



**10 am, Tuesday 12<sup>th</sup> July 2022**

**Chiltern Room at Chinnor Village Centre, High Street, Chinnor, OX39 4DH**

Members of the Planning Committee of the Chilterns Conservation Board for the Chilterns Area of Outstanding Natural Beauty are hereby summoned to a meeting of

**Agenda**

1. Appointment of Chair and Deputy Chair
2. Apologies
3. Declarations of Interest
4. Minutes of Previous Meeting (13/04/22)
5. Matters Arising
6. Planning Committee Work Programme - update
7. Governance Review – Planning Committee implications
8. Policy Update
9. Development Management Responses and Updates
10. Any Urgent Business
11. Future Meeting Dates



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE CHILTERN  
CONSERVATION BOARD FOR THE CHILTERN AREA OF OUTSTANDING NATURAL  
BEAUTY**

**held on Wednesday 13<sup>th</sup> April 2022 at Chinnor Village Centre, High Street, Chinnor OX39  
4DH commencing at 10.00 AM**

**PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Appointed by Local Authorities</b>	
Cllr Lynn Lloyd	South Oxfordshire District Council.

<b>Appointed by the Secretary of State</b>	
Colin Courtney	Secretary of State
Elizabeth Wilson	Secretary of State- Chair

<b>Elected by Parish Councils</b>	
Cllr Charles Hussey	Buckinghamshire
Cllr Sue Rowland	Oxfordshire

<b>Officers present-</b>	
Mike Stubbs	CCB Planning Advisor
Matt Thomson	CCB Planner

<b>And others</b>	
Deirdre Hansen	Clerk and minute taker

<b>In attendance remotely</b>	
Chris Hannington	Co-opted
Paul Haynes	Co-opted
John Nicholls	Secretary of State
Cllr Reena Ranger	Hertfordshire County Council
Cllr Robert Roche	Luton Borough Council

No public present.

The Planner welcomed all present.

**444. Apologies for absence**

No apologies received.

**445. Declarations of Interest**

Cllr Charles Hussey declared a personal interest in planning application 20/07885/FUL in the parish of Hambleden.

It was agreed to move agenda item 6: Delegation of Functions to be discussed here.

#### **446. Delegation of Functions.**

The Planner gave some background on the topic.

In July 2021 it had been brought forward that there appeared to be no clear delegation of power by the Planning Committee to the officers. The risk to the Board is small, but with no formal authority delegated to the officers, the bigger risk is to the officers. The system in operation works well, with the drawback that reporting to the Planning Committee is retrospective. The Planning Committee had agreed that staff and the Chair would work up a scheme of delegation to be approved by the Planning Committee. Unfortunately work commitments on the Landscapes (Glover) Review, work with Natural England, other Government work and the monitoring officer have delayed the work on a scheme of delegation.

The Planner suggested the Committee discuss the matter.

The members discussed delegation, recommending that the task of drafting a scheme of delegation, should be passed on to the CCB Governance Review Task & Finish Group that is currently looking at Governance. Highlighting several issues for consideration:

- Delegation subject to any submission in line with the CCB's strategies and policies.
- All planning applications to be available to all members, subject to filters (filters already in place, but needs reviewing)
- Members interests
- Timing
- Scope of delegation
- Defacto system works well, needs to be written down.

The participants were thanked.

1. **The Committee RECOMMENDED the Task and Finish Group to set out the basic issues for the delegation of the Planning Committees powers.**

*John Nicholls left the meeting.*

#### **447. Notes of the previous briefing**

The notes of the briefing held 12<sup>th</sup> January 2022 were approved as a true record and signed by the Chair.

#### **448. Matters Arising from the minutes**

The Planner made the following observations:

- a. The CCB has submitted a response to the Landscapes (Glover) Review feeding in the request for statutory consultee and comments on a single Local Plan.
- b. The Committee to note that Dacorum Cllr Phil McDowell is no longer a CCB Board member. Cllr Adrian Watney has agreed to take his place on the Planning Committee.

#### **449. Planning Committee Work Programme- update**

The Planner gave an update on the work programme. His work schedule since the January 2022 Committee briefing has been devoted to the response to the Landscapes Review (Glover), the future of the expansion of the AONB working with Natural England and the Business Plan. He gave a brief update on work in hand:

- a. Updating of the published guidance is an objective for this year
- b. Real-time planning applications in the objectives for this year
- c. Dates for future meetings are in the agenda
- d. He will share thoughts in writing on the CCB's response to the Government's response to the Glover Review
- e. The Planning bill is expected, he will need to gear up to engage with Natural England, NAAONB, the Board and others.
- f. He plans to enhance the CCB's relationships with Local Authorities.
- g. The role of the planning team and their relationship with the Board is to be clarified.

- h. Improve the planning team's efficiency and effectiveness, increased resources from Defra would make big difference.

Members discussed the matters and offered help with shaping a real time system for the planning applications.

Disappointment was expressed at the slow speed of IT developments and the matter to be brought up at the next Board meeting.

The timescale for the extension of the AONB was questioned. This is a Natural England process who will employ outside consultants, they are expected to start work in the autumn. It is not a CCB project, although the CCB has been involved with contributing to NE's work. The CCB has asked NE to correspond with Local Authorities and the public.

A meeting with all the planning officers in the AONB was suggested.

### **1. The Committee NOTED the verbal Planning Committee work programme.**

#### **450. Policy Update**

The Planner had submitted response to the London Luton Airport (Luton Rising) consultation. The CCB has opposed the expansion of Luton Airport and noted that this consultation is a precursor of the NSIP mechanism (Nationally Significant Infrastructure Project)

Two neighbourhood Plan consultations have been responded to: Sonning Common and Henley and Hapsden submission drafts. A minor additional consultation at Kidmore End Neighbourhood Plan was supported by the CCB.

A joint draft Design Guide by South Oxfordshire DC and Vale of White Horse DC has been responded to. It was supported and commended for its ease of access, clear signposting of issues and content.

It was noted that the CCB and South Oxfordshire DC had made a formal complaint to the Planning Inspectorate about the Planning Inspector's poor understanding of the AONB and its statutory status in relation to the "Little Sparrows" appeal. It appears that other AONBs have had similar problems and that inspectors are make contradictory decisions. A response to this complaint from the Inspectorate has been received, demonstrating their lack of understanding of AONBs. The Planner has shared the letter with the NAAONBs. He was asked to share the correspondence with the Planning Committee.

### **1. The Committee NOTED the developments.**

#### **451. Planning Applications responses and updates**

The Planning Advisor advised the Committee about and sought approval for the 23 representations on planning applications/appeals, including 5 objections, 13 comments and 5 appeal representations.

The following planning applications were highlighted:

- 21/S00047/FUL Grove Farm Patemore Lane, Pishill, Oxfordshire. CCB objection, refused by SODC, a defense of the AONB
- PL/21/0316/OA Land at Middle Grove Farm, Chesham Road, Hyde End, Buckinghamshire. The planning officer was very supportive of the CCBCs comments.
- P21/S1503/O Land off Papist Way, Cholsey, Oxfordshire. Refused by SODC, erosion of the landscape.
- CB/21/01017/FUL Mile Barn Farm, Hemel Hempstead Road, Dagnall, Berkhamsted Hertfordshire. CCB objection. Refused by CBC seeking to preserve the high quality of landscapes of the Chilterns AONB and resist development that would have an adverse effect on it.
- 21/03137/FUL Frithsden Vineyard, Hemel Hempstead, Hertfordshire. Refused. CCB part objection, part comment.
- APP/A1910/W/21/3274531 Land at Red Lion Lane, Bridens Camp, Hemel Hempstead. Dismissed, the inspector gives due weight and attention to the AONB Management Plan

- 20/0898/OUT Land East of Green Street, Chorleywood, Hertfordshire. CCB objection. This site is in the AONB.
- PL/21/4632/OA Land at Lodge Lane, Little Chalfont, Buckinghamshire. CCB comments.
- P22/S0001/0 Land South of Bridle Path, Woodcote, Oxfordshire. CCB comments, SODC opposed, land not allocated in the Local Plan.
- CC/0045/21 &46/21 Spade Oak Quarry, Little Marlow. Buckinghamshire. CCB objection, contrary to Local Plan

The Planner and the Planning Advisor were commended for their care, and the breath of applications they are considering and commenting on. Both were thanked for their work.

Members were asked to suggest schemes the Planning Committee might like to visit.

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

**452. Lighting and Tranquillity Position Statement.**

The Planning Advisor updated the Members on the work on the Lighting and Tranquillity Position Statement.

A working group has been assembled, comprising Chris Hannington, Paul Hayes, Charles Hussey, and Hugh McCarthy. They were thanked for their contributions. The Planner and Planning Advisor need to consider the comments. The working group submissions are summarised as:

- 1) Tranquillity and Dark Skies, two separate issues, but related.
- 2) Light pollution and its impact on human health
- 3) Biodiversity impacts
- 4) Inclusion of photo/CGI visual examples in the statement
- 5) Multi Use Games Areas
- 6) The document as a supplementary planning document.
- 7) Technical references to be peer reviewed. A suitable quote to be pursued.

Members briefly discussed the summary.

**1. The Committee NOTED the developments and CHECKED that all working group participants had contributed.**

**2. The Committee AGREED that when the final draft is circulated it can be peer reviewed by a suitably qualified person.**

**453. Urgent Business**

At the next Committee meeting a Chair of the Committee must be elected. John Nicholls the current Chair, he is also Deputy Chair of the Board and would like to stand down as Chair of the Planning Committee. Members asked to consider taking on the role.

**The next meeting was agreed as Tuesday 12<sup>th</sup> July 2022.**

**The Chair.....**

**Date.....**



- As soon as is practicable before the end of the consultation period, Officers will provide a more detailed draft response for examination by members of the Committee, etc., should they be interested in so doing.
- Members of the Committee may at any time offer observations on consultations, including 'calling in' a consultation for consideration by the Committee or the Board (1). It is intended that such observations will be facilitated through the system itself, so that observations may be seen by other members of the Committee/Board, rather than using email. This is to ensure openness (within CCB) and reduce any risk of perceptions of bias/prejudice.
- The system will (ideally automatically) notify the relevant Committee/Board members and/or Officers/volunteers of changes to the database, i.e. new consultations, draft responses available to view, decisions made subsequent to the consultation, etc. (Note that in earlier discussions, the Committee had expressed a desire for such notifications to be customisable, e.g. how frequently issued, what types of consultations and by geographical areas – this level of sophistication may not be achievable in the short term.)
- Timescales, processes, data recorded etc. may need to vary for different types of consultations.

5. Notes:

- (1) Referral to the Committee or Board includes measures described in the Code of Governance allowing for consideration of urgent matters outside of normal meeting cycles, including holding extraordinary meetings and/or discussions between the Board/Committee Chairs and/or CEO, as appropriate.

6. **The Committee is invited to comment on the above outline system design.**

**New CCB position statement: Lighting**

7. The Planning Adviser has made significant progress with the Lighting Position Statement, including taking on the outcomes of discussions with the Task and Finish Group. The draft statement is now going to be peer-reviewed for clarity, policy consistency, and technical accuracy (the latter possibly using an expert lighting consultant) and will be reported back to the Committee in October. We anticipate that this will be with a recommendation that, subject to any final inputs from the Committee, the position statement be approved at the following Board meeting.

**Factual updates to published CCB guidance, position statements, etc.**

8. We have started looking at the factual updates to our published position statements, guidance, etc. that are necessary as a result of recent changes to national policy and legislation, CCB personnel changes, changes in sources of information, etc. as previously discussed.
9. Given the ongoing planning reforms and other changes, this activity is likely to become rather like painting the Forth Bridge. It is not worth waiting for reforms to end, as some updates are very much needed now, and reforms are unlikely to end.
10. Our approach is to keep this exercise as light-touch as possible, but we are considering whether the format in which our guidance is currently published (i.e. as PDFs ready for printing) might hinder the potential for future updates. We will be considering, for example, whether these publications might be better maintained as web-pages as part of CCB's new website.
11. Our priorities for the factual updates are:

- Correcting references to out-of-date planning policies and legislation. Note: if these updates necessitate revisiting CCB's positions as set out in the publications, we will refer consideration of such to the Committee.
- Updating any broken or out-of-date references to source material, e.g. on the internet, that has been moved or is no longer available.
- Correcting out-of-date contact details.
- Removing references to services that the publications indicate CCB will provide, but which we do not provide (e.g. commitments to providing general planning advice to the public or maintaining lists of consultants, contractors or building suppliers).
- Providing fresh and up-to-date images where possible.
- Adding publication dates and version numbers to all publications.

12. **The Committee is invited to comment on the above. We would also welcome observations on any issues that Members may have noticed with the publications, including any advice that is unclear.**

**Dates of next meetings**

13. The only currently approved meeting date for Planning Committee is **Tuesday 11 October 2022**. Our expectation is that dates for future meetings will soon be fixed for the second Tuesday of the month in January, April, July and October 2023.

## **Item 7                      Governance Review - Planning Committee implications**

<b>Author:</b>	John Nicholls, chair of Planning Committee, vice-chair of the Board, chair of Governance Task and Finish Group
<b>Lead Organisations:</b>	Chilterns Conservation Board
<b>Resources:</b>	Staff and volunteer (Committee member) time.
<b>Summary and purpose of report:</b>	To update the Committee on progress with the Governance Review and its implications for the work of Planning Committee.

### **Purpose of the Report**

The June Board accepted the Governance Task & Finish Group's (TFG) recommendations on CCB's long-term governance structure and agreed that further work should be 'parked' pending the Defra/NE reviews of the purposes and governance of protected landscapes. The exception to this was the workings of the Planning Committee (PC), which is a self-contained issue where progress can usefully continue, both to accommodate planned changes in how we do things and to resolve inconsistencies in current arrangements.

The current Code of Governance ('the Code') is likely to need major overhaul, and the Governance TFG has yet to consider how it might be re-structured. But a likely option would be to distinguish more clearly between the **responsibilities** and the **operations** of each tier of the new structure – that is, between what we do and how we do it.

This report therefore suggests a definition of this Committee's work under these two headings, with the aim of:

- 1) recommending them for the Board's approval as an interim re-definition of the Committee's functions, pending the longer-term review of the Code. Among other improvements, this will resolve a current lack of clarity in delegation arrangements.
- 2) recommending them to the Governance TFG as 'modules' which can be plugged into whatever Code format that Group eventually defines, modified if necessary at that time.

### **Problems with the current Code of Governance definitions**

#### **1. The Planning Committee's remit**

The Code simply defines this Committee's functions as:

*69. The Planning Committee shall make all representations on behalf of the Board in relation to planning policy and planning applications.*

This confines PC's delegations to "representations" on "planning policy and planning applications": that is, just reacting to planning applications and to LAs' Local Plans. Its reactive phrasing excludes the proactive development of CCB's own planning policies. It also fails to include many issues on which PC has been commenting on for years, apparently without authority: transport policy; applications made under other development management regimes; proposed changes to legislation; other government or government agency policy; planning enforcement; policies of statutory bodies; infrastructure proposals; and any other proposals or policies relevant to physical development which impact the AONB or its setting.

## 2. Clarity of delegations

The current Code poses CCB-wide problems with the overall issue of delegations to officers, which the Governance TFG will need to address but which lie beyond the scope of this report.

We need to consider just the operations of this Committee, which rely very heavily on delegations to the Planner and without which it could not function. Yet the Code's definitions of delegations are unclear:

- Para 7n (Board functions) reserves certain functions to the Board, but at the same time allows for those reserved functions to be delegated to officers OR to the Committee, confusingly creating two alternative routes
- Para 72 gives a delegation route from the Committee to the Planner in consultation with the CEO
- para 86/89 gives a delegation route from the CEO to the Planner without involving the Committee
- para 94 gives a delegation route direct from the Committee to the Planner without necessarily involving the CEO.

Relevant Code sections are appended at the end of this report.

So, which of these routes are we currently relying on for our all-important delegations to the Planner? As well as being untidy, such confusion could call into question the legitimacy of representations he makes on our behalf.

Ultimately, the Board, through the Governance Review and its Task and Finish Group, needs to define what CCBs functions actually are, which of those functions are 'planning' functions, and how those functions should be delegated to the Planning Committee and to the Planning Officer(s). There are, broadly speaking, three models for this:

- a) the Board delegates planning functions to the Planning Committee, and the Committee determines which functions it delegates on to the Planning Officer(s); or
- b) the Board delegates planning functions to the Planning Officer(s), and the Committee takes on a scrutiny/oversight role; or
- c) a hybrid of (a) and (b) with the Board delegating specific functions to the Planning Committee (e.g. development of new CCB planning policies), which the Committee may choose to delegate on (either generally or on a case-by-case basis), and delegating other functions (e.g. responding to consultations) directly to Officer(s), with the Committee acting in a scrutiny/oversight role.

However, rewriting the Code is outwith the functions of this Committee and would be premature, so this report just aims to:

- 1) ask the Governance TFG to note and rectify this problem in its longer-term revision of the Code following the Defra/NE reviews
- 2) recommend a temporary 'fix' by alighting on one of 7n's delegation routes, asking the next Board to confirm it, and adding a closer definition of it in para 2 of the 'Planning Committee Operations' section below.

### RECOMMENDATIONS:

**1) that the 'Planning Committee Responsibilities' and 'Planning Committee Operations' in italics below be recommended for adoption by the Board to supersede relevant sections of the Code of Governance on a temporary basis, pending a comprehensive review of that Code**

**2) that they also be suggested to the Governance Task and Finish Group as modules for eventual insertion into a revised Code in whatever format that Group defines**

**3) that the Task and Finish Group be alerted to the Code's wider lack of clarity on delegations**

### ***Planning Committee Responsibilities***

*1. The Planning Committee shall make all representations on behalf of the Board in relation to any of the following which it considers likely to impact on the AONB and/or its setting: national and local planning policy; planning applications; policies of statutory bodies; infrastructure proposals; and any other proposals or policies relevant to physical development.*

*2. The Planning Committee shall determine CCB's own policies on planning matters, or amendments thereto, including, but not limited to, transport, built heritage conservation and design; and shall consult with stakeholders on such matters, for approval by the Board.*

*3. The Planning Committee shall recommend to the Board, and monitor progress on, the planning elements of the Management Plan.*

### ***Planning Committee Operations***

*1. The Committee shall be composed of Board members and co-optees in the numbers and proportions prescribed in the Board's current Code of Governance and shall meet four times per year.*

*2. It shall receive and note retrospective reports on all items within its Responsibilities which are delegated to the Planner under section 3 below, and shall determine any matters within its Responsibilities which are not so delegated.*

*3. The Board having confirmed that it delegates all its planning functions to the Planning Committee, pursuant to section 7n of the C of G, the Planning Committee delegates to the Planner the formulation, finalisation and submission of all CCB responses to the matters encompassed in item 1 of the Committee's Responsibilities. Delegated decisions shall be reported for information to the next available meeting of the Committee.*

*4. If the Planner or a member of the Committee considers a decision to be contentious they shall have the discretion to consult the Chair or vice-Chair of the Committee on whether it should be referred to the Committee for a decision instead of remaining delegated to the Planner.*

*5. If the Planning Committee considers that a matter within its Responsibilities is of such significance that it requires the authority of the Board, and timing allows, it shall refer it to the next available Board meeting. If an urgent response is needed before the next available Board meeting, the chairs and deputy chairs of the Board and Planning Committee shall take that decision jointly and report it to the next Board meeting.*

*6. If the Planning Committee requires informal guidance from the Board, the chair of the Planning Committee, or in their absence the deputy chair, shall liaise with the chair of the Board.*

*7. The Planning Committee shall report to the next Board meeting any responses made by it, or on its behalf, on matters which it considers sufficiently significant.*

*8. In the context of the Management Plan's objectives and indicators, and of the Board's agreed priorities and policies, the Planning Committee shall keep under review and amend as it deems necessary the administrative processes required for the discharge of its functions, reporting any amendments to the next available Board meeting for information. When the Committee considers that any proposed such amendment raises issues of principle, management significance or the resources committed to the discharge of its functions, it shall make a recommendation for decision to the next available Board meeting before any such change is made.*

*9. Paragraph 8 above shall include the development, recommendation to the Board and inception of an on-line system to enable Board members to be informed of and comment in real time on topics within the Committee's remit, before CCB responds, along with any consequent adjustment to the format or frequency of the Committee's meetings and arrangements in relation to reporting, transparency and conflicts of interest.*

*10. Where the Planning Committee acts on planning matters under its delegated authority the chairman (or vice-chairman in his absence) of the Committee will be the authorised signatory using the following convention: "xxx, Chairman, Chilterns Conservation Board Planning Committee, for and on behalf of the Chilterns Conservation Board".*

## **Appendix: Extracts from the current Code of Governance**

### **Powers, duties and functions of the Board**

7 n) determination of a Board response on any proposals that affect the Chilterns Area of Outstanding Natural Beauty or the Board, its powers, duties, functions and responsibilities, particularly, but not exclusively, from central, regional or local government, neighbouring authorities, partnerships and other external bodies, except where the chief executive officer in consultation with the chairman considers that such response should be determined by officers, or a standing committee or sub-committee;

### **Delegations to officers**

72. The Planning Committee shall delegate to the planning officer in consultation with the chief executive officer such of its functions as it considers desirable and expedient and shall keep such delegation under review.

86. The chief executive officer of the Board is authorised to act on behalf of the Board in relation to any matters subject to the following overriding provision which is that any action under delegated powers shall be in accordance with:

- a) The overall policies approved by the Board or any of its committees or subcommittees;
- b) The Code of Governance; and
- c) Financial regulations

89. Any power delegated to the chief executive officer may be exercised by an authorised officer in his absence or at other times with any general directions of the chief executive officer

94. The Planning Committee may delegate its responsibilities for making representations and objections to the chief executive officer of the Board, or to the planning officer in consultation with the chief executive officer, in circumstances where response deadlines do not enable prior consideration by the Planning Committee. Any responses will be agreed with the chairman of the Planning Committee and shall be reported to the next meeting of the Planning Committee for ratification and relevant members of the Planning Committee before making comments or representations.

## Item 8 Policy Updates

<b>Author:</b>	Matt Thomson, planner / Michael Stubbs, planning advisor
<b>Lead Organisations:</b>	Chilterns Conservation Board [partners]
<b>Resources:</b>	Staff time
<b>Summary and purpose of report:</b>	To inform the Committee about current policy developments and consultations.

### National Matters

1. The Government's **Levelling-Up and Regeneration Bill** (known as LURB) was introduced to Parliament on 11 May and received its second reading (without apparent amendment) on 8 June. According to the Queen's Speech (delivered by HRH the Prince of Wales on 10 May 2022), the purpose of the Bill is to:
  - “Level up the UK, grow the economy in the places that need it most and regenerate our towns and cities – giving people the opportunities they want, where they live.
  - “Improve the planning system to give communities a louder voice, making sure developments are beautiful, green and accompanied by new infrastructure and affordable housing.”
2. Government has clarified that this Bill will be the vehicle for the planning reforms presaged in 2020's Planning White Paper, although the reforms are clearly not going to be as radical as had been presented at that time. This is not necessarily a good thing: the current proposals lack a clear sense of purpose or direction, and are likely to result in even more of a compromise between the flexible, discretionary planning system that has been carefully negotiated since 1947, and the more 'rules-based' system of zoning and coding that the current government seems to favour. In addition, the current reforms continue to amend the existing hotch-potch of principal planning acts (of which there are several), rather than creating a clear, new piece of legislation. This will only be good news for planning lawyers.
3. The Planner is undertaking a detailed analysis of the provisions of the Bill, which will be shared with Members in due course. Initial observations are as follows:
  - The proposals and recommendations of the **Landscapes Review**, and the government's response to them, are absent from the thinking behind the Bill.
  - This is of critical concern, and should be seen in the context of some significant positive changes which the Bill proposes with regard to the protection and understanding of cultural heritage, for example. Serious questions may need to be asked of Natural England and Defra, and the DLUHC team that had engaged with the government's response to the Landscapes Review, as to why the Bill is silent on protected landscapes.
  - It is unlikely that government will be minded to re-open the matter of planning reform solely to address the outcomes of the Landscapes Review if this Bill passes swiftly through Parliament (as seems likely) and becomes law. We may therefore have missed a once-in-a-generation opportunity to secure positive improvements to the planning system for protected landscapes.

- Furthermore, the changes proposed to the planning system (for example the 'simplification' of local plan processes and content) could permanently prevent the possibility of AONB-specific local plans (as recommended by the Glover Review) or the options that we have been exploring with Defra as an evolution of that recommendation.
4. The planning system as proposed through the LUR Bill does not seem to provide a positive context within which to implement the planning outcomes of the Landscapes Review and/or discussions that have been ongoing as part of the government's response to it. Many of those discussions will need to be re-opened from first principles if this Bill becomes law.
  5. Related to the above, DLUHC ministers and officials have been talking about the publication of a "prospectus" for a review of the **National Planning Policy Framework** in parallel with the Bill. This is likely to include consideration of a proposed set of **National Development Management Policies**, intended to help simplify local planning by recognising (correctly in the Planner's view, in principle) that many policies contained in local plans do not vary with location or place (i.e. they are not 'locally distinctive'). This is expected to be published in the next few weeks.
  6. The Planner has been asked to work with the National Association of AONBs on its response to the Bill and changes to the NPPF etc.

### Local Plans

7. In April we responded to the **Central Bedfordshire Council** Draft Statement of Community Involvement, dealing with the Council's consultation protocols on planning applications and policy matters. This afforded an opportunity to promote reference to "major development" in AONBs as defined in footnote 60 of the NPPF, and how consideration of such proposals could be enhanced, including specific engagement with the CCB.
8. We are engaging behind the scenes with several local authorities who are preparing local plans, including **South Oxfordshire** (with Vale of the White Horse) and **Buckinghamshire**, both of whom are beginning work on new local plans, and **Dacorum** and **Three Rivers**, whose plans are progressing following earlier consultations as reported to the Committee.
9. We are also conducting an **audit of development plans** across the Chilterns, to get an up-to-date picture of the status of plans and the extent to which their policies and proposals reflect the aspirations of the Chilterns AONB Management Plan and refer to our published guidance, including the Chilterns Buildings Design Guide. The audit will look beyond the existing boundaries of the AONB as well, to inform Natural England's work on extending the AONB, and help us to prioritise our interventions with policy making.

### Neighbourhood Plans

10. Since the April meeting, the CCB has responded to two Neighbourhood Plan consultations, both in South Oxfordshire district: the **Cholsey** re-submission draft consultation and Benson submission draft revisions consultation. Both neighbourhood plan areas sit within the setting of the AONB, with **Benson** including a small part of the protected landscape. In both cases, the proposed allocations and policies were deemed appropriate with some minor changes to the text being recommended. The Cholsey Neighbourhood Plan is also relevant to a forthcoming appeal, due to commence on 1<sup>st</sup> September 2022, for 350 homes on an unallocated site beyond the settlement boundary of Cholsey and impacting upon the wider setting of the AONB.

11. In the past few days we have received notification of a new neighbourhood plan for **Hazlemere**, in the former Wycombe area of Buckinghamshire. This plan was published for consultation under Regulation 14 in May, and the consultation closes on 11 July. The Parish Council wrote to us apologising for not notifying CCB earlier, and noted that Buckinghamshire Council had not provided our details on the list of relevant consultees. We shall be investigating this omission.

### **Recommendations**

1. That the Committee notes and approves actions taken by Officers outlined in the report.

**Item 9**                      **Development management responses and updates**

**Author:**                      Michael Stubbs, Planning Adviser

**Lead Organisations:** Chilterns Conservation Board

**Resources:**                Staff time

**Summary:**                      Representations have been made regarding several planning applications and a number of previous cases have been determined.

**Purpose of report:** To inform the Committee about, and seek approval of, the responses that have been made under delegated powers in connection with the planning applications as listed and to update the Committee on any outcomes.

**Background**

1. News on the outcome of previous planning applications on which the Board has made representations is summarised in Appendix 1. Since the April Committee, 6 applications were granted to which CCB made supportive comments, 3 refused to which we made comments and 6 refused to which we had objected and a further 2 withdrawn to which we had objected (one being the HS2 Amersham Headhouse schedule 17 application). Of interest 3 planning appeals were dismissed to which we had raised written representations seeking such an outcome.
2. Since the last Planning Committee papers for the April Committee, the Board has made 19 formal representations on planning applications/appeals, including 9 objections (two of a holding nature, i.e., requiring amendments), 6 comments and 4 planning appeal responses (written representations). The formal representations are summarised in Appendix 2. Of note, a good deal of appeal cases are now progressing, following refusals or non-determination of applications.
3. Current live casework is listed in Appendix 3.
4. The Planning Adviser will provide reflections on outcomes of CCB representations.

**Recommendations**

1. **That the Committee notes and approves the responses made in connection with the applications listed in Appendix 1, 2 and 3.**

APPENDIX 1**Update on Status of Planning Applications CCB previously commented upon**

Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Land West of Cockernhoe / Land East of Cockernhoe Herts	NHDC	16/02014/1	Erection of 660 dwellings.	Pending	<b>CCB Comments</b> as previously reported <b>NOTE: An updated application was the subject of consultation in Jan 2022. CCB restated its objection.</b>	05.03.16 & 3.2.22
Land south and north-west of Cockernhoe and east of Wigmore, Cockernhoe Herts	NHDC	17/00830/1	Mixed use application for up to 1,400 new dwellings and other uses -Outline planning application with all matters reserved.	Pending	<b>CCB Objection</b> as previously reported. <b>NOTE: An updated application was the subject of consultation in Jan 2022. CCB restated its objection.</b>	3.8.17 & 3.2.22
Tralee Farm 20 Wycombe Road Holmer Green Bucks	Bucks, Wycombe Area.	18/07194/O UT	Outline application (including details of access, layout & scale) for erection of 103 dwellings with all other matters reserved.	Appeal lodged.	<b>Appeal lodged against non-determination</b>  <b>NOTE: Buckinghamshire issued a decision on 4<sup>th</sup> April 2022 that they would have otherwise refused planning permission.</b>	25.9.18
Upper Little London Farm Little London Wendover Bucks	Bucks, Aylesbury Area	17/00148/A OP (amended landscape assessment documents submitted June 2018).	Outline application for the demolition of the existing metal barns and outbuildings, conversion of four historic brick barns into one single dwelling and erection of 10 new dwellings.	Pending	<b>CCB Comments</b> (original CCB Objection 10th April 2017 as previously reported).  <b>NOTE: This application has been amended and several of the CCB's points considered.</b>	24.7.18
Land off Pyrton Lane Watlington Oxon	SODC	P16/S2576/0	Outline application for the erection of up to 100 residential dwellings.	Pending	<b>CCB Objection as previously reported.</b>  <b>NOTE: Further amended plans were submitted October 2021</b>	16.7.18
Land Between Longwick Road & Mill Lane Princes Risborough Bucks	Bucks, Wycombe Area	18/06916/O UTEA	Outline application (including details of access only, with all other matters reserved) for the erection of up to 360 dwellings.	Pending	<b>CCB Objection as previously reported.</b>	1.9.18
Aston Hill Place Aston Hill Chivery Aston Clinton Bucks.	Bucks, Aylesbury Area	19/00679/AP P	Demolish existing house and erect replacement detached dwelling.	Refused 28 <sup>th</sup> April 2022	<b>CCB Comments as previously reported.</b> <b>Reasons for refusal including, The proposed development for a replacement dwelling will involve the demolition of a dwelling where</b>	21.3.19

					<i>bats are known to be present: there is a statutory requirement for a Mitigation Survey and answers to the three tests for European Protected Species Licence prior to determination. However, despite requests, these documents have not been submitted.</i>	
Land off Cuxham Road Watlington Oxon	SODC	19/S1928/O	Outline planning permission for up to 70 dwellings with associated open space and sustainable drainage.	Granted 17 <sup>th</sup> Jan 2022	<b>CCB Comments as previously reported</b>	14.7.19
Land west of Fairmile Henley-on-Thames Oxon	SODC	P19/S2350/FUL	Demolition of existing buildings and development of 72 residential units comprising 52 houses and 20 flats.	Pending	<b>CCB Comments as previously reported</b>	9.9.19
Chiltern Hills Golf Course Green Street Chorleywood Herts Bucks	Bucks, Chiltern & South Bucks Area	PL/20/0429/FA	Construction of a golf driving range including driving range building, protective netting attached to 25 lattice steel towers: erection of a temporary clubhouse.	Pending	<b>CCB Comment / Objection as previously reported.</b>	23.4.20
Stags End Equestrian Centre Gaddesden Lane Gaddesden Row Herts.	DBC	20/00706/MFA	Demolition of antiques showroom, antiques store, showroom, and storage buildings. 15 new dwellings, including one to the walled garden.	Granted 10 <sup>th</sup> March 2022	<b>CCB Comments as previously reported.</b> <b>NOTE:</b> Amended plans submitted September 2020 and with several detailed issues to address points raised by the CCB.	8.4.20
Land to the East of Green Street Chorleywood. Herts	TRDC	20/0898/OUT (300 dwellings) and 20/0882/OUT (800 dwellings)	Residential development for 300 and 800 dwellings (two application) including green spaces and landscaping.	Pending	<b>CCB Objection as previously reported.</b> <b>NOTE: Re-consultation Feb 2022 and CCB restated its objection.</b>	15.7.20
43 Springhill Road Goring Oxon	SODC	P20/S2488/FUL	Residential development of 52 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated landscaping and earthworks.	Pending	<b>CCB Comments, as previously reported.</b>	27.10.20

Johnson Matthey Blounts Court Road Sonning Common Oxon	SODC	P20/S2161/FUL	Demolition of existing restaurant building and development of a new customer innovation centre.	Withdrawn 18 <sup>th</sup> May 2022	<b>CCB Comments, as previously reported.</b>	20.10.21
Land North of Bushes Wood and East of Pheasants Parmoor Lane Frieth Bucks	WDC	20/07885/FUL	Proposed telecommunications installation of 20.0m High HEL Alpha 8 V2 pole on new concrete base and ancillary work.	Pending	<b>CCB Objection, as previously reported.</b>  <b>NOTE:</b> No further amended plans have been the subject of discussion. Wycombe area web portal shows some further details but not a new location.	11.11.20 & 4.12.20
Meadhams Farm Brickworks Blackwell Hall Lane Ley Hill Chesham Bucks	Bucks, Waste & Minerals	CM/0025/21	Application to vary condition 6 (Infilling and Restoration Time Limits) of planning permission CH/2011/60006/BCC to extend the time to complete filling within Area Strong 1A by 12 months at Meadhams Farm Brickworks	Granted 18 <sup>th</sup> May 2022	<b>CCB Comments, previously reported.</b>  The Board has no objections to this proposal.	1.06.21
Handpost Cottage Church Road Ivinghoe Bucks	PINS	21/00918/AP P	Removal of existing outbuildings and outside storage, and erection of 3 dwellings.	PINS appeal and pending.	<b>CCB Objection, as previously reported.</b> <b>NOTE:</b> Now at appeal (against non-determination) under reference : APP/J0405/W/21/3283259	19.5.21
Henley Regatta Land Marlow Road Fawley Bucks.	Bucks, Wycombe Area	21/05417/FUL	Carrying out of works to 650 metres of Riverbank to prevent further erosion.	Pending	<b>CCB Comments, as previously reported.</b>	29.3.21
Land Adjacent to Cholesbury Lane (OS Field 4800) Cholesbury Lane Buckland Common Bucks.	Bucks, Chiltern & South Bucks Area	PL/21/0690/FA	Change of use of land to residential for members of the Gypsy/Traveller community, comprising the siting of 3 mobile homes and 3 touring caravans, and associated works (Hardstanding, parking, refuse store, vehicular access) for a temporary period of 3 years.	Pending (now appealed)	<b>CCB Comments / Objection (part), previously reported.</b>  <b>NOTE:</b> An Inquiry date had been set for February 2022 and now deferred to June 2022.	29.4.21
Land at Middle Grove Farm Chesham Road Hyde End Bucks	Bucks, Chiltern & South Bucks	PL/21/0316/OA	Hybrid Application comprising full planning permission for the conversion of an existing stable block into two, 4-bedroom dwellings and outline planning permission including details for scale, layout and	Pending	<b>CCB Comments, as previously reported.</b>  <b>NOTE:</b> Amended plans received Oct 2021 and a good deal of attention has been paid to the CCB's comments.	31.3.21

			means of access for 11 new dwellings including demolition with details reserved in respect of appearance and landscaping.			
Land at Crowell Road Chinnor, Oxon.	SODC	P21/S0804/O	Outline application (with all matters reserved except Layout and Access), for the erection of up to 54 age restricted dwellings.	Appeal lodged against non-determination	<b>CCB Comments, as previously reported.</b>  <b>NOTE:</b> Appeal lodged against non-determination	4.5.21
Land off Papist Way Cholsey Oxon.	SODC	P21/S1503/O	Outline application for access for Mixed Use Development comprising, up to 350 C3 residential dwellings, C2 Care and Assisted Living, E(a) retail, E(g) employment space, F2 Community Building, E(e) Daycare Nursery, Open Space and Landscaping	Refused 4 <sup>th</sup> Feb 2022  Appeal now lodged	<b>CCB Objection as previously reported.</b>	21.4.21
Land south of the CALA Homes Carmel Meadows development Wallingford Oxon.	SODC	P21/S1677/FUL	Proposed new 4-bedroom family dwelling at land comprising triangular portion of land.	Withdrawn 13 <sup>th</sup> May 2022	<b>CCB Objection, as previously reported.</b>	18.5.21
Caddington Golf Club, Chaul End Road, Caddington Beds	CBC	CB/20/01833/MW	The remodelling of the golf course, through the importation of inert clean subsoil to enhance/realign and modify levels of 6 no. existing golf holes in full and 2 no. in part, as well as the redevelopment of the existing footgolf area to provide a new 20 bay driving range as well as associated works, including improvements to water features, landscaping and Public Rights of Way	Pending	<b>CCB Comments/ part objection, as previously reported.</b>	2.6.21
Western end of the Handy Cross hub, High Wycombe Bucks.	Bucks, Wycombe Area.	21/06259/FUL	Five storeys building to use as offices and self-storage use including car parking, servicing, and landscaping	Pending	<b>CCB Comments, as previously reported.</b>	1.6.21
Land off Greenfield Road,	CBC	CB/21/02583/FUL	Construction of a temporary 43.45MW	Pending	<b>CCB Comments, as previously reported.</b>	29.6.21

Westoning, Beds.			Solar Farm, to include the installation of Solar Panels with transformers, a 132KV substation, a DNO control room, a customer substation, GRP comms cabin, security fencing, landscaping and other associated infrastructure.			
Land at the Fairmile, Henley on Thames Oxon	SODC	P19/S2350/FUL	Demolition of existing buildings and development of 72 residential units comprising 52 houses and 20 flats with associated access, servicing, parking, amenity space and landscaping	Pending	<b>CCB Comments, as previously reported.</b>	30.6.21
Beeches Farm Upper Icknield Way Drayton Beauchamp Bucks	Buckinghamshire Aylesbury Area	21/02895/AP P	Demolition of existing buildings and redevelopment of existing employment site to form a Rural Business and Enterprise Hub (Use Class E).	Withdrawn 28 <sup>th</sup> Feb 2022	<b>CCB Comments, as previously reported.</b>	27.7.21
Blounts Farm Blounts Court Road Sonning Common Oxon.	SODC	P21/S1848/FUL	Refurbishment of Buildings 12 and 13 for storage use with ancillary offices (4 units); Replacement of Building 4; Refurbishment of Buildings 14 for storage use with new archway feature linked to Building 4; Erection of Building 1 for office use; Change of use of Units 2-3 (Dutch Barn) to provide storage and distribution of gas bottles and storage and construction of wooden sheds;	Pending	<b>CCB Comments, as previously reported.</b>	13.8.21
Land Between Stream and Sunridge Risborough Road Little Kimble Bucks.	Buckinghamshire Wycombe Area	21/07072/REM	Reserved matters application for access, appearance, landscaping, layout, and scale pursuant to outline planning permission 19/08073/OUT for 40	Granted 31 <sup>st</sup> May 2020	<b>CCB Comments, as previously reported.</b>	6.8.21

			residential units and A1 shop.			
Barton-le-Clay, Bedfordshire	CBC	CB/21/02409/OUT	Outline Application: (with all matters reserved except access) for up to 500 homes, a lower/primary school and provision of public open space with associated infrastructure and earthworks at	Pending	<b>CCB Comments, as previously submitted.</b>  A development outside the AONB boundary can cause harm to the AONB, even if it is some distance away. The local authority's legal duty towards the AONB applies when a proposal affects land in the AONB, regardless of where that effect originates (inside or outside the AONB).  CCB asked that consideration was given to the mitigation of impacts here as this site is an allocation in the adopted Local Plan.	19.7.21
Land off Pyrton Lane Watlington Oxon.	SODC	P16/S2576/0	Outline application for the erection of up to 100 residential dwellings including vehicular access, public open space, car parking, landscaping, and drainage. (As amended by drawings and additional information received 20 September 2016, 27 October 2016, 24 August 2017, 13 June 2018, and 22nd July 2021).	Pending	<b>CCB Comments, as previously submitted</b>	12.8.21
Land South of Orchard House Amersham Road Hazlemere Bucks	Buckinghamshire Wycombe Area	PINS reference: APP/K0425/W/21/32722 84  Buckinghamshire reference: 20/07610/FUL	Erection of 8 x detached 4-bed dwelling (plots 1,2 ,3 and 4 with attached carports), associated bin/cycle stores, landscaping, parking, and creation of new access.	Pending	<b>Written Representations on behalf of the CCB</b>  Appeal was heard by informal Hearing in June 2022 and the decision is awaited.	6.8.21
Lodge Farm Upper Icknield Way Buckland Bucks (amended details, July 2021).	Buckinghamshire Aylesbury Vale	19/04025/AP P	Conversion of traditional farm buildings to no. 8 residential units (including partial replacement, new build, and demolition)	Pending	<b>CCB Objection (Dec 2019) and CCB Comments (July 2021) on amended plans, as previously reported.</b>  <b>Note: Amendments have reduced the number from 8 to 6.</b>	14.7.21

Land At Terriers Farm Kingshill Road High Wycombe Bucks	Buckinghamshire, Wycombe Area	21/07002/FUL	Erection of 418 dwellings, associated parking, landscaping, open space, formal sports pitch provision and diversion of PROW, along with vehicle and pedestrian access from Kingshill Road and Amersham Road (A404).	Appeal submitted and LPA minded to refuse by decision on 4 <sup>th</sup> April 2022	<b>CCB part Comments</b> (design, layout materials) and <b>part Objection</b> (lighting within the setting and need for greater detail on ecological connectivity), as previously reported.  <b>Appeal outcome awaited.</b>	6.8.21
West Leith Farm West Leith Tring Herts.	DBC	21/01720/FUL	Change of use of agricultural land to dog walking paddock with the use of West Leith Farm existing car parking for customer/ visitor parking.	Pending	<b>CCB Comments, as previously reported.</b>	19.7.21
Frithsden Vineyard Frithsden Lane Frithsden Hemel Hempstead Herts	DBC	DBC 21/03137/FUL (dwelling) and 21/03130/MFA (winery, parking, landscaping)	Replacement Dwelling and New Winery, parking, and landscaping.	Dwelling Refused 28 <sup>th</sup> March 2022.  Winery is pending.	<b>CCB part Objection/part comments, as previously reported.</b>  <b>NOTE:</b> Reason for Refusal 1. <i>The proposal, by virtue of its size, massing and positioning on the upper portion of the hillside, along with its visual impact from a number of Rights of Ways, would result in harm to both the character and appearance of the surrounding countryside, as well as the special qualities of the Chilterns AONB. It would therefore be contrary Section 15 of the NPPF (2021) policies CS7 and CS24 of the Core Strategy (2013) and Policy 97 of the Local Plan (2004).</i>	29.9.21
Land Opposite 910 Butterfield Great Marlings Luton Beds	LBC	21/01559/FUL	Erection of commercial unit comprising 7,897 sqm (GIA) of flexible Use Class E (light industry), B2 and B8 floorspace, together with parking, landscaping, access, lighting and other associated works.	Pending	<b>CCB Comments as previously reported.</b>	2.12.21

Land at White Cross Farm, Reading Road, Cholsey, Oxon.	OCC	MW.0115/21	Extraction and processing of sand and gravel with restoration to agriculture and nature conservation areas, using inert fill.	Pending	<b>CCB Objection as previously reported.</b> <b>NOTE: Additional details submitted (see appendix 2).</b>	27.1 0.21
Startop Farm, Long Barn Lower Icknield Way Marsworth Tring Herts	DBC	21/03229/FUL	Redevelopment of the existing farm complex to enable two replacement farm buildings to be constructed with hard standing, parking areas and new access. Demolition of the existing farm, commercial, and equestrian buildings, and existing single storey bungalow. Construction of 9 dwellings and associated works including parking provision and access.	Pending	<b>CCB Comments as previously reported.</b>	2.1. 2.21
Pirton Water Tower Priors Hill Pirton Herts	NHDC	21/03134/FP	Erection of one detached 4-bed dwelling including creation of vehicular access off Priors Hill following demolition of existing water tower.	Refused 9 <sup>th</sup> May 2022	<b>Reason for refusal includes,</b> <i>The principle of the development is considered unacceptable owing to its adverse effect on the surrounding openness of the countryside and would fail to conserve or enhance the special character of the AONB.</i>	12.1 1.21
Land South of Finings Road Lane End Bucks	Bucks Wycombe Area	21/07913/OUT	Outline application for redevelopment to provide 15 dwellings with associated access and parking with landscaping reserved.	Pending	<b>CCB Objection as previously reported.</b>	26.1 0.21
land Rear Of 33 To 45 Glynswood High Wycombe Bucks	Bucks Wycombe Area	21/07911/FUL	Construction of 10 x 1-bed flats, 10 x 2-bed flats, 3 x 2-bed houses, 22 x 3-bed houses and 5 x 4-bed houses (50 residential	Pending	<b>CCB Comments as previously reported.</b>	18.1 1.21

			units in total), with associated landscaping, parking, amenity space and infrastructure.			
Land Between the A404, Whielden Lane and The A413 To the South Of Whielden Lane Roundabout, Amersham Bucks	HS2	PL/21/3824/HS 2	Request for approval under paragraphs 2 and 3 of Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017 for plans and specifications for works comprising of erection of Amersham headhouse buildings and associated earthworks, compound and site fencing and lighting.	Withdrawn 22 <sup>nd</sup> April 2022	<b>CCB Objection (seeking Revisions) as previously reported.</b>  <b>NOTE:</b> following considerable opposition to this design proposal from CCB and others, this application was withdrawn in April 2022 and a re-submission is anticipated in the early autumn of 2022.	21.1 0.21
Hazlemere Golf and Country Club Penn Road Hazlemere, Bucks.	Buckingham shire Wycombe Area	21/07394/FUL	Creation of golf driving range with associated works.	Granted 19 <sup>th</sup> May 2022	<b>CCB Comments as previously reported.</b>	15.1 1.21
Bottom House Farm Lane, Chalfont St Giles, Bucks	HS2	PL/21/4324/HS 2	Request for approval under Part 1, paragraph 9 (2)(a) of Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017 for the Bringing into Use of Work No. 2/11 - A realignment of Bottom House Farm Lane commencing at a point 48 metres north-east of Hobbs Hole Cottage and terminating at the junction of that lane with Amersham Road, for Widening of Approximately 1km.	Pending	<b>CCB Comments as previously reported.</b>	24.1 1.21

Land Between Tralee and Orchard End Farms and Rear Of 22 Badger Way Amersham Road Hazlemere Bucks	Buckinghamshire Wycombe Area	21/08364/FUL	Demolition of existing buildings on site including Inkerman House and redevelopment for residential use comprising construction of 290 dwellings	Pending	<b>CCB Comments as previously reported.</b>	20.1 2.21
At Land West of Leighton Buzzard Road and North Of Galley Hill Leighton Buzzard Road Hemel Hempstead Herts.	Dacorum BC.	21/04508/MOA	Construction of 390 dwellings (C3 Use), including up to 40% affordable housing and 5% self-build.	Pending	<b>CCB Comments as previously reported.</b>	16.1 2.21
Great Missenden Railway Station	Buckinghamshire, Chiltern Area	PL/21/0534/FA	Mixed use redevelopment and public realm improvements	Pending	<b>CCB No Comment, as previously reported.</b>	21.1 2.21

80 Main Road Walters Ash, Bucks	Buckinghamshire Wycombe Area	21/08463/FUL	Proposed demolition of existing commercial buildings on site and replacement with mixed use development consisting of Retail to ground floor and 4 x self- contained flats to first floor.	Pending	<b>CCB Comments as previously reported.</b>	17.1.22
Land on North Corner of Junction with Aylesbury Road Mill Lane Monks Risborough Bucks	Buckinghamshire Wycombe Area	21/08659/PNP1 6A	Prior notification application (Part 16, Class A) for erection of 16m Phase 8 Monopole C/W with wraparound cabinet at base and associated ancillary works	Refused and pp required, 4 <sup>th</sup> Feb 2022	<b>CCB Comments as previously reported.</b>	4.1.22
Cholesbury Reservoir Jenkins Lane St Leonards Bucks	Buckinghamshire Chiltern Area	PL/21/4528/FA	The erection of a 24m slimline lattice tower supporting 3 antennas, 2 0.6mm microwave dishes and ancillary equipment. The installation of 2 equipment cabinets and the development and installation of ancillary equipment within 1.8m fenced compound	Refused 9 <sup>th</sup> March 2022	<b>CCB Comments as previously reported.</b>	4.1.22
Land Between Stream and Sunridge Risborough Road Little Kimble Bucks	Buckinghamshire, Wycombe Area	21/07072/REM	Reserved matters application for access, appearance, landscaping, layout and scale pursuant to outline planning permission 19/08073/OUT for 40 residential units and A1 shop (Amended plans December 2021).	Granted 31 <sup>st</sup> May 2022	<b>CCB Comments as previously reported.</b>	4.1.22
Land to the East of Green Street Chorleywood Herts.	Three Rivers DC	20/0898/OUT (300 dwellings) and 20/0882/OUT (800 dwellings)	Residential development of 300 or 800 dwellings (two applications)	Pending	<b>CCB objection as previously reported.</b>	4.2.22

Hampden Farm Barn Greenlands Lane Prestwood Bucks	Buckinghamshire Chiltern Area	PL/21/4751/OA	Outline application for the erection of 10 dwellings including 4 affordable homes, matter to be considered at this stage	Appeal submit ed	<b>CCB objection as previously reported.</b>	1.2.22
Of 22 Badger Way Amersham Road Hazlemere Bucks	Buckinghamshire Wycombe Area	21/08660/FUL	Construction of new site access and a new section of footway on the northern side of Amersham Road and associated highway works on Land Between Tralee and Orchard End Farms and rear	Pendin g	<b>CCB Comments as previously reported.</b>	1.2.22
Location Land to the east of Manor Road to the south of Little Croft Manor Road Goring Oxon	SODC	P22/S0003/RM	Reserved Matters application for Appearance, Layout, Landscaping and Scale following Outline approval P19/S2923/O. Outline application was not subject to an environment impact assessment. Erection of 20 dwellings and associated works.	Pendin g	<b>CCB Comments as previously reported.</b>	1.2.22

Land Between Lodge Lane and Burtons Lane Little Chalfont Bucks	Buckinghamshire Chilterns Area	PL/21/4632/OA	Outline application for the demolition of all existing buildings and the erection of residential dwellings including affordable housing, custom build (Use Class C3), retirement homes and care home (Use Class C2), new vehicular access point off Burtons Lane, improvements to existing Lodge Lane access.	Refused 25 <sup>th</sup> April 2022	<b>CCB Comments as previously reported.</b>  Refused, 25 <sup>th</sup> April 2022 and  <i>Reason 2 - The proposed development would give rise to significant detrimental impacts on the landscape character of the site and the detrimental effects on views from outside the site are underestimated. Landscape Harm would result from the proposed spread and density of development being too great and failing to adequately take account of the existing landscape character and site features, including the characteristic dry valley topography. The character of Lodge Lane in the vicinity of the site would be significantly harmed with the proposed tree removal with associated replacement retaining structure resulting in harm to the character of Lodge Lane, the woodland itself and the setting of the adjacent AONB.</i>	8.2.22
Land at Magpie Lane Amersham Road Coleshill Bucks	PINS	APP/X0415/W/21/3285706	Appeal by Mr P. Kerry against the decision of Buckinghamshire Council to refuse planning permission for planning permission for the erection of a temporary rural workers dwelling and agricultural building with access and parking.	Dismissed 29 <sup>th</sup> April 2022	<b>CCB Written Representations, as previously reported</b>  <i>Paragraph 31. The proposal would harm the character and appearance of the area, would fail to fully address ecological interests and would conflict with the development plan when taken as a whole. Therefore, for the reasons given, I conclude that the appeal should not succeed.</i>	10.2.22
Land at Crowell Road Chinnor Oxon.	SODC	P21/S0804/O	Outline application (with all matters reserved except Layout and Access), for the erection of up to 54 age restricted dwellings.	Appeal lodged	<b>CCB Comments as previously reported.</b>	20.1.22

Oakleaf Farm Warrendene Road Hughenden Valley Bucks	Buckinghamshire Wycombe Area	22/05000/FUL	Creation of highway access from Bryants Bottom Lane into land adjacent to Oakleaf Farm with associated highway realignment works.	Pending	<b>CCB Objection as previously reported.</b>	1.2.22
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OS Parcel 5122 Ibstone Road Ibstone Bucks.	PINS	APP/K0425/W/ 21/3279273	Planning Appeal by Mr and Mrs Storey against the decision of Buckinghamshire Wycombe Area to refuse outline planning permission (including details of access) for erection of two detached dwellings and associated garaging with all matters other than access reserved	Dismiss ed 23 <sup>rd</sup> May 2022	<p><b>CCB Written Representations, as previously reported.</b></p> <p><i>Paragraph 36. I turn now to consider the effect of the proposal on the AONB. The Chilterns AONB Management Plan 2019-2024 sets out that the AONB is a landscape of remarkable beauty and distinctive character.</i></p> <p><i>47. I conclude that the proposed development would be harmful to the character and appearance of the area, including the Chilterns AONB. It would therefore conflict with Policies [continues] which together seek to create a sense of place, requiring development to take the opportunities for improving the character of the area, to conserve and where possible enhance the natural beauty of the Chilterns AONB, protecting it from harmful development, and to protect and reinforce the positive key characteristics of the receiving landscape and existing settlement patterns.</i></p> <p><b>Application for Costs</b></p> <p><i>24. Harm to the AONB is not confined to long distance views, therefore the Council in finding harm in local views did not behave unreasonably. It considered harm to the AONB arose from development within the gap between characteristic development clusters and the resultant continuous linear development that would arise. Its reasons for concluding this would be harmful were clearly set out. The fact that the applicants did not agree with the Council's conclusions on this matter, does not mean the Council was wrong or unreasonable. This is a matter of planning judgement.</i></p>	8.2.22
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Reading Golf Club Emmer Green Berks	Reading BC	211843	Outline planning application with matters reserved in respect of Appearance, for demolition of the existing clubhouse and the erection of a new residential-led scheme (c3 use to include affordable housing) and the provision of community infrastructure at reading golf club	Granted 31 <sup>st</sup> March 2022	<b>CCB Comments as previously reported.</b>	18.2.22
Land south of Bridle Path Woodcote Oxon.	SODC	P22/S0001/O	Outline planning application for the erection of 40 homes, access, parking, landscaping, open space, and associated infrastructure, including removal of existing paddock structures. All matters reserved except for means of access	Pending	<b>CCB Comments as previously reported.</b>	2.3.22

Spade Oak Quarry Marlow Road Little Marlow Bucks	Buckinghamshire, Waste & Minerals	CC/0045/21 CM/0046/21	CC/0045/21 Continuation of development permitted under planning permission ref: W/97/7079 at variance to conditions 1 (Time Limit) 2 (Approved Drawings) 20 (Approved Restoration Levels) and 21 (Planting) to allow for a delay to restoration to allow for development proposed under planning application CM/0046/21. CM/0046/21 Temporary use of the site for a period of five years for vehicle storage. Spade Oak Quarry Marlow Road Little Marlow Bucks	Pending	<b>CCB Objection as previously reported.</b>	14.3.22
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Willow Farm Ivinghoe Aston Ivinghoe Bucks.	Buckinghamshire, Aylesbury Vale area.	21/04636/APP	Proposed development of 6 new dwellings and associated parking and landscaping.	Refused 10 <sup>th</sup> March 2022	<p><b>CCB Comments as previously reported.</b></p> <p><b>Reasons for refusal did not deal with the AONB but reasons 1 and 2 stated,</b></p> <p><b>1</b> <i>Whilst the site falls within the settlement boundary for Ivinghoe Aston as identified within the Ivinghoe Parish Neighbourhood Plan, the site comprises greenfield land and as part of the application is has not been demonstrated that there are no brownfield sites available.</i></p> <p><b>2</b> <i>The proposed development, by way of its siting and layout, including set-back position from the main road, would result in a significant intrusion of built form into an otherwise open site that forms an important part of the landscape setting to existing development. By way of the setback location of the dwellings, the proposal would constitute development that would be out of keeping with the pattern and character of this village that presently largely comprises linear development close to the highway boundary and whilst adjacent to a limited number of properties, would fail to be contiguous with the existing settlement pattern.</i></p>	2.3.22
The North of Frith Hill To The South Of Leather Lane Great Missenden Bucks	HS2 / Chiltern Area	PL/22/0430/HS 2	In accordance with Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017, the nominated undertaker hereby requests approval of plans and specifications.	Pending	<p><b>CCB Comments as previously reported.</b></p> <p>Detailed comments on Noise Barriers. Ecological corridors Woodland and Hedge Planting Footbridge materials Treatment of sunken iconic Leather Lane and Bottom House Lane.</p>	14.3.22

Bishopswood Farm Horsepond Road Gallowstree Common Oxon.	SODC	P21/S5384/AG	Barn for storing hay and equipment at land	Refused 5 <sup>th</sup> April 2022	<p><b>CCB objection as previously reported.</b></p> <p>Refused, 5<sup>th</sup> April 2022. The site comprises an undeveloped area of countryside between the settlements of Gallowstree Common and Sonning Common that makes a positive contribution to the natural beauty and landscape qualities of the Chilterns AONB. The proposed building due to its siting and excessive scale as demonstrated through its design and external appearance, and the proposed private way due to its siting would be visually prominent within the landscape and would fail to conserve the natural beauty of this part of the AONB. Other more suitable locations for the development need to be considered. The development is contrary to the National Planning Policy Framework and Policy ENV1 of the South Oxfordshire Local Plan 2035 and Policy ENV1 of the Sonning Common Neighbourhood Plan.</p>	3.3.22
Land Between the Warren and Middle Path Farm Tring Road Ivinghoe Bucks	PINS	<p>Buckinghamshire Aylesbury Vale reference: 21/00705/APP</p> <p>Planning Inspectorate reference: APP/J0405/W/21/3285632</p>	Appeal by Mr & Ms Jack & Julie Hawkins & O'Neill against the decision of Buckinghamshire Aylesbury vale area to refuse planning permission for the erection of dwelling and detached garage	Dismissed on appeal 3 <sup>rd</sup> May 2022	<p><b>CCB Written representations, As previously reported</b></p> <p><i>Paragraph 13. For the above reasons, having particular regard to the location of the site within the AONB, the proposal would cause harm to the character and appearance of the area. The scheme conflicts with Policies NE3 and BE2 of the VALP and Policy HSG2 of the NP in so far as these policies require all new development proposals to respect and complement the physical characteristics of the site and its surroundings including the scale and context of the site and its setting.</i></p>	25.2.22

Handpost Cottage Church Road Ivinghoe Bucks	PINS	Buckinghamshire Aylesbury Vale reference: 21/00918/APP  Planning Inspectorate reference: APP/J0405/W/21/3283259	Appeal by Mr Richard Blay against the non-determination of Buckinghamshire Aylesbury Vale of planning permission for the removal of existing outbuildings and outside storage, and erection of 3 dwellings.	Pending	<b>CCB Written Representations As previously reported</b>  The Chilterns Conservation Board (CCB) raises objection to this proposal which is wholly inappropriate in this location and demonstrably harms the landscape character of this part of the AONB. This site forms a constituent part of the Bucks Landscape Character Assessment LCA 10.2 Ivinghoe Foothills (LCT 10). This landscape is of a high sensitivity in the LCA study, notwithstanding its location within the AONB (of high sensitivity under Landscape Institute guidance and national planning policy). To build here would be very harmful and is contrary to the key duty of regard in the CROW Act section 85 and in the NPPF at 172.	25.2.22
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APPENDIX 2**New CCB Responses on Planning Applications since Last Planning Committee**

Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Land Adjacent to Hampden Farm Barn Greenlands Lane Prestwood Buckinghamshire HP16 9QX	PINS	PINS: APP/X0415/W/22/3292251  APP/X0415/W/22/3297304  LPA PL/21/1676/OA	Planning Appeal - 10 or 12 dwellings (two schemes) including 5 affordable homes, and the conversion of stables block to provide a further 1 dwelling.	PINS appeal and Pending	<b>CCB Written Representations</b>  The Chilterns Conservation Board (CCB) has also been consulted on the second appeal against the refusal of the application for 10 - dwellings (PL/21/4751/OA and APP/X0415/W/22/3292251). In our submission, the matters of planning principle as raised are the same as for the 12 dwellings scheme (PL/21/1676/OA and APP/X0415/W/22/3297304). Therefore, we would propose to rely on the same statement as previously submitted for the 12 dwellings proposal and the attached appendices  In summary: harmful to special qualities of the AONB and including the open setting of ancient woodland.	9.5.22
Land at Merton Cottages,	PINS	PINS: APP/K0425/W/22/3290511	Prior notification for the installation of a proposed 15m Phase 8 Monopole	Pending	<b>CCB Written Representations</b>  The monopole and associated apparatus are inappropriately sited	9.5.22

Ibstone Road, Ibstone, Bucks		LPA: 21/08037/PNP6 A	C/W wrapround Cabinet at base and associated ancillary works.		in this location. It would form a visually discordant feature, in both its scale, colour and general appearance. Ibstone village forms a Chilterns ridgetop village with a loose linear form and in a location within the Stokenchurch Settled Plateau (LCA 16.1) in the Buckinghamshire Landscape Character Assessment (by Land Use Consultants, 2011). The presence of common land at Ibstone shapes its form and layout.	
Land off Papist Way Cholsey Oxfordshire	PINS	PINS Reference APP/Q3115/W/ 22/3296251  LPA Reference P21/S1503/O	Planning Appeal  Mixed-use development comprising, up to 350 C3 residential dwellings, C2 Care and Assisted Living, E(a) retail, E(g) employment space, F2 Community Building, E(e) Daycare Nursery, Open Space and Landscaping.	Pending	<b>CCB Written Representations</b>  The setting of the AONB is now a matter of increased importance, following its incorporation into revisions to the NPPF 176 in July 2021. Such a revision chimes with the SODC Local Plan at ENV1, the 2019-2024 AONB Management Plan at policy DP 4 and with the CCB's own position statement on setting (2011). Whilst we accept that setting must be assessed on a case-by-case basis, the visual impact in this case is well documented by the applicant in their photomontage (part 2 as posted to the SODC portal) at viewpoint C. The CCB's planning adviser has walked this route on several occasions and formed the view that the magnificent sweep of landscape looking southwest from the plateau landscape, would be harmed by this comprehensive eastern extension of Cholsey. The development proposed would look very 'out of place' and cannot be meaningfully mitigated. This proposal would negatively alter perception of the Chilterns and North Wessex Downs landscape, when viewed within the AONB.  <b>NOTE:</b> Inquiry to start on 1 <sup>st</sup> September 2022	1.6.22
The Village Gate PH 225 Aylesbury Road Wendover Buckinghamshire HP22 6BA	Buckinghamshire, Aylesbury Area	21/04835/APP	Erection of two buildings comprising seven dwellings (C3) following demolition of existing public house (Sui Generis) utilising existing accesses off Aylesbury Road, with associated hard and soft	Pending	<b>CCB Comments.</b>  The Chilterns Conservation Board (CCB) submitted comments on the previous application on this site, itself dismissed on appeal (Aylesbury Vale reference 20/03152/APP APP/J0405/W/21/3267038, dated 24th May 2021 for 7 dwellings). In that application, the CCB had requested amendments to pull development away from the southern boundary and deletion of at least one dwelling.	9.5.22

			landscaping and parking.		The current application now reduces the amount of development to seven dwellings in two buildings. A further, updated and amended landscape plan has now been submitted for further comment on 5th May 2022 (10.00 A - Proposed XXXX). The southern boundary is our key area of interest. This shows additional planting. We note that some of this is denoted outside the red line and thus would be unenforceable under the tests of a planning condition, which would be required to maintain the screen. We would ask that the plan is amended to show all planting within the red line plan.	
Blounts Farm Blounts Court Road Sonning Common	SODC	P21/S1848/FU L	Refurbishment of Buildings 12 and 13 for storage use with ancillary offices (4 units); Replacement of Building 4; Refurbishment of Buildings 14 for storage use with new archway feature linked to Building 4; Erection of Building 1 for office use; Change of use of Units 2-3 (Dutch Barn) to provide storage and distribution of gas bottles and storage and construction of wooden sheds; Change of use of land opposite Units 2-3 to display of wooden sheds; Provision of parking for proposed new uses - Part Retrospective.	Pending	<b>CCB Objection (additional details)</b>  CCB's Additional Comments: The LVIA approaches this application from the standpoint that a cluster of existing buildings proposed to be converted and extended must therefore result in a minimal impact. The LVIA's conclusions needs to be qualified against the mitigation within its 7.1.1., which deal with visual matters and not use. Further, the SODC's landscape officer's recommendation must be added that the sheet metal fencing is removed and replaced along Blounts Court Road. This is also shown in the LVIA's submitted viewpoints 4 and 5.  In assessing the overall impacts upon the AONB, the LVIA would not be expected to consider the impact of use, i.e., the additional activity, especially vehicular activity, following the proposed extension of floorspace. This impact is considerable. In this case these special qualities comprise the relative tranquillity, 'secret corners' and rural character that surrounds Sonning Common.	12.4.22
Caversham Heath Golf Club, Mapledurham RG4 7UT	SODC	P22/S1383/FU L	Construction of Padel tennis courts with canopy over and associated works at SODC reference:	Pending	<b>CCB Objection</b>  We propose to object to the application on the principal grounds that this application is inappropriately sited within the AONB and due to its size, materials and associated light 'glow' or 'glare' will be harmful to special qualities of the AONB, namely the undulating landscape character, woodland and public rights of way that are present at this location.	18.5.22

Land Off Church Road (B488) Ivinghoe Buckinghamshire	Buckinghamshire, Aylesbury Area	22/01783/APP	Provision of 68 C3 residential dwellings, including provision of vehicular and pedestrian access, highways improvements to the B488 / B489 junction and pedestrian footways along Church Road and High Street, green and blue infrastructure provision and management with associated infrastructure and landscaping.	Pending	<p><b>CCB Objection</b></p> <p>(1). This application is essentially a rebuttal case, with additional LVIA commentary and some minor design amendments. We would submit that the planning balance remains unaltered from the 2021 application. The planning statement (page 37) is clear that <i>'it is agreed that the site forms part of the undeveloped countryside around Ivinghoe and there will be some adverse effects on landscape character and views as a result of the proposed development'</i>.</p> <p>(2). Setting works both ways, i.e., views/landscape character looking towards the AONB and from within the AONB. The papers frequently refer to the location of Ivinghoe within the foothills of the Chilterns (copious references in the LVIA and Planning Statement). Yet, little weight is given to views towards the AONB and Ivinghoe's essential context. The applicant's version of the planning balance pays little, if any attention, to this issue. The CCB would invite the LPA to give such appropriate weight to views towards as well as from within the AONB. By developing here, the essential relationship between this part of Ivinghoe and the AONB topography would be greatly diminished, indeed lost.</p>	10.6.22
Donnelly Newnham Hill Nr Henley.	SODC	P22/S1567/FUL	Demolition of existing house and erection of replacement dwelling and associated works.	Pending	<p><b>CCB Comments</b></p> <p>To assist the LPA we would seek a discussion / commentary from the design team as to the use of materials, with greater discussion of the local building materials in this part of the AONB.</p> <p>The 'embedded' nature of the proposal, as set out in the Design and Access, requires a comparison between existing and proposed. We would welcome a commentary on this.</p> <p>The dark skies point links to the 2019-2024 AONB Management Plan policy DP8 <i>'Keep skies dark at night by only using light where and when needed. All new lighting should be the minimum required and meet or exceed guidance for intrinsically dark zones. Avoid architectural designs that spill light out of large areas of glazing'</i>. The glazing, when compared to the existing dwelling, is greatly</p>	1.6.22

					increased. We would welcome some information on the total areas of glazing, both existing and as proposed. The point as to 'recessed' and 'overhangs' is unlikely to prevent wider light glare or glow emitting. We would seek further details on specialist glazing treatments to assist in preventing this.	
At Land to The East Of A413 London Road, Wendover Dean Between The Settlements Of South Heath And Wendover Dean, Buckinghamshire	HS2 / Buckinghamshire Aylesbury Vale Area	22/01330/HS2	In accordance with Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017, the nominated undertaker hereby requests approval of PLANS AND SPECIFICATION S comprising of Bowood Lane Overbridge, Footpath TLE/2 Accommodation Overbridge, Cottage Farm Accommodation Overbridge, South Heath Cutting (Part of), Bowood Lane Drop Inlet Culvert, 1 No. Drainage Pond, Drainage ditches, Earthworks associated with the realignment of Bowood Lane (WEN/37/1) and maintenance access track, Earthworks associated with the realignment of the Cottage Farm Access Track and TLE/2 Footpath, Location of the Vehicle Restraint Barriers, Location of the permanent (security) fencing.	Pending	<p><b>CCB Comments /Holding Objection</b></p> <p>Bowood Lane – Greening of the Overbridge.</p> <p>We are aware of discussions surrounding the carriageway width and the treatment of verges, including species, substrate details and design treatment of the carriageway and the verges.</p> <p>Our core aspiration is the delivery of a green overbridge and a sunken ancient route, with this matter confirmed as a design principle. We could not find that detail nor assurances and must raise a holding objection as a result. This may be a matter for future dialogue by the LPA will want to reassure itself on this because such a design aspiration was dealt with in discussions at the HS2 Hybrid Bill Select Committee in the summer of 2015.</p> <p>Allied with this, the designs submitted suggest little opportunity to 'retrofit' wider and deeper verges. The drawings are not sufficiently detailed, but it would appear the carriageway and verges sit on a poured concrete bed. A decision on verge width and depth would have to be made before this element of the bridge construction was finalised.</p> <p>The CCB must raise an objection here against (a) Lack of detail and (b) Silence on the design objectives of any meaningful greening of the overbridge. This bridge also includes a footpath and bridleway and both must be considered.</p>	28.4.22
Land To the South Of The B485 Chesham Road To The West Of The Property Meadow Leigh Chesham Road	HS2/Buckinghamshire Chilterns Area	PL/22/1542/HS2	Approval under Paragraphs 2, 3 and 12 of Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017 for 2 No.	Pending	<p><b>CCB Comments</b></p> <p>CCB Recommendations:</p> <p><b>Access:</b> To remove the kerbs within the bellmouth / swept path, to engender a rural aspect. To replace the tarmac access with a visually softer 'informal' surfacing approved</p>	19.05.22

Hyde End Buckinghamshire			Buildings, Earthworks, Fencing, Artificial Lighting Equipment, a Screening Louvre and the Compound Site Restoration Landscaping at Chesham Road Intervention Shaft.		granular sub-base material. To reconsider if the left-hand turn 'sweep' needs to follow that radius, in preference to a simpler 'position and turn left' arrangement.  <b>Design:</b> The design justification for a series of modern barns that interpret the local vernacular, is well made. We can see that care and attention has been paid to the materials and colour palette, the use of a wrapped around roof with lowered eaves, a standing seam zinc roof and recessed brickworks around the plinth level. All these details are welcome and demonstrate a considered approach. This intended 'recessive' approach works well. The inner courtyard must be a secure area. We could not find details of the treatment of the courtyard area (i.e., its floor) and we recommend that an informal surface is chosen and one that is visually soft. The details of the inner fencing appear to have been reserved. Commentary in the papers extends to the fact that these details may follow. The Independent Design Review Panel previously raised concerns over the use of barbed wire fencing. We agree with this and welcome further details. Also, we assume that the outer (curtilage) fencing would be a simple field fence in its detailing.	
Greenwoods, Land North of Higham Road and East of the A6 Bedford Road, Barton Le Clay, Bedfordshire	CBC	CB/22/01804/O UT	Outline Application: Erection of up to 3,750 residential units (Use Class C3); up to 80 extra care apartments (Use Class C2); care / nursing home of up to 70 bedrooms (Use Class C2); creation of a new local centre including provision of up to 600 sqm of retail floorspace	PENDING	<b>CCB Objection</b>  Thank you for consulting the Chilterns Conservation Board (CCB). The application is the same as the summer 2021 application (CB/21/02011/OUT) with the deletion of 100 dwellings and some amendments to increase screen planting (mitigation) and additional commentary in the landscape and visual impact assessment (LVIA), for example. We have updated our response, to reflect this and to include the July 2021 NPPF paragraph 176 revision that included the setting of AONB's within the national policy content. The updated LVIA at its 15.151 and 15.165 accept that a significant and adverse effect would be visible above hedgerows in wider views outwards from the AONB. Views to the AONB would also be impacted and harmed (see LVIA 15.86). An overlay of the Environmental Statements Fig 15.7 (ZVI), 15.6	14.6.22

					<p>(topography) and 15.4 (landscape designations) affords the opportunity to appraise the impact upon the Chilterns, in a two-dimensional format.</p> <p>Conclusions. In our judgment this impact is harmful and does not deliver the duty of regard in the CROW Act, section 85 and is contrary to the AONB Management Plan at DP4 (setting). The 2021 NPPF revisions (July 2021) at 176 incorporates the setting of an AONB as a material matter. The 2022 updated LVIA at 15.69 rightly acknowledges that this application impacts upon the setting of the AONB by virtue of both views in and views out. These views are acknowledged as 'highly sensitive' (15.143). It also accepts other impacts (recreation and vehicular movements) at 15.80 and that the AONB Management Plan applies (15.69).</p>	
Land East of Tring	DBC	22/0/8187/MOA	Hybrid application (with access details of two main access points from Bulbourne Road and Station road in full and the main development on the rest of the site in outline with all matters reserved) for the demolition of all existing buildings on the site and the development of up to 1,400 dwellings (including up to 140 use class C2 dwellings); a new local centre and sports /community hub, primary school, secondary school, and public open spaces including creation of a suitable alternative natural green space.	Pending	<p><b>CCB Holding Direction (SAC) Comments (AONB setting) Chilterns Beechwoods SAC (Holding Objection).</b></p> <p>In our judgment this application requires a strategic assessment of policy. The Local Plan process is the best means, by far, in which to resolve issues of housing need and environmental protection. The Local Plan is paused but not withdrawn and the recent Natural England (14th March 2022) pronouncement on the Chilterns Beechwood SAC is a matter of great importance. We conclude, ultimately, that the long-term protection of the SAC requires an appropriate mitigation strategy to be delivered via the Local Plan process. To attempt such mitigation at application only level must be considered an incremental approach. This cannot be sustainable when applying the appropriate assessment methodology in the Habitat Regulations because it prevents a holistic and cumulative assessment of all sites in preference to a case by case (incremental) approach.</p> <p><b>AONB Setting (comments).</b></p> <p>The setting of the AONB is a matter of material importance, with the AONB wrapping around the site, to</p>	18.5.22

					<p>a large extent. A ZVI plan (figure 8.6) shows the nature of intervisibility, and this is required to influence appropriate mitigation. Sensitivity to night-time light sources (also see figure 8.7) is relevant, to avoid lighting glare and spill into the AONB. Reference to the ILP Environment Zone E1 'natural' and thus the AONB, notes the high sensitivity of this receiving landscape.</p>	
Little Heath Lane Little Heath Berkhamsted Hertfordshire	DBC	22/01106/MFA	Installation of ground-mounted solar PV panels, vehicular access, internal access track, landscaping and associated infrastructure including security fencing, CCTV cameras, and grid connection infrastructure including transformers, substation compound buildings and cabling route to the point of connection	Pending	<p><b>CCB Objection</b></p> <p>We have reviewed the details of this application. In summary, the CCB proposes to submit an objection on the ground of harm to the landscape character setting of the AONB. The application site sits on the boundary of two landscape character assessment areas in the Herts Assessment (Character Area 118 Lower Bulbourne Valley and Character Area 120 Little Heath Upland). When walking the landscape, it is very difficult to decipher any change in the character, either side of Little Heath Lane. Both sides of Little Heath Lane share the same broad character of a gently undulating landscape that flows from the upland plateaus beyond. The setting of the AONB benefits from this relationship and, consequently, the landscape to the immediate southeast of the AONB (i.e., this site and its surroundings), seamlessly blends into the landscape setting of the AONB. Mature hedgerows also serve to unify the two-character areas.</p>	16.5.22
London Luton Airport Luton Airport Way Luton	PINS	<p>PINS: APP/BO230/V/ 22/3296455</p> <p>LPA: 21/00031/VAR CON</p>	Variation of 8 Conditions (passenger throughput cap), 10 (noise contours), 22 (car parking management), 24 (travel plan) and 28 (approved plans and documents) to Planning Permission 15/00950/VARCON (dated 13th October 2017) to accommodate 19 million passengers per annum and to amend the day	PINS 'CALL-IN' and Pending	<p><b>Written Representations</b></p> <p>Following the decision of the Secretary of State for Levelling Up, Communities and Housing to call-in the application for determination.</p> <p>CCB raises a holding objection on 4 principal grounds that:</p> <p>(a) There is no spatial assessment as to impact in association with a numeric impact as to dwellings. CCB would want to be reassured that the spatial extent as to impact does not impact upon the AONB as aircraft noise will be increased during at least 4 months of the year over the proposed 6-month period. Further, these months are during the busier summer months when days are longer, and people recreate in</p>	23.5.22

			and night noise contours.		<p>the AONB and enjoy the tranquillity of the landscape as an essential component of its natural beauty. CCB would seek additional details as plotted on a plan or map.</p> <p>(b) That in striking a balance of issues (as the applicant's seek to do) the local planning authority must give greater weight to the environmental sensitivity of the impacts. The s 85 of CROW and NPPF 172 duties (as above) indicate this, notwithstanding the significant environmental constraints in the Development Plan at LLP6. We seek a commentary on the environmental impacts of approved condition 11 as it overlaps condition 10. The cumulative assessment of impacts must be assessed here. CCB would seek a commentary on this matter.</p> <p>(c) CCB would want to also be reassured that the mooted airspace changes result in a more favourable impact on the local environment, including airspace changes over the AONB. These changes should be reported in this application as they are also material to the planning issues. CCB would seek further details.</p> <p>(d) If the local planning authority is minded to permit this variation, then, alongside all other key duties, great weight must be given to Development Plan policy LLP6 (vii) so that a tangible and measurable longer term improvement is achieved in quality of life and tranquillity in the environment as affected. Such commitments will need to be easily understood and clearly enforceable within the planning system. The operator will need to set out the delivery schedule for these quieter aircraft and reassure that the cumulative impact of greater numbers in no ways offsets these evolving technological improvements. As far as the application is currently constituted there is insufficient information upon which to make a decision under LLP6 (vii) and bodies like the CCB who enjoy a statutory duty to conserve and enhance the AONB seek greater detail and assurances, as set out above.</p>	
Land off Longwick Road Princes	Buckinghamshire	22/05651/OUT EA	Outline planning application (including details	Pending	<b>CCB Comments</b>	28.4.22

Risborough Buckinghamshire.	(Wycombe Area)		of access only) for up to 1,100 homes including land for a 2-form entry primary school, associated landscaping and amenity space provision, with access from Longwick Road (with matters relating to appearance, landscaping, layout and scale reserved) at		<p>In summary, the CCB has been previously engaged in the Wycombe Local Plan 2019 process and the allocation of the Princes Risborough main expansion area under Wycombe Local Plan policy PR4. In confining our comments to matters of detail, the CCB has previously submitted comments on the 'indicative new road', as denoted at Figure 25 of the Local Plan (submitted to Stantec consultants on behalf of Buckinghamshire Council, June 2020). The relationship between allocation PR4 and the setting of the AONB is a matter of acknowledged importance. The Local Plan deals with this in policy and supporting text, notably PR6 (2) on setting/views, PR7 (transport 4 – street lighting strategy), 5.3.89 (promoting links to the AONB), 5.3.95 (benefits from the AONB – recreational, wellbeing) and 5.3.104 (lighting impacts and controls).</p> <p>The setting of the AONB is also attributed planning weight in the NPPF at 176, in the AONB Management Plan 2019-2024 (policy DP4) and in the 'duty of regard' in the CROW Act 2000 (dealing with matters 'so as to affect' the AONB) and in the Princes Risborough SPD 2021 which includes policy DT1 (promoting a landscape-led approach, which cross references to the Chilterns AONB as essential context). That SPD also includes urban design principles to deliver a strong green infrastructure corridor in the final approved layout. Thus, a host of Development Plan, national policy, AONB management plan policy and supplementary planning guidance and legislation all direct the decision-maker to the setting of a nationally protected landscape as a matter of considerable importance.</p>	
Land between Pyrton Lane and Cuxham Road Watlington	SODC	P22/S1302	Application for approval of Reserved Matters (access, appearance, landscaping, layout and scale) following consent granted under reference P19/S1927/O for 60 dwellings (site C). Including details required	Pending	<p><b>CCB Comments</b></p> <p><b>Landscape masterplan</b> - the AONB wraps around the site and the wider panoramic views from the escarpment, notably at Watlington Hill, include views of this land and its hinterland.</p> <p>We support the comments made by the LPA's landscape officer to maximise the opportunities to enhance the landscape buffer from the site. The applicant's Design and Access Statement, which is</p>	7.6.22

			pursuant to conditions 1 (reserved matters); 6 (housing mix); 7 (details to be submitted with reserved matters); 8 (Biodiversity Enhancement Plan); 15 (CEMP); 16 (Arboricultural matters); 17 (surface water drainage); 18 (foul drainage)		comprehensive and helpful, rightly acknowledges the need for a landscape-led approach and the design feature that the north and western boundaries blends into the wider landscape. This is important for the public benefits derived from the wider panoramic views because this 'edge' must be a seamless and fluid transition from these sites into the wider valued landscape.  <b>Materials</b> - the Design and Access statement does deal with appearance and layout, but we could not find a table or summary of the materials. We would welcome this and would emphasise the need for a muted and recessive palette of colours and hues, especially in the roofing materials. These should be clay tiles, to respect the setting and allow for a softening with the patina of age.	
The Bridgewater Arms Car Park Nettleden Road North Little Gaddesden Berkhamsted Herts	DBC	22/01036/FUL	Installation of 2 ANPR cameras to be mounted on a single pole at	Pending	<b>CCB Objection</b>  In the delivery of these various duties and policy objectives, the CCB will promote local facilities, such as pubs and local shops. In this application, the design approach promoted requires a 'light touch' without lots of visual clutter. The position taken by the Parish Council is eminently reasonable and sets out a way forward. We fully understand the occupier's need to run their business. This need can be appropriately balanced with fewer signs and a far less urban-influenced design. The existing yellow mounted poles are best removed, and any parking warning signs are most appropriately located at ground level, most appropriately in a simple design. If parking regulations require a detailed explanation of the legal framework that applies, then one detailed sign could be located at ground level and within the picket fencing, visible as the driver/patron walks towards the road and then the pub.	6.6.22
Unit 5 Towers Farm Icknield Way	SODC	P22/S1936/PE M	Pre-application consultation for carbon capture technology	Pending	<b>Pre-application comments.</b>  Many thanks for consulting the Chilterns Conservation Board on the pre-application enquiry for a carbon capture technology plant. From our understanding of the submitted papers and the proposal this process is part of an embryonic but important technology and will require that some weight is	20.6.22

					<p>attributed to it when considered against climate change policy and its increasing relevance as a material planning consideration.</p> <p>The location is part of an existing complex of buildings, within the Chilterns AONB. We would recommend, therefore, that appropriate and proportionate Landscape and Visual Impact appraisals/assessments are undertaken to address the level of increased or enhanced visual impact, as would be proposed. In addition, an appropriate and proportionate transport assessment would be required.</p>	
Land at White Cross Farm, Reading Road, Cholsey, Oxfordshire	OCC	MW.0115/21	Extraction and processing of sand and gravel including the construction of new site access roads, landscaping and screening bunds, minerals washing plant and other associated infrastructure with restoration to agriculture and nature conservation areas, using inert fill.	Pending	<p><b>CCB Objection</b></p> <p>Supplementary points (5th April further details). The CCB would not propose to submit further detailed points but would like to make brief observations and as:</p> <p>(1) Part 2 Landscape Further Information. Part 4.0 responses to landscape and visual consultation comments. To assist the Waste and Minerals Authority, the CCB fully accepts the point made that the Ridgeway National Trail is set away from the site (sheet 12 and figure 7). Views of the former Carmel College site (from the Ridgeway) show a low level of brownfield uses, including parking and storage. This applies, however, to a very limited section of the Ridgeway. The more pronounced impact upon the setting of the AONB would be experienced from the Thames Path.</p> <p>(2) Key Issues as apply to setting. The law – policy – guidance as applies to an AONB, in delivery of the conservation and enhancement of the AONB and its setting, is contained in our earlier representation. All parties to this application will agree that users of the Thames Path will experience a highly material change to their peaceful enjoyment of this popular walking route. The setting of the AONB, as it is perceived by those walkers, will be diminished.</p> <p>(3) AONB Setting. The AONB setting is experienced when walking the Thames Path. That would be diminished, and the setting harmed. The CCB would ask that great weight is given to this and that following the 'duty of regard' in the</p>	20.4.22

					<p>CROW Act section 85, the LPA gives weight to this negative impact upon the conservation and enhancement of the setting as enjoyed by many recreational walkers. One of the special qualities of the Chilterns AONB is its 'relative tranquillity' (see page 11 of the AONB Management Plan 2019-2024). Landscape is an area 'perceived by people, the character of which is the result of the action and interaction of natural and/or human factors. (Source: Landscape Institute (2013) Guidelines for Landscape and Visual Impact Assessment). In this case, that perception is the wider AONB landscape beyond the Thames Path and the essential element of 'quietude' (state of stillness, calmness, and quiet in a person or place), derived from the river and its riparian landscape and wider AONB landscape.</p>	
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### Current Live CCB Planning Application Casework

Location	LPA	Ref number	Development	Deadline
(Little) Marlow Studios	Buckinghamshire, Wycombe Area	22/06443/FULEA	Film and media studios, educational and cultural buildings, landscaping, habitat creation and works to access.	21.7.22
Gomm Valley, Ashwells Reserve site and Pimms Grove	Buckinghamshire, Wycombe Area	22/06485/OUTEA	Hybrid application comprising 110 (full) and 489 (outline dwellings).	22.7.22