



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 26TH NOVEMBER 2014 AT THE CHILTERN CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR, COMMENCING AT 10.00 AM AND CONCLUDING AT 12.45 PM

BOARD MEMBERS PRESENT

Member	Appointing Body
Appointed by Local Authorities	
Cllr David Barnard	North Herts District Council
Cllr David Collins	Dacorum Borough Council
Appointed by the Secretary of State	
Gill Gowing	Secretary of State
Helen Tuffs	Secretary of State, Chairman
Elizabeth Wilson	Secretary of State
Elected by Parish Councils	
Cllr Tony Penn	Buckinghamshire Parish Councils
Cllr Barbara Wallis	Buckinghamshire Parish Councils

OTHERS PRESENT

Colin White	CCB Planning Officer
Deirdre Hansen	Minute taker

169. Apologies for absence

Apologies were received from Cllr Chris Richards (Aylesbury Vale District Council), Jeremy Ryman (Chiltern District Council) and Mike Stubbs (National Trust).

170. Declarations of Interest

No declarations of interest were made.

171. Minutes of the previous meeting

The minutes of the meeting held 10th September 2014 were approved as a true record and signed by the Chairman after the following amendment was made: item 160 “the” removed from ‘the Crest Nicholson’ in line 1.

172. Matters Arising from the minutes

There were no matters arising from the minutes that were not on the agenda.

173. Public Question time

No members of the public were present.

174. High Speed 2 update

The Planning Officer updated the Committee about the latest developments in connection with a possible high speed rail route through the Chilterns.

1. The Committee was aware that the Board had submitted its petition in connection with HS2. The key petitioning point is the request for a fully bored tunnel under the whole of the AONB. Other points relate to extensive mitigation should the tunnel not be provided.
2. The Board and others have been working on preparing evidence in connection with a fully bored tunnel for when the Board will appear before the Select Committee. Further work is being done on the final submission of evidence in connection with a community and environment fund.
3. Natural England is commissioning work on Green Bridges, another mitigation point.
4. Site visits along the route are part of the Select Committee process. Along with Buckinghamshire County Council, officers have been looking at suitable stopping points within the AONB.
5. The Board has not yet received its Petition Response Document, which should be received a month before any appearance before the Select Committee.
6. The Board continues to attend local area meetings which have been organised by Buckinghamshire County Council.
7. The Board is continuing engagement with HS2 Ltd.

The Committee discussed the above points and some of the wider HS2 issues, upcoming uncertainties as well as the additional workload involved.

10.32 David Barnard arrived.

1. The Committee NOTED the report.

175. AONB Management Plan Review.

The Planning Officer informed the Committee of the latest developments now that the Board has adopted the 2014-2019 Management Plan and it has been circulated to key partners along with a summary document.

1. The final documents accompanying the Management Plan and the Board's responses to comments made will be circulated shortly and local authorities will be asked to endorse the Management Plan as a material consideration in the exercise of the relevant authority's planning powers.
2. It was discussed that it would be helpful to highlight that the National Planning Practice Guidance states that "local planning authorities and neighbourhood planning bodies should have regard to management plans for National Parks and Areas of Outstanding

Natural Beauty” and that Management Plans “should be taken into account in the local planning authorities ‘Local Plans’ and any neighbourhood plans in these areas”.

3. It was noted that “Management Plans” may also be considerations in making decisions on individual planning applications, when they raise relevant issues.
 4. The Committee was asked to continue to promote the Management Plan and to direct those interested to the relevant pages on the AONB web site.
-
1. **The Committee NOTED that the Planning Officer will seek endorsement of the 2014-2019 AONB Management Plan by local planning authorities in the Chilterns.**
 2. **The Committee AGREED to continue to promote the Management Plan and to encourage local authorities to endorse the Plan.**

176. Events

The Planning Officer informed the Committee of various events:

1. The Planning Conference took place on the 8th of October 2014. The speakers were thanked for their contributions and attendance. There were 40 attendees and the feedback was generally good. The key points to note were that the attendees found the event useful and the need to ensure speakers kept to time. The committee discussed the feedback, the variety of topics, the audience and the amount of staff time involved. It was noted that the event will have to be part of the overall review of the Board’s activities that Kath Daly is undertaking.
2. The last Planning Forum took place on the 11th of November. There were 13 attendees, 8 District Councils within the AONB were represented along with attendees from Natural England, the Environment Agency and the Chiltern Society. Topics discussed were: the endorsement of the adopted AONB Management Plan; feedback from the Planning Conference; developments and pressures arising from neighbourhood development plans, solar PV farms and speculative housing applications; the latest position in connection with the possible AONB boundary review; an update on the National Grid Visual Impact Provision work and an update on local development plan progress.

Forthcoming events:

3. The next AONB Planning Forum should take place in May 2015, but due to elections taking place in early May 2015 it was decided to hold the Forum in the week commencing the 22nd of June 2015.
4. Arrangements for the annual Chilterns Buildings Design Awards 2015 will soon have to be put in place. The Planning Officer explained the process and the proposed arrangements for the Buildings Design Award judging. The Board’s member of the judging panel has now left the Board thereby creating a vacancy. Gill Gowing was nominated to represent the Board on the Chilterns Buildings Design Awards 2015 judging panel.

1. **The Committee NOTED the feedback from the Planning Conference on 8th October and the Planning Forum on 11th November 2014.**
2. **The Committee APPROVED that the next AONB Planning Forum should take place in the week commencing 22nd June 2015.**
3. **The Committee APPROVED the proposed arrangements for the Buildings Design Awards for 2015 and Gill Gowing was NOMINATED to sit on the judging panel.**

177. Development Plans Responses

1. The Planning Officer informed the Committee about, and sought approval from the Committee in connection with, the responses that had been sent in and made under delegated powers in connection with the public consultation exercises on the following development plan documents: DCLG: Technical consultation on planning; Dacorum BC: site allocation pre-submission; Dacorum BC: local allocation 3 masterplan Hemel Hempstead; Dacorum BC: local allocation 5 masterplan Tring, and DCLG: consultation on planning and travellers.
2. The Planning Officer informed the Committee about the North Luton Strategic Allocation Framework Plan and requested members to provide feedback.
3. Concern was expressed that all three Dacorum Borough Council plans were consulted on separately, though they need to be considered at the same time in order to understand the likely implications for the AONB.
4. The Committee was informed about the expected Davies report in 2015 on Airport Expansion which will probably require the Board to comment. The members discussed Heathrow expansion and the AONB's vulnerability. It was noted that a liaison group, which the Board sits on, has been set up to meet at six-monthly intervals to discuss issues at Luton airport.
5. The Committee discussed the responses already made.
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 detailed.**

178. Planning Applications Update

1. The Planning Officer informed the Committee about, and sought approval for, the responses that had been made under delegated powers in connection with planning applications, appeals and a number of previous cases that have been determined as detailed in the appendix.

- 2. Since April this year the Board has been consulted on 75 applications and has responded to all of these. So far this has resulted in fourteen formal representations.
- 3. The Committee discussed the formation of working groups, to discuss specific proposals and to reflect local interests, when appropriate.

- 1. The Committee NOTED and APPROVED the responses made in connection with the applications as listed.**
- 2. The Committee APPROVED the formation of relevant sub-groups to investigate specific proposals and to reflect local interest.**

179. Urgent Business:

The Planning Officer informed the Committee that he had attended a presentation about the Mobile Infrastructure Project, which is a Government (Department for Culture, Media and Sport) led project to improve mobile coverage in those areas that are not currently covered. There are three “not spots” in the Chilterns AONB, Turville/Ibstone, Stonor and Stoke Row. The project involves the placing of 20-30m high lattice phone masts in specifically identified areas. The design and siting of these masts will be critical. The Planning Officer will report back to the Committee when more information is available.

180. Date of the next meeting Wednesday 11th February 2015 at the Lodge, 90 Station Road, Chinnor OX39 4HA.

181. Future meetings:

Wednesdays: 13th May 2015; 9th September 2015 and 25th November 2015.

The Chairman.....

Date.....