledged that this is reflected elsewhere but it would be appropriate to highlight this important part of the Borough’s assets). Therefore, add a reference to the existence and extent of the nationally protected Chilterns AONB as part of the portrait of the Borough.
3. Paragraphs 3.21 and 3.22 – The Board welcomes and supports the recognition given in these paragraphs to the importance of the Chilterns AONB and the Chilterns Chalk Streams as important elements of the environment of the Borough.
4. Paragraph 6.2 – The Board welcomes and generally supports the Strategic Objectives. However, Objective 12, which the Board considers is the objective that

relates directly to the Chilterns AONB, states that the aim is ‘to protect and enhance Dacorum’s distinctive landscape character’. The Board considers that this should be redrafted to read ‘to conserve and enhance Dacorum’s distinctive landscape character’ in order to comply with the National Parks and Access to the Countryside Act 1949, the Countryside and Rights of Way Act 2000 and Planning Policy Statement 7.

5. Policies CS1 (distribution of development), CS2 (the approach to the selection of development sites) and CS6 (selected small villages in the Green Belt) are supported as drafted.
6. Policy CS7 – This policy is concerned with the rural area (which includes Aldbury as part of the AONB). Though the policy is generally supported the Board considers that it would be useful to also cross refer to Policy CS24 (the Chilterns AONB).
7. Policy CS9 – This policy deals with the management of roads and is supported as drafted. The reference that is made to supporting the ‘Environmental Guidelines for the Management of Highways in the Chilterns’ is welcomed.
8. Paragraph 10.9 – The Board supports and welcomes the prominence given to the Chilterns Buildings Design Guide and supplementary building materials technical notes.
9. Policies CS10 (quality of settlement design) and CS11 (quality of neighbourhood design) are supported as drafted.
10. Policy CS12 – This policy is concerned with the quality of site design and is generally supported. However, sub paragraph (e) suggests that planting would be sought to hide development (‘plant trees and shrubs to softly screen development’). The Board objects to this statement and considers that it could usefully be reworded at the same time as making reference to the Chilterns Buildings Design Guide and supplementary technical notes on Chilterns building materials in the delivery section on page 80. The Board therefore considers that the text could be reworded to state that development should ‘plant suitable trees and shrubs to help assimilate a development more comfortably into its setting and to improve the appearance of settlement edges’.
11. Policy CS20 (rural sites for affordable homes) is supported as drafted.
12. Chapter 16 Strategic Objective – The Board welcomes and generally supports the Strategic Objectives. However, the first objective in this chapter, which the Board considers is the objective that relates directly to the Chilterns AONB, states that the aim is ‘to protect and enhance Dacorum’s distinctive landscape character’. The Board considers that this should be redrafted to read ‘to conserve and enhance Dacorum’s distinctive landscape character’ in order to comply with the National Parks and Access to the Countryside Act 1949, the Countryside and Rights of Way Act 2000 and Planning Policy Statement 7.
13. Paragraph 16.3 – The Board welcomes the recognition given to the importance of the Chilterns AONB and the AONB Management Plan in this paragraph.
14. Paragraphs 16.9 to 16.16 introduce the Borough’s Green Infrastructure network. The text is supported as drafted.

15. Map 3 details the Green Infrastructure network. Though this is not objected to the Board considers that it would be useful if the map also included the AONB to show how important it is to the overall Green Infrastructure network within the Borough.
16. Policy CS24 deals with the Chilterns AONB. Whilst the policy is generally welcomed and supported the Board considers that a small amendment is required in order to ensure compliance with the National Parks and Access to the Countryside Act 1949, the Countryside and Rights of Way Act 2000 and Planning Policy Statement 7. The Board considers that the first paragraph should state that 'the special qualities of the Chilterns Area of Outstanding Natural Beauty will be conserved and enhanced'. Therefore, add 'and enhanced' at the end of line 2.
17. Policies CS25 (landscape character) and CS26 (green infrastructure) are supported as drafted.
18. The delivery section for Policy CS24 concerning the AONB (as detailed on page 135) is particularly welcomed and supported as drafted due to the references to the need to adhere to the Chilterns Buildings Design Guide and associated building materials technical notes and the need to implement the AONB Management Plan and associated guidance.
19. Chapter 17 is concerned with the historic environment and is supported as drafted.
20. Chapter 18 deals with the issue of using resources efficiently and is generally welcomed and supported.
21. Map 4 details the energy opportunities for the Borough. Though the map is already fairly busy it would be useful to add the AONB to it in order to show that this is also a constraint alongside the Green Belt.
22. Paragraph 18.27 deals with sustainable resource management and requires that development is carried out in a sustainable way. Reference is made to natural features of importance including landscapes. The Board considers that this element should be conserved and enhanced and that a small change to the sixth bullet point would achieve this. Therefore, add ', conserve' after 'protect' in line 1 of bullet point 6.
23. Policies CS31 (water management) and CS32 (air, soil and water quality) are welcomed and supported as drafted.
24. The common local objectives applicable to the place strategies are detailed on page 159. The Board generally welcomes these but considers that the start of the fifth objective should be amended to read 'conserve and enhance' in order to comply with the National Parks and Access to the Countryside Act 1949, the Countryside and Rights of Way Act 2000 and Planning Policy Statement 7.
25. Local allocation 3 for Hemel Hempstead identifies an area to the west of the town for future growth. Whilst not being within the Chilterns AONB it is likely that because the development is of a significant scale (about 900 dwellings and other associated services and facilities) and will almost certainly be within about a kilometre of the AONB great care would be needed with the treatment of this site. The proximity to the Chilterns AONB and the need to ensure that the setting of the AONB is protected (and ultimately the AONB is therefore conserved and enhanced) should be specifically mentioned in the 'principles' section of the text on page 178. The Board would also be concerned about three storey dwellings on the northern part of the site

- close to Fields End Farm as this is the highest and most prominent part of the local allocation. The first part of the 'principles' could usefully be amended to reflect this.
26. Figures 19 and 20 could usefully be amended to include the AONB boundary as this is very important to the setting of Hemel Hempstead.
 27. Strategic allocation 1 for Berkhamsted identifies an area to the west of the town for future growth. Whilst not being within the Chilterns AONB it is likely that because the development is within about 300 metres of the AONB great care would be needed with the treatment of this site. The proximity to the Chilterns AONB and the need to ensure that the setting of the AONB is protected (and ultimately the AONB is therefore conserved and enhanced) should be specifically mentioned in the 'principles' section of the text on page 186.
 28. Figure 23 could usefully be amended to include the AONB boundary as this is very important to the setting of Berkhamsted.
 29. The Vision for Tring should be amended to reflect the fact that the Chilterns AONB should be conserved and enhanced. Therefore, delete 'retained' in the first paragraph of the vision and replace with 'conserved' and make reference to the proximity of the AONB to the town in order to better reflect the National Parks and Access to the Countryside Act 1949, the Countryside and Rights of Way Act 2000 and Planning Policy Statement 7.
 30. Paragraph 22.3 introduces a local allocation of 150 dwellings at Tring. In order to be consistent with the vision for the town the Board considers that it is necessary to highlight the fact that the site chosen is partially within the AONB (or so it appears from Figure 24) and there is a need to ensure that the AONB is conserved and enhanced and that the setting of the AONB is not detrimentally affected. The opportunity could be taken here to highlight that no housing or employment uses will be within the AONB and that the special qualities of the AONB will be conserved and enhanced.
 31. Local allocation 5 at Tring has a limited set of principles attached to it. However, the Board considers that the text as drafted ('the layout, design, density and landscaping must create a soft edge with the Area of Outstanding Natural Beauty and secure a strong long term Green Belt boundary') is not explicit enough about how the development may be brought about and what the likely impacts may be on the AONB. The Board understands that no built development will take place within the AONB as part of this allocation but this is not clear from the principles in this instance. The Board therefore suggests that the text should be deleted and replaced by text to read as follows: 'Whilst ensuring that no built development takes place within the Chilterns Area of Outstanding Natural Beauty, the layout, design, density and landscaping must ensure that the final built form creates a more natural transition from the edge of the town to the AONB whilst securing a strong long term Green Belt boundary'.
 32. Figure 24 could usefully be amended to include the AONB boundary as this is very important to the setting of Tring and Local Allocation 5.
 33. The Vision for Markyate on page 201 should include reference to the fact that Markyate is located immediately adjacent to and is therefore within the setting of the Chilterns AONB. The Board therefore suggests that the following be added: 'and as part of the setting of the Chilterns AONB' after 'Ver Valley' in line 4.

34. Paragraph 25.8 should make reference to the fact that Markyate is within the setting of the Chilterns AONB. The Board suggests that the following be added: 'the Chilterns AONB' after 'such as' in line 3.
35. The principles for development on page 203 should properly reflect the fact that Markyate is within the setting of the Chilterns AONB, therefore the Board suggests that 'particularly within the setting of the Chilterns Area of Outstanding Natural Beauty' is added at the end of the ninth bullet point.
36. Figure 27 shows Markyate and the Board considers that because the AONB plays a significant part in the setting of Markyate the AONB boundary should be added to Figure 27.
37. Chapter 26 (countryside) is welcomed and supported fully as currently drafted.

Wycombe DC Community Infrastructure Levy – Draft Charging Schedule and Infrastructure Delivery Plan

Draft Charging Schedule

38. Question J and Section 14 consider how Community Infrastructure Levy (CIL) funds are to be spent. There will be a requirement that a 'meaningful proportion' of the funds should be passed back to the local communities where development has occurred. No specific proportion is given either in the Wycombe DC documents or in the documents that are subject to an ongoing consultation via DCLG and we are asked what level this could be set at. The Board considers that the Council could include 20% as a meaningful proportion of CIL funds that should be passed back to local communities.

Infrastructure Delivery Plan (IDP)

39. The Board welcomes the inclusion of Green Infrastructure (GI) within section 14 of the IDP. The Board trusts that all the elements included within Table 1 on page 12 for GI (which Wycombe DC has adopted as its definition for infrastructure) will be fully considered and implemented as part of the delivery of infrastructure throughout the District. The Board considers that this particularly applies to the following: parks and gardens; natural and semi-natural urban green spaces; green corridors including rivers and canals (not just their banks); cycleways and public rights of way; allotments and community gardens and accessible countryside in urban fringe areas as they are all considered to be directly related to the need to address the likely impacts arising from development within or in close proximity to the Chilterns AONB. This is considered to be particularly important because the GI opportunity areas identified in Appendix 5 include a very limited number either within the Chilterns AONB or within its setting. Creating and maintaining links from the urban areas to the wider countryside will be vital to ensure that the wider impacts of development are more easily assimilated.
40. The Board supports HW/GI1 which identifies the delivery of a linear park linking the town centre to Hughenden Park. Though welcome the Board considers that this project should extend into Hughenden Park and include opportunities for the maintenance of the Park which is a vital resource on the edge of High Wycombe.
41. HW/GI2 identifies the opportunity to deliver open space within Desborough by creating a riverside corridor along the River Wye from Desborough to the town

centre. The Board considers that this project should extend into West Wycombe Park and include opportunities for the maintenance of the Park which is a vital resource on the edge of High Wycombe.

42. HW/GI5 identifies the opportunity to deliver open space and other facilities within a possible future development at Terriers Farm. The Board considers that, because the site is immediately adjacent to the Chilterns AONB, the open space element of the project should extend into the wider countryside and should allow for identified opportunities for the creation and maintenance of public rights of way. This will be vital as this part of the AONB represents a vital resource on the edge of High Wycombe.
43. PRY/GI1 identifies the opportunity to deliver open space as part of the development at Picts Lane. The Board considers that, because the site is immediately adjacent to the Chilterns AONB, this element of the project should extend into the wider countryside and should allow for identified opportunities for the creation and maintenance of public rights of way. This will be vital as this part of the AONB represents a vital resource on the edge of Princes Risborough.

Aylesbury Vale DC Growth Scenarios consultation

44. The Board does not wish to express a preference for any particular growth scenario. However, our key concern in connection with the total numbers of dwellings and jobs and their broad distribution is that the natural beauty of the Chilterns AONB and its setting are not affected. Any growth, in both the Aylesbury Sub-Market and the Southern Vale (both of which are either within the AONB or its setting) will need to be fully considered, properly designed (both built form and any Green Infrastructure provision for example) and thoroughly assessed in order to ensure that it can be delivered in accordance with the requirement to ensure that any development conserves or enhances the natural beauty of the AONB and its setting.
45. The Board would be grateful if it could be consulted on any emerging issues and later versions of the Vale of Aylesbury Plan.

Central Beds Council Heath and Reach, Toddington and Barton-le-Clay Local Area Transport Plan

46. The Board welcomes the prominence given to the 'Environmental Guidelines for the Management of Highways in the Chilterns' publication (page 18).
47. Section 4.5 briefly mentions the Luton Northern Bypass (M1 to A6). The Board's stance on this particular project has been made clear on a number of occasions in the past as part of the production of both LTPs and the Core Strategy (now withdrawn). The development of a Masterplan is mentioned and the Board would, once again, request that it be involved in the production of such a plan as the proposed bypass would pass through, and clearly have significant implications for, the Chilterns AONB. The Board is disappointed that the fact that this proposed bypass cuts through the Chilterns AONB has been omitted from the text of 4.5 and is also disappointed that it has not thus far been involved in the preparation of the Masterplan.

48. Cycling is covered in section 5.2 and the Board welcomes the fact that the Chilterns Cycleway is mentioned. Though most of the route of the Cycleway is on-road and much of it is busy this is recognised in the information that is published about the route. However, we would question the statement that the route through the area is 'provided on fast, rural roads, many of which are heavily trafficked'. We would be grateful if you could inform us if there are particular problems that have resulted in this statement being made as it implies that it may be dangerous to use the route. Should problems with the route exist we would look to modify it if necessary. The existing route was subject to thorough testing and many amendments were made prior to its publication in order to provide a better experience. The Board therefore considers that it would be better to describe the sections of the route that fall within the plan area as being 'provided on predominantly rural roads, some of which may be busy with fast moving traffic at times'. The Board considers that this issue also needs to be addressed with Figure 7.2 on page 51 and Figure 7.5 on page 53 (which deal with priority locations in Streatley and Sharpenhoe and Upper and Lower Sundon) where the annotations read 'traffic volumes, speed, and HGVs discourage use of Chilterns Cycleway' and 'traffic speed and volumes discourage use of Chilterns Cycle Route'. Though traffic speed and volumes and the presence of HGVs are implied to be problems the Local Area Transport Plan incorporates no identified measures to solve them. The Board therefore considers that the annotations could usefully be amended to read 'at certain times traffic speed and volumes and the presence of HGVs may discourage use of the Chilterns Cycleway' (with removal of the HGV reference for Sundon as this appears not to apply here).

Recommendation

1. **That the Committee notes and approves the responses already made on behalf of the Board in connection with the consultation exercises on the development plan documents detailed above.**

Item 12 Planning Applications Update

Author: Colin White Planning Officer

Lead Organisations: Chilterns Conservation Board

Resources: Staff time.

Summary: Representations have been made regarding a number of planning applications and appeals and a number of previous cases have been determined. The Board's attention has been drawn to a potential problem with its standard 'not commenting' letter.

Purpose of report: To inform the Committee about the various representations that have been made in connection with planning applications and appeals and to update the Committee on any outcomes and to approve changes to the Board's standard 'not commenting' letter.

Background

1. This year the Board has been consulted on 144 applications and has responded to 143 of these thus far. There have been 29 formal representations (3 support and 26 objections).
2. The applications that have resulted in formal representations so far include:

Support

- car park extension for a pub at Cadsden (refused), variation of conditions at brickworks (not yet decided) and car park and access at Nuffield Place (not yet decided)

Object

- 426 ground mounted PV panels at Harpsden (approved)
- Relocation of Peppard CE Primary School (approved)
- 2Mw wind turbine at Aylesbury (non determination appeal in progress)
- 4 dwellings at Peppard Common (refused)
- Two mobile homes two touring caravans, hardstanding and day room, next to RAF Walters Ash (refused)
- The Arla Foods proposals at Aston Clinton (all applications not called in and approved)
- An agricultural workers dwelling at The Lee (refused)
- 115 dwellings at Woodcote (refused)
- Equestrian development at Skirmett (withdrawn)
- 13 pitch travelling showpeople site at Chalfont St Giles (not yet decided)
- Astro turf pitch, fencing and floodlights at Berkhamsted (not yet decided)
- Waste transfer station at Amersham (not yet decided)
- Retention of access, gates and trackway at Bix (not yet decided)
- Redevelopment of sheltered housing site at Goring (not yet decided)

- Demolition of existing dwelling and erection of replacement at Great Missenden (refused)
 - Wind turbine and solar pv array at Tring (refused)
 - Proposed gypsy site at Dagnall (not yet decided)
 - 19 affordable homes at Goring (not yet decided)
 - Demolition of existing and erection of replacement buildings for private equestrian use at Benson (not yet decided)
 - Detached garage, gates, piers and walls at Heath End, Berkhamsted (refused)
 - Variation of condition (landscaping) at Crowmarsh Gifford (not yet decided)
 - Redevelopment of site to provide retail units and flats at High Street, Great Missenden (withdrawn)
 - Revised description of development and amended plans at Newland Park (not yet decided)
 - Winery, Pump Lane North, Marlow Bottom (not yet decided)
 - Front extension at Ballinger Grove (refused)
 - Extension to sand and gravel quarry at Caversham Quarry (not yet decided)
3. Thus far 15 of the applications have been determined with 11 being in line with the Board's comments (73%) and 4 not in line.
 4. The outstanding formal representations are detailed in Appendix 2, and where decisions have been made by the local planning authorities these are detailed.
 5. In the very recent past a potential problem with the Board's 'not commenting' response has arisen. The text, which has previously been discussed and agreed at the Planning Committee, is as follows:
 - Thank you for consulting the Chilterns Conservation Board in connection with the planning application detailed above.
 - The details that you sent have been examined and I write to tell you that the Chilterns Conservation Board will not be commenting on the planning application.
 - The application is not one on which the Board would generally comment. It limits its input on planning applications to commenting on those which are considered to be of the most significant type (either in scale or potential impact on the AONB) or which would set a dangerous precedent.
 - In all cases, however, the principles detailed in the Chilterns AONB Management Plan, the Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns Building Materials (Flint, Brick and Roofing Materials) should be applied.
 6. In some circumstances the third bullet point detailed above is seen as acceptance by the Board that the application being responded to is not major or significant and is therefore acceptable. In at least one instance this has been questioned and it was felt that it would be closely examined at a potential appeal, thus causing problems for the local planning authority.
 7. It is therefore proposed that the text of the Board's standard 'not commenting' response 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 principles detailed in the Chilterns AONB Management Plan, the Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns Building Materials (Flint, Brick and Roofing Materials) and the Environmental Guidelines for the Management of Highways in the Chilterns should be applied.
8. It is considered that the revised text is unequivocal and should not raise any issues of acceptance or otherwise.

Recommendations

- 1. That the Committee notes and approves the responses made in connection with the applications listed in Appendix 2.**
- 2. That the Committee notes and approves the proposed changes to the standard 'not commenting' letter used in response to certain planning applications.**

APPENDIX 2

Location	LPA	Development	Ref. No.	Status	AONB Planning Officer's Response	Date
Meadhams Farm Brickworks	BCC	Variation of conditions	CH/2011/60 006/BCC	Pending	Support - Based on the need to continue to provide good quality local building materials into the future. Development conforms to AONB Management Plan (policies D3 and D4). The Board would be concerned if inappropriate waste was to be deposited in the voids that will be left and trusts that, should permission be granted, this will be adequately conditioned to ensure that it is carefully screened, closely monitored and involves totally inert waste due to the fact that the site is in close proximity to the River Chess and sits on the chalk aquifer.	28.09.11
County Highways Depot, London Road, Amersham	BCC	Waste Transfer Station and associated developments	CH/2011/60 005/BCC	Pending	Object – the proposal would involve a very large building and another smaller building as well as other buildings and structures which would be more visible and have a greater impact on the landscape, the design and materials of the buildings are out of keeping with the AONB and do not accord with the Buildings Design Guide, there would be a significant amount of traffic associated with the site and the depot, the former use of the site is landfill and this may cause problems with construction, the lighting proposed has no detail but would cause a significant increase in light when taken with the neighbouring site, there would be a significant amount of 3m high fencing and acoustic barriers (much associated with a bund up to 2m high), screening appears to want to hide the development, great care is needed in connection with the water environment (River Misbourne and aquifer) and proposal would be contrary to the	18.10.11

					purposes of the AONB and its Management Plan, PPS7 and SE Plan policy C3.	
Caversham Quarry, Sonning Eye	Oxon CC	Quarry extension	MW.0158/1	Pending	Object – although outside the AONB the site is within its setting and is clearly visible from the Thames valley sides. The development would involve mineral extraction and site restoration with inert waste over a considerable period of time. There would be lorry movements on roads that lead into the AONB. The LVIA has not taken proper account of the need to consider the setting of the AONB.	26.01.12
Quarrendon Fields, Bicester Road, Aylesbury	AVDC	2Mw wind turbine	10/00136/A PP	Pending (appeal against non-determination has been submitted, 04.07.11)	Object - 2Mw wind turbine that would be 149m to blade tip and 113.5m to the hub. Contrary to the assertions made in the environmental statement the Board considers that the proposal would represent a significant vertical visual intrusion into the landscape of the Vale of Aylesbury and would be significantly taller than the County Hall building (approximately twice the height) and would be much more obvious due to the movement associated with the turbine blades. The consideration that has been given to the impacts on the setting and enjoyment of the Chilterns AONB suggests that any impacts will be neutral. The Board does not agree with this assessment and therefore objects to the development as a result. The Board considers that the development would neither conserve nor enhance the natural beauty of the AONB, would have a detrimental impact on the setting of the AONB and that it would be dominant in views both from and to the AONB.	27.05.11
Valley View, Hemel Hempstead	CBC	Proposed gypsy site (5 caravans)	CB/11/0380 7/FULL	Pending	Object – very limited amounts of detail in the application, no information about scale and appearance of buildings on the site, development	29.11.11

Land adjacent to Misbourne Farm, Amersham Road, Chalfont St Giles	CDC	Proposed travelling showpeople's site for 13 pitches	CH/2011/09 30/FA	Refused – 05.12.11	Object – the proposal would have a significant detrimental impact on the landscape of the AONB, the AONB received little consideration and the stringent tests from PPS7 are not met, the impact arises from: a total of up to 171 vehicles being on the 13 pitches, the creation of accesses and parking areas, fencing and lighting, the development would lead to urbanisation and domestication of a currently rural area, planting is proposed to screen the development (which should conserve or enhance the natural beauty of the AONB and be good enough to approve), insufficient account has been taken of the River Misbourne, the proposal fails to accord with the AONB Management Plan and Chilterns Buildings Design Guide and the Board is concerned about the cumulative impact arising from this and nearby developments.	15.09.11
28-32 High Street, Great Missenden	CDC	Redevelopment of site to provide 3 ground floor retail units and 10 flats	CH/2011/18 98/FA	Withdrawn – 26.01.12	Object – a sympathetic redevelopment of the site would be supported, however, what has been proposed fails to take proper account of the site's location within the AONB and the need to ensure its conservation and enhancement. The proposed buildings would be significantly taller and bulkier than those that they would replace and would be much more dominant, overbearing and out of scale with their neighbours and the context. To address this, the third floor should be removed (this would help with the overdevelopment of the site). The design fails to meet the principles of the Chilterns Buildings Design Guide and care would be needed with the choice of materials if the Council was looking to approve the application. There may be impacts on the adjacent road junction arising from the fact that the buildings are much closer to the	23.01.12

					road edge. The site would be overdeveloped and with double the number of flats and a lack of parking, cars would be found on adjacent sites and roads.	
Ballinger Grove, Village Road, Ballinger	CDC	Proposed certificate of lawful development for two and one storey extension	CH/2011/18 73/SA	Refused – 26.01.12	Object – the proposal would involve the loss of a gabled and bow fronted façade with a really imposing doorway and its replacement with an extension that does not have the same character. Alterations and renovations could be achieved in other ways. Any development should be proportionate, sympathetic and in keeping with the original building taking account of its context. Though the building is not listed it appears to be an important local heritage asset and should be investigated as such. As a precaution any changes should not be allowed for the time being. The case is similar to another one that was recently not allowed by the Council.	25.01.12
Kitcheners Field, Berkhamsted	DBC	Astroturf pitch, fence and floodlights	4/00875/11/MFA	Pending	Object – the Board wonders if there are more appropriate sites, the use of the pitch would result in an increase in traffic on local roads, particularly if community use outside school hours were to be permitted, the application stresses the community use with the inference that the proposal is more about meeting a community need than meeting a school need, both the fencing and the 8 lighting columns with 22 fittings (up to 6 metres tall if retracted and 15 metres tall when in use) would be particularly intrusive features in the landscape and little account, if any, has been taken of the potential impacts, the use of the lighting would introduce an alien feature into this part of the AONB which would detrimentally affect the tranquillity of the AONB and would be exacerbated by the extended hours that are proposed, the	06.10.11

					<p>resulting glare and reflection, particularly when wet or foggy weather occurs, would also exacerbate the detrimental impacts. The use of the lights will almost certainly have detrimental impacts on biodiversity, the construction of the fence is also likely to have detrimental impacts on wildlife because it will introduce an obstruction into a presently open area. The application proposes perimeter landscaping and 'enhanced planting' adjacent to the footpath that runs immediately adjacent to the site. The Board considers that this appears to be a method by which some of the elements of the proposal could be hidden but equally considers that planting alongside the footpath would lead to a greater sense of enclosure and would therefore have a detrimental impact on users of the right of way. It is difficult to see how the detrimental impacts of the planning application could be resolved without removing the fence and lights completely from the proposal. A lower fence using a more appropriate design and different materials may be more acceptable. The development would neither conserve nor enhance the natural beauty of the AONB and would not increase the understanding and enjoyment of the special qualities of the AONB.</p>	
<p>Little Meadows, Horseblock Lane, Heath End</p>	<p>DBC</p>	<p>New garage, front entrance gates, piers and walls</p>	<p>4/02173/11/FHA</p>	<p>Refused – 24.01.12</p>	<p>Object – the character of the lane and its surroundings would be detrimentally affected by the two brick piers, 40m of brick wall and the introduction of large wrought iron ('feature' gates (which are also described as 'fully boarded timber gates') which appear to be of a solid construction of either metal or wood (which would replace a perfectly acceptable 5 bar gate). These elements would introduce, along with a formal entrance</p>	<p>16.12.11</p>

					arrangement, a series of alien and wholly suburban features into an otherwise rural area. These features neither conserve nor enhance the natural beauty of the Chilterns AONB and the Board considers that they should not be permitted. The plans that have been submitted are confusing and not accurate, the walls would lead to the loss of the hedgerow and trees, it is not possible to achieve the development that is being applied for, the materials on the proposed garage do not accord with the Chilterns Buildings Design Guide or roofing materials technical note and permitted development rights should be removed for sheds if permission is given for the garage.	
Leys Stable Cottage, Old Bix Road, Bix	SODC	Retention of access, gates and trackway to stable yard	P11/E1039/RET-11	Pending	Object – the development that has taken place (removal of large section of hedge and bank, construction of access with hard surfacing, kerbing and gates and trackway) has had a significant detrimental impact on the AONB, there have been detrimental impacts on the character of the land and its users, the development does not conserve or enhance the natural beauty of the AONB and does not increase the understanding and enjoyment of the special qualities of the AONB, the development does not comply with planning policies or the AONB Management Plan, the development should be removed and the land/hedge/bank made good with planting that is managed to maturity.	18.10.11
Icknield Place, Goring	SODC	Redevelopment of Sheltered Accommodation with Extra Care Apartments	P11/W1260	Pending	Object - The Board considers that the proposal represents a significant over development of the site, the form, scale and massing of the building all fail to take account of the context of the site, the design of the building neither takes account of the context of the site nor does it accord with the	21.10.11

					Chilterns Buildings Design Guide or the Board's supplementary technical notes (particularly the Brick note), the proposal neither conserves nor enhances the natural beauty of the Chilterns AONB.	
Icknield Road, Goring	SODC	19 affordable housing units	P11/W1724	Pending	Object – The design fails to take account of the fact that the site is within the AONB, various elements of the design should be amended (balconies, small gables, tile hanging, chimneys should be functional, lack of detail about fences which should be post and wire with hedge and not close boarded and permitted development rights should be removed and very odd string course details should be amended), development should be more sustainable with renewable energy being included, greater consideration needs to be given to materials and great care is needed with lighting. Comments – revisions made to elevations (removal of balconies and replacement of doors at first floor with windows, removal of small gables [though some elevations still appear to show these] and removal of tile hanging) which are welcomed and remove objections on those issues. However, chimneys should be added to some plots to lessen impact of large expanses of roof. The Board's other concerns would have to be addressed by further changes or carefully worded and monitored conditions.	29.11.11 15.12.11
Blenheim Riding Centre, Benson	SODC	Demolition of existing and replacement with new buildings for private equestrian	P11/W1881	Pending	Object – lack of information by which to judge the application, the documents provided are inadequate and do not show how the application meets the AONB tests (conserve and enhance the natural beauty), a thorough landscape and visual impact assessment should be undertaken, proposed buildings would be bigger and more	18.01.12

		training and breeding centre			prominent than present buildings and occupy more of the site such that a landscaping scheme would not be possible, the proposal neither conserves nor enhances the natural beauty of the AONB and should be refused.	
Betts Farm, Old Reading Road, Crowmarsh Gifford	SODC	Variation of condition 2 (soft and hard landscaping of P11/W0190)	P11/W1965	Pending	Object – the proposal would lead to a huge decrease in both the number of trees and the number of shrubs provided as part of the approved development which in turn would mean that the development would be much more prominent in the landscape to the detriment of the natural beauty of the AONB. The original condition was imposed presumably following discussion and was not appealed against. It should therefore be implemented.	20.01.12
Nuffield Place, Huntercombe	SODC	Access and car park for National Trust	P11/E2078	Pending	Support – proposal would have no adverse impacts on the AONB and would conserve the natural beauty, the site is sheltered and screened from the wider landscape, the application is supported by an appraisal of options which justify the form and location of the car park and access and the use would support tourism in the AONB and comply with the Management Plan.	30.01.12
Grange Farm, Widmer End	WDC	Agricultural building to be used as potting shed	07/06948/F UL	Pending	Object - The proposal seeks to construct a very large (30m by 15m and 5.6m high) utilitarian, agricultural, building that will be clearly visible to users of the local rights of way. The principles of the AONB appear not to have been taken on board by the applicants. The development could not be assimilated into the Chilterns AONB. The proposal could create a dangerous precedent. The Board is mindful of the need to facilitate growth in the local economy and the evident importance of the applicant's business, however, it considers that the proposal would neither conserve nor enhance the	07.09.07

					natural beauty of the Chilterns AONB.	
Adjacent to Capel Cilla, Pump Lane North, Little Marlow	WDC	Winery, tractor store, access and gates	11/07938/F UL	Pending	Object – the proposal is for a very large building with an accompanying tractor store, new access and gates which would have a detrimental impact on the AONB. The application lacks detail in connection with the landscape impacts, impacts of light and noise and details of the access and gates. Alternative locations should have been considered. The lighting and noise generated would have a detrimental impact on tranquillity. No detail is given for what the implications of temporary and seasonal workers would be.	24.01.12