



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON Thursday
20th July 2017 at THE CHILTERN CONSERVATION BOARD OFFICE, 90 STATION
ROAD, CHINNOR, OX39 4HA COMMENCING AT 10.00 AM**

BOARD MEMBERS PRESENT

Member	Appointing Body
Appointed by Local Authorities	
Cllr Heather Kenison	Three Rivers District Council
Cllr Lynn Lloyd	South Oxfordshire District Council
Cllr Nick Rose	Chiltern District Council

Appointed by the Secretary of State	
Helen Tuffs	Secretary of State
Elizabeth Wilson	Secretary of State- Chair

Elected by Parish Councils	
Cllr Alison Balfour-Lynn	Hertfordshire
Cllr Sue Biggs	Oxfordshire

Officers present-	
Helen Hall	Programme Manager Chilterns AONB HS2 Review Group
Lucy Murfett	CCB Planning Officer
Mike Stubbs	CCB Planning Advisor

And others	
Esther Barratt	Work experience student
Deirdre Hansen	Minute taker
John Nicholls	Board Member, observing

Elisabeth Wilson welcomed Esther Barratt to the meeting, an A level work experience student.

The Planning Officer welcomed all present.

297. Election of Chair.

Elizabeth Wilson was proposed, seconded and unanimously elected to serve as Chair until the AGM in 2018.

298. Apologies for absence

Apologies were received and accepted from Cllr David Barnard North Herts District Council and Colin Courtney, Secretary of State appointee.

299. Declarations of Interest

Cllr Lynn Lloyd made a declaration of interest as a member of the steering Committee for the Chinnor Neighbourhood Plan item 308 Planning Applications Update.

300. Update on HS2 Detailed Design Principles

Helen Hall, Programme Manager for the Chilterns HS2 Review Group gave a brief history of the establishment of the Chilterns AONB HS2 Review Group. The group's remit includes developing detailed design principles for the stretch of HS2 through the Chilterns AONB and its settings.

She gave a presentation summarising the draft Detailed Design Principles (DDP). The principles are intended to guide the Main Works Contractors in developing designs for HS2 infrastructure and to assist local authorities in assessing applications for HS2 made under the schedule 17 process. HS2 Ltd established and fund the Review Group.

10.10 Alison Balfour-Lynn joined the meeting.

The Review Group is also looking at additional integration and enhancement of the distinctive and nationally recognised landscape.

10.11 Nick Rose joined the meeting.

Helen Hall reminded the Committee of the £3m for additional projects that can provide benefit for the Chilterns. The Review Group have run 2 workshops and are collecting further project ideas, which should be aligned to the purpose of the AONB. The Committee were shown examples of projects being considered.

The Committee had the opportunity to ask questions and provided feedback on the draft proposals. The Committee supported the involvement of the Planning Officer in the Review Group, with the aim of achieving an exemplar landscape design for the project.

1.The Committee NOTED the update and provided feedback at the meeting.

The Chair thanked Helen Hall for her presentation.

301. Minutes of the previous meeting

The minutes of the meeting held 1st March 2017 were approved as a true record and signed by the Chair.

302. Matters Arising from the minutes

There were no matters arising not on the agenda.

303. Public Question time

No members of the public were present.

304. Co-option of an External Professional

The Committee had discussed the need for professional assistance to the Committee,

there is opportunity to co-opt up to four non-Board members to the Committee. Chris Hannington, a Landscape Architect and Manager for Trees and Landscape at Wokingham Borough Council was nominated and unanimously approved as a co-opted, non-voting member of the Committee.

The Committee was asked to suggest other suitable professionals.

- 1. The Committee AGREED to co-opt Chris Hannington to the Planning Committee.**
- 2. The Committee NOTED the other co-opted places that exist on the Planning Committee and NOTED to make suggestions.**

305. Chilterns Building Design awards update.

The Planning Officer reported to the Committee on the 2017 Chilterns Building Design Awards.

The Winery at Hundred Hill Vineyard, Stonor Valley, Henley, South Oxfordshire, was the overall winner. The judges had felt it exemplified good vernacular design and the use of high quality materials. It sits in harmony with its setting of the vineyard and represents a significant enhancement to the site.

Highly commended: Private house, 19 Mill Lane, Old Amersham.

Commended: New Build Art, Music & Resource Centre, The John Turner Building, Shiplake College

Commended: Conversion of a Victorian Saw mill into Passivhaus, The Old Saw mill, Parmoor, Frieth, Bucks.

The Planning Officer commented that it had been a successful and pleasant project to be involved in jointly with the Chiltern Society.

1.The Committee NOTED the update

306. Report on Cumulative Impact of Development Work.

The Planning Officer informed the Committee that a successful Planning Forum had been held on 22 March 2017 which brought together local authority planners and stakeholders to consider the issue of cumulative impact of development on the Chilterns AONB. At the Forum, it was suggested that an advice guide on Cumulative Impacts of Development on the AONB be produced for planners working on Local Plans. The Chiltern Society has offered to fund this and the draft guidance produced by Professor Riki Therivel on Assessing Cumulative Impacts on the Chilterns AONB in Sustainability Appraisals (SA/SEA) had been circulated to the Committee.

The Planning Officers asked the Committee for comment on the draft. All comments should be sent to the Planning Officer.

The Committee commended the idea to work in this area and noted that the CCB is well placed to put this work forward.

- 1. The Committee NOTED the update and will send comments to the Planning Officer.**

307. Development Plan Responses

The Planning Officer informed the Committee that she had submitted responses on 14 consultations, including development plan documents, government consultations and infrastructure proposals affecting the AONB.

She gave brief comment on the submissions made.

The DEFRA housing team had made a visit to the Chilterns AONB and the Chief Officer and the Planning Officer had taken them on a tour of some locations where housing development is proposed in the AONB and its setting.

- 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.**

308. Planning Applications Update

The Planning Officer informed the Committee about and sought approval for, the 28 responses that have been made by the Planning Advisor under delegated powers in connection with Planning Applications as detailed in the agenda.

The responses were discussed and particular note was made of:

- a. Planning applications in Chinnor:
 - land off Crowell Road P17/S1867/FUL
 - land Lower Icknield Way P17/S1587/OUT
 - Forest Glade Kennels P17/S1268/FUL. This application has now been withdrawn.

All the applications harm views of the escarpment. CCB raised comments based on landscape/visual impact pertinent to setting (Crowell and Lower Icknield Way) and objection on insensitive development harmful to special qualities (Kennels site-application subsequently withdrawn)

- b. Upper Little London Farm, Wendover 17/00148/AOP. CCB objections on many points, the application is still pending.
- c. CABI, Wallingford. CCB Objection. This application harms the special qualities of the AONB. The application to renew the 2012 consent is still pending. The 2016 application for 91 dwellings is at appeal.
- d. Little Sturridge Farm, Stokenchurch 17/05663/OUT. CCB objection in principle. Major development that would fail to protect and enhance the AONB landscape.
- e. Beaconsfield link road A355, following amendments by BCC, CCB comments on wider cumulative impacts as BCC have reduced the size of the project to delete works near Amersham end of A355.

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

309. Urgent Business

- a. a question was raised about rumoured development of 6500 houses at J7 M40, one of the (not-preferred by the Council) options for a new settlement in the emerging South Oxfordshire Local Plan.
- b. A question was asked about the progress on Rail Electrification (Goring gantries). The Planning Officer reported that an Environmental Colour expert had provided some training, and a trial to alter the colour of some gantries had been suggested. She had been informed by Network Rail that head spans were not an option under consideration. The next step is for the Overhead Line Electrification in the AONB Advisory Group to walk the route and look at gantry design adaptation and mitigation to suit the local environment. There is no further news, but Network Rail's commitment is there.

310. Date of the next meeting Wednesday 22nd November 2017 at CCB offices at 10.00 am.

Future dates: Wednesday 7th March, 18th July and 21st November 2018.

The Chair.....*Elizabeth Wilson*.....

Date...22.11.17.....