



**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 13th April 2022 at Chinnor Village Centre, High Street, Chinnor
OX39 4DH**

commencing at 10.00 AM

PRESENT

Member	Appointing Body
Appointed by Local Authorities	
Cllr Lynn Lloyd	South Oxfordshire District Council.

Appointed by the Secretary of State	
Colin Courtney	Secretary of State
Elizabeth Wilson	Secretary of State - Chair

Elected by Parish Councils	
Cllr Charles Hussey	Buckinghamshire
Cllr Sue Rowland	Oxfordshire

Officers present-	
Mike Stubbs	CCB Planning Advisor
Matt Thomson	CCB Planner

And others	
Deirdre Hansen	Clerk and Minute taker

In attendance remotely	
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 Committee's powers.**

John Nicholls left the meeting.

447. Notes of the previous briefing

The notes of the briefing held 12th 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 Harpsden 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 NAAONB. 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 12th July 2022.

The Chair.....

Date.....