



**MINUTES OF THE MEETING OF THE CHILTERNES CONSERVATION BOARD PLANNING COMMITTEE HELD ON WEDNESDAY 5<sup>TH</sup> SEPTEMBER 2012 AT THE CHILTERNES CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR, COMMENCING AT 10.00 AM AND CONCLUDING AT 13.10 PM**

**BOARD MEMBERS PRESENT**

**Member**

**Appointing Body**

**Appointed by Local Authorities**

Cllr Dave Barnard	North Herts District Council
Cllr Brian Norman	Three Rivers District Council
Cllr Chris Richards	Aylesbury Vale District Council
Cllr Bill Storey	Hertfordshire County Council

**Appointed by the Secretary of State**

Mike Fox	(Chairman of the Board, observing)
Bettina Kirkham ( Chairman)	
John Willson	

**Elected by Parish Councils**

Cllr Margaret Jarrett	Hertfordshire Parish Councils
Cllr Barbara Wallis	Buckinghamshire Parish Councils

**OTHERS PRESENT**

**Co-opted Members**

Gill Gowing	Strategic Planning Adviser to The Chiltern Society
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**Officers**

Colin White	Chilterns Conservation Board
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**Others**

Deirdre Hansen	Minute taker
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**45. Apologies**

Cllr Roger Emmett (Wycombe District Council) and Mike Stubbs (National Trust)

**46. Public Question Time**

No members of the public were present.

**47. Declarations of Interest**

No declarations of interest in items on the agenda were made.

**48. Minutes of the previous meeting**

The minutes were approved and signed by the Chairman as a true record.

**49. Matters Arising from the minutes**

1. Item 35.2 the visit to Luton Bypass (M1 to A6) has taken place.
2. Item 35.3 the representation by members appointed by the Secretary of State has been sent

**50. High Speed 2 – update**

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

The Committee was particularly informed about:

- the five ongoing judicial reviews (limits have been placed on costs)
- feedback from the second round of Community Forum meetings (no news had been received about the national Environment Forum or the local planning forums)
- the Board's response to the EIA scope and methodology report and the publication of the final scope and methodology report and response to the public consultation (which are being closely examined though thus far it appears that most comments have been summarily dismissed)
- the engagement that had been undertaken between HS2 and the Board in connection with proposed viewpoints for the landscape and visual assessment (information provided by HS2 was poor)
- the recent changes in membership of the Government's Cabinet, possible changes in airports policy, the change in the way that the AONB is being valued and possible mitigation measures were also discussed

It was noted that the Buckinghamshire Mitigation and Compensation Panel and the wider HS2 group continue to meet. A member commented that the

new Secretary of State should visit the Chilterns. Future airport development was also touched on.

**1. The Committee NOTED the report.**

**51. AONB Management Plan Review**

The Planning Officer reported to the members that the current AONB Management plan runs from 2008-2013. A review of the plan has commenced, some key contextual issues have been identified and staff have discussed a likely timetable. The Committee was informed about the programme for the review and was asked for its views on the contextual issues identified for the AONB Management Plan Review.

Some key issues were highlighted including: the impacts of large developments taking place in the setting of the AONB; the implications of the Big Society, Localism and neighbourhood planning; water use, cost and availability; noise and tranquillity and climate change.

A detailed discussion took place about the possibility of boundary changes. It was noted that any suggestions that may form part of any review should be forwarded to the Board to be logged.

The extracts that had been forwarded were discussed and a number of suggestions, updates and comments were noted, in particular in connection with issues such as waste, the setting of the AONB, the current development plans situation and tranquillity (both noise and light). The suggestions would be fed into the officer meetings that are taking place.

The Committee was encouraged to review the other parts of the plan outside the meeting and to send any comments to officers of the Board.

Progress with the review will be reported to subsequent meetings of the Planning Committee and Members were asked for input as and when required.

- 1. The Committee NOTED and COMMENTED on the context for the Management Plan Review.**
- 2. The Committee REVIEWED and COMMENTED on extracts from the 2008-13 Management Plan as provided.**
- 3. The Committee NOTED the programme for the production of the management plan 2014-19.**

**52. Feedback from events**

The Committee received feedback from a number of recent events including: the Planning Forum in May; the Chilterns Buildings Design Awards in June, and Planning Training for Parish and Town Councils in June and July.

The events had been well attended and feedback from each was good.

The Committee discussed the notes of the meetings that had taken place in

connection with re-invigorating the Planning Forum and, subject to some minor changes, agreed that they should be forwarded to the local planning authorities. A note about which planning applications the Board wishes to be consulted on was also presented and it was agreed that this should also be sent to the local planning authorities. The next Planning Forum will take place in November and will focus on the AONB Management Plan review.

The changes made to the format for the Design Awards ceremony were well received. As not all winners were fully represented it was proposed that the invitations for next year's ceremony should stress the need to attend.

The Planning Training had been attended by 95 people representing 42 different Parish and Town Councils and most felt that the format and timings should remain as at present though with a longer session (3 as opposed to 2 hours) this would enable more discussion. The financial situation had been noted.

The Planning Officer was asked if the Board had seen the DCLG consultation "New opportunities for sustainable development and growth through the reuse of existing buildings". The Committee was informed that the Board had received the consultation and a response would be sent shortly.

- 1. The Committee NOTED the feedback from the various recent events.**
- 2. The Committee APPROVED the notes of the Planning Forum reinvigoration visits.**
- 3. The Committee APPROVED the note on planning applications that the Board wishes to be consulted on.**
- 4. The Committee APPROVED the continuation of the Town and Parish Council Training and that the next sessions should take place in summer 2014.**

12.20 Gill Gowing left the meeting

### **53. Planning Conference 2012**

The Planning Officer reported that the next Chilterns AONB Planning Conference will take place on Wednesday 3<sup>rd</sup> October at Benson Parish Hall in South Oxfordshire. Four speakers have been confirmed and would talk about NPPF related issues. A number of other speakers have been approached, but so far none have agreed to attend.

Due to the cost of coach hire and the difficulty of tying the conference theme to any specific sites it was proposed not to make site visits as part of the conference programme this year. The finalised programme is about to be issued and bookings encouraged.

- 1. The Committee NOTED the arrangements for the next Chilterns AONB Planning Conference and RESOLVED to promote the event**

as widely as possible.

2. **The Committee AGREED to inform the Planning Officer as soon as possible if they wished to attend the conference.**

#### **54. Proposed student research project – implications of internet land sales**

The Committee was informed about the conclusions and recommendations detailed in a report prepared by a student from Oxford Brookes University Planning School in connection with the implications of internet land sales on the AONB.

The report concluded that: there appeared to be little agricultural use taking place; scrub encroachment was taking place; some of the plots are becoming unmanaged and some are looking purposefully unkempt in appearance resulting in adverse impacts on the landscape.

The report recommended the continued use of Article 4 Directions and greater use of Section 215 of the Town and Country Planning Act 1990 (Untidy Site notices) when the landscape had become harmed. It was also recommended that the Board should contact local planning authorities to ask them to consider such actions when sites become untidy or the landscape harmed.

Local authorities should continue to offer advice to prospective purchasers through their websites (this is already the case with the Board's website). It was also concluded that further research into this issue would be required.

The Committee also resolved to thank the author of the report.

12.25 Chris Richards left the meeting

1. **The Committee NOTED the key conclusions and recommendations in connection with this student research project.**
2. **The Committee RESOLVED that local planning authorities would be contacted in connection with untidy sites or those which are perceived to have damaged the landscape.**
3. **The Committee RESOLVED to thank the author of the report and to inform him that the Board would take note of the recommendations.**

#### **55. Luton development issues**

The Planning Officer informed the Committee that there are various proposals for development in the area around Luton.

Development proposals include: an urban extension to the north of Luton and a northern by-pass (partly within the AONB); a rail freight interchange (Sundon Quarry) and Luton Airport expansion.

A site visit had been made to assess the implications of the urban extension and road and the rail freight interchange and responses have been made to

various planning consultations.

A small working group was previously set up and will meet when required. The group would be kept informed of any other proposals.

A further document presently being consulted on is the Southern Bedfordshire Chiltern Arc - Green Infrastructure and Access Vision Statement. This will be responded to shortly.

As part of the AONB Management Plan Review and the considerations of any AONB Boundary review it is suggested that the working group should be involved in the required field work.

12.40 David Barnard left

- 1. The Committee NOTED the report**
- 2. The Committee APPROVED the maintenance of the working group.**

## **56. Development Plans Responses**

The Planning Officer informed the Committee that responses had been sent in connection with the following development plan documents: **English Heritage** Great Western Railway mainline designation consultation; **Bucks CC** Proposed Changes to Minerals and Waste Core Strategy; **Oxfordshire CC** Minerals and Waste Core Strategy proposed submission; **Bedford Borough, Central Beds and Luton Borough Councils** Consultation on main and additional modifications to the Minerals and Waste Core strategy; **Wycombe DC** Delivery and Site allocations DPD; **Luton BC** Local Plan 2011-2013 issues, and **Central Beds Council** Draft Development Strategy.

All responses had been made under delegated powers and the Planning Officer had circulated the reports to the Committee.

- 1. The Committee NOTED and APPROVED the response already made on behalf of the Board in connection with the consultation exercise on the development plan documents as detailed above.**

## **57. Planning Applications Update**

The Planning Officer informed the Committee about the various representations that had been made in connection with planning applications as listed in the attached appendix, and updated the Committee on any outcomes.

Since April this year the Board had been consulted on 63 planning applications and had responded to all of these. There were 11 formal representations (all objections). The details of the formal representations have all been circulated to the Committee.

12.55 Brian Norman and Margaret Jarrett left the meeting.

The Committee was informed about a planning application that had been submitted for a wind turbine at Lower Waldrige Farm, Ford (AVDC application reference number 12/01806/APP). The details of the application were examined and it was resolved that an objection should be submitted based on: impact on the setting and enjoyment of the AONB; lack of rigour in the landscape and visual impact assessment, and queries over the published photomontages.

Whilst looking at information online, the Planning Officer also informed the Committee that the Land Registry web-site now provides the public with details about land scams.

- 1. The Committee NOTED and APPROVED the responses made in connection with the applications listed.**
- 2. The Committee RESOLVED that an objection should be drafted and submitted in connection with the wind turbine proposal at Lower Waldrige Farm, Ford.**

**58. Any Urgent Business**

There was no urgent business.

**59. Date of the next meeting**

**Wednesday 28<sup>th</sup> November 2012** at the office of the Chilterns Conservation Board, 90 Station Rd, Chinnor commencing at 10.00 am.

**Future meetings: 6<sup>th</sup> March, 22<sup>nd</sup> May and 11<sup>th</sup> September 2013.**

The meeting closed 13.10

**The Chairman .....**

**Date .....**