



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

**held on Wednesday 17<sup>th</sup> July 2019 at The Chilterns Conservation Board office, 90  
Station Road, Chinnor OX39 4HA commencing at 10.10 AM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Appointed by Local Authorities</b>	
Cllr Hugh McCarthy	Wycombe District Council
Cllr Lynn Lloyd	South Oxfordshire District Council
Cllr Richard Newcombe	Aylesbury Vale District Council

<b>Appointed by the Secretary of State</b>	
Colin Courtney	Secretary of State
John Nicholls	Secretary of State- Chairman
Elizabeth Wilson	Secretary of State- by phone

<b>Elected by Parish Councils</b>	
Cllr Alison Balfour-Lynn	Hertfordshire from 10.30
Cllr Sue Biggs	Oxfordshire

<b>Co-opted Members</b>	
Chris Hannington	
Paul Hayes	

<b>Officers present-</b>	
Elaine King	CCB Chief Executive Officer
Lucy Murfett	CCB Planning Officer

<b>And others</b>	
Deirdre Hansen	Minute taker

The Planning Officer welcomed the new members and the CCB's new CEO.

**364. Election of Chairman and Vice-Chairman**

John Nicholls was proposed, seconded and unanimously elected to serve as Chairman until the AGM in 2020.

Elizabeth Wilson was proposed, seconded and unanimously elected to serve as Vice- Chair until the AGM in 2020.

The Chairman thanked and commended the Planning Officer on her work. He thanked Elizabeth Wilson for taking on the task of Vice-chair.

**365. Apologies for absence**

Apologies were received from Cllr Nick Rose, Chiltern District Council and Mike Stubbs CCB Planning Advisor.

**366. Declarations of Interest**

Cllr Richard Newcombe declared an interest as the Vice-Chairman of the AVDC Strategic Management Group, in planning application 19/00399/APP Arla Foods Ltd

**367. Minutes of the previous meeting**

The minutes of the meeting held 6<sup>th</sup> March 2019 were approved as a true record and signed by the Chair after the amendment in item 358 2<sup>nd</sup> paragraph relating to Paul Hayes of “register” to “registered”.

The minutes of the closed meeting were also approved and signed by the Chairman.

**368. Matters Arising from the minutes**

There are 2 vacancies for co-opted members, members were encouraged to consider possible occupants for these vacancies.

**369. Public Question time**

No public present.

**370. Update on Great Western Project**

The Planning Officer gave an update on the settlement agreed with Network Rail of the compensation and mitigation for the harm resulting from the now completed rail electrification project on the Great Western Mainline though the North Wessex Downs and the Chilterns AONBs.

The project will run for 5 years, with £750,000 for mitigation planting and £3m for projects to address the residual harm by enhancing the AONBs in this rail corridor. A steering group will steer the project made up of the Chilterns Conservation Board, the North Wessex Downs AONB Partnership and the Railway Action Group. The CCB will employ two members of staff to lead this project, line managed by the Planning Officer. Recruitment will start soon.

Members made suggestions and discussed various possibilities. It was noted that lessons had already been learned from the Great Western Electrification Project regarding design of overhead line equipment in protected landscapes, and the Planning Officer is bringing that learning to the HS2 Review Group.

*10.30 Cllr Alison Balfour-Lyn arrived.*

The project seeks to restore and enrich the landscape and communities in the setting of the railway track impacted upon electrification works at the borders of the nationally important Chilterns and North Wessex Downs AONBs leaving a legacy of a more beautiful valued and visited place.

The Planning Officer was thanked for her hard work in achieving this success to restore and enhance the AONBs following the harm done.

**1. The Committee NOTED the update on the new project and PROVIDED suggestions.**

**371. Chilterns Buildings Design Awards 2019 Update**

The Planning Officer reported to the Committee on the 2019 Chilterns Building Design Awards. There had been 19 entries of which 7 had been shortlisted.

The overall joint winners were: River Thames Footbridge and Incurvo.

The River Thames Footbridge appears to have been effortlessly dropped into the landscape, opening up great views of the riverscape and creating a new and fully accessible recreational amenity.

Incurvo is a virtually carbon neutral dwelling, which with its landscaped gardens gracefully and sinuously blends into the Chilterns landscape.

Highly commended: Dock Farm Restoration.

The judges commended the restraint used by the architects in the restoration of this Grade II listed 17<sup>th</sup> century former farmhouse.

This event is now run bi-annually with the deadline for entries for the next awards being 1<sup>st</sup> March 2021.

The members discussed briefly the criteria used in this award, the award is judged by the criteria in the Chilterns Buildings Design Guide.

It was suggested that the criteria will be reviewed in the next year before entries to the next award are invited to include, for example, minimising light pollution to protect dark skies.

**1. The Committee NOTED the update.**

**372. Light Pollution**

The Planning Officer invited members to consider light pollution, increase public awareness of this issue and how to progress on the matter.

The CCB have included new policies on light pollution in the Management Plan.

The Planning Officer and Planning Advisor have offered advice to planning applicants on lighting and recommended model lighting conditions, but lack the resources to take this further. Members discussed and it was agreed that the CEO and the Planning Officer will bring suggestions to the next meeting.

The Chairman thanked all members for their contributions.

**1. The Committee DISCUSSED light pollution and it was AGREED that the CEO and the Planning Officer will bring suggestions to the next meeting.**

**373. Planning Applications Update**

The Planning Advisor had provided the Committee about and sought approval for, the 19 responses and 2 appeal representations, 1 scoping opinion response and 1 set of comments to a local authority on a pre-application proposal that have been made by the Planning Advisor under delegated powers in connection with Planning Applications as detailed in the agenda.

The Chairman asked if it would be possible to have more detail on the success rate and outcome of planning applications. This is to be considered, although time is limited.

It was noted that the Planning Officer and Planning Advisor comment on many more applications than in the past and that resources are stretched.

*Cllr Richard Newcombe left the meeting as he had declared an interest in planning application 19/00399/APP*

The responses were briefly discussed, and particular note was made of:

- 19/00399/APP Arla Foods Ltd. Aston Clinton

*Cllr Richard Newcombe returned to the meeting*

- 17/08051/FUL White House Farm, Cryers Hill.
- CC/0013/19 Amersham School, Stanley Hill, Amersham.
- CC/0012/19 Chiltern Hills Academy, Chesham
- 19/06137/FUL Askett Nursery, Aylesbury
- 19/05281/OUT Gomm Valley Reserve site, High Wycombe
- 18/S2451/FUL North Barn, Ewelme
- P19/S1536/FUL The Springs Golf Club, Wallingford
- P19/S1476/PEJ Little Sparrows Sonning Common
- CB/19/00887/FUL M1 junction 11a to A6, Streatley. The Planning Officer has asked for this application to be called in by the Secretary of State.

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

**374. Development Plan Responses**

The Planning Officer informed the Committee that she had submitted representations on 16 consultations of which 4 were local plans, 2 neighbourhood plans, 3 County level strategic plans, 1 local list, 5 airport expansion consultations and 1 road proposal consultation.

*Cllr Hugh McCarthy declared an interest in the Wycombe Local Plan Proposed modifications of the Wycombe District Local Plan as a member of Wycombe District Council.*

Members discussed the various representations made.

The Planning Officer and Planning Advisor were thanked for their hard work.

**1 The Committee APPROVED the responses that had been sent, NOTED the current consultations on development plans and provided comments to the Planning Officer as appropriate.**

**375. Urgent Business**

- a. The request was made to start future meetings at 10.30 instead of 10.00 am

**376. Date of the next meeting Wednesday 20<sup>th</sup> November 2019 at CCB offices at 10.30 am.**

**Further meetings were agreed: Wednesday 4<sup>th</sup> March 2020, 15<sup>th</sup> July 2020, 18<sup>th</sup> November 2020.**

The Chair.....

Date.....