



MINUTES OF THE MEETING OF THE CHILTERNES CONSERVATION BOARD PLANNING COMMITTEE HELD ON THURSDAY 9TH MAY 2013 AT THE CHILTERNES CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR, COMMENCING AT 10.00 AM AND CONCLUDING AT 12.50 PM.

BOARD MEMBERS PRESENT

Member	Appointing Body
Nominated by Local Authorities	
Cllr Roger Emmett	Wycombe District Council
Cllr Chris Richards	Aylesbury Vale District Council
Cllr Alan Walters	South Buckinghamshire District Council

Appointed by the Secretary of State

Bettina Kirkham (Chairman)	Secretary of State
John Willson	Secretary of State

Elected by Parish Councils

Cllr Barbara Wallis	Buckinghamshire Parish Councils
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OTHERS PRESENT

Co-opted Members

Mike Stubbs	The National Trust
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Officers

Colin White	Chilterns Conservation Board
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Others

Deirdre Hansen	Minute taker
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82. Apologies

Cllr David Barnard (North Hertfordshire District Council), Cllr Margaret Jarrett (Hertfordshire Parish Councils), Cllr Brian Norman (Three Rivers District Council), Mike Fox (Chairman of the Board) and Gill Gowing (Strategic Planning Adviser to The Chiltern Society)

83. Declarations of Interest

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

84. Minutes of the previous meeting

The minutes were approved and signed by the Chairman as a true record after the following amendment was made: Item 81 (the date of the future meetings) should read 5th not 11th of September.

85. Matters Arising from the minutes

Item 77: the Planning Officer had been instructed to undertake to investigate and engage with LEP's in order to influence the production of plans and respond as they are published. The Planning Officer had signed up to the LEP's newsletter and made a number of contacts on the LEP front and will keep Members updated.

86. Public question time

There were no members of the public present.

87. High Speed 2 – update

10.15 Chris Richards arrived.

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 informed about the following: the suspension by HS2 Ltd of Community Forum meetings; the likely publication of the Draft Environmental Statement on 15th May 2013; the lack of engagement by HS2 Ltd and the lack of positive results emanating from discussions; the holding of a local authority summit in March to discuss legal proceedings leading up to the Hybrid Bill; the publication of "Buckinghamshire's Blueprint for Mitigating HS2"; the holding of a second noise forum; the fact that the Wider Chilterns HS2 group continues to meet and that a smaller group is also working on producing a document that will try and deal with the non-market effects of the construction of HS2, and the results of the various Judicial Reviews that were announced on 15th March 2013.

1. The Committee NOTED the report.

88. AONB Management Plan Review

The Planning Officer informed Members about the latest developments in connection with the emerging 2014-2019 Management Plan.

The Management Plan's draft SEA Scoping report has been published for comment (from 8th May to 19th June 2013) alongside the draft Project Plan. A timetable for production of the draft Plan was also provided. The consultation documents are available on the Board's web site, Members were encouraged to feedback any comments and were invited to complete the recently launched Survey Monkey survey.

Preparation of the draft Management Plan and draft Environmental Statement is ongoing and will continue with involvement of the sub group of the Board with the drafting of the documents being complete by August 2013.

- 1. The Committee AGREED to provide the Planning Officer with any feedback on the Draft Scoping Report and the Draft Project Plan.**
- 2. The Committee NOTED the programme of production of the Management Plan 2014-19.**
- 3. The Committee AGREED to provide responses to the recently launched Survey Monkey survey.**

89. Forthcoming events

The Planning Officer provided proposed details for consideration and approval for the next AONB Planning Forum and the Planning Committee Tour.

The next AONB Planning Forum will take place on Tuesday 21st May 2013 in the afternoon and it was proposed that the key issue for discussion should be the findings from the first year of the NPPF.

It was proposed that, in connection with any possible future AONB boundary review, the Planning Committee Tour should visit the area south of the A505 (east of Luton) in order to gain some familiarity with the landscape. Once a date has been agreed other arrangements will be made. Members agreed to inform the Planning Officer of their availability.

The next AONB Planning Conference will take place on 9th October 2013. It was proposed that the format of the conference would be in line with the 2012 conference. It was suggested that the NPPF should be discussed and to look more deeply into some of the misunderstandings and confusions. Members were asked to suggest topics for discussion.

- 1. The Committee NOTED the arrangements for the next AONB Planning Forum.**
- 2. The Committee AGREED to inform the Planning Officer if they wished to attend the Planning Forum.**
- 3. The Committee AGREED to notify the Planning Officer of suitable dates for the Planning Tour.**
- 4. The Committee APPROVED the date and the initial arrangements and ideas for subject matter for the AONB Planning Conference 2013.**

90. Planning Policy Guidance

The Planning Officer informed the Committee about the latest position in connection with the production of a series of planning policies. The Committee was aware that a document detailing a series of planning policies had been

discussed, but has been held in abeyance due to other commitments.

12.35 Mike Stubbs left the meeting

It was proposed that previously completed work should be divided into topic based statements similar to the position statement produced in connection with developments affecting the setting of the AONB. Information received from other organisations was proposed to be incorporated where appropriate.

It was agreed that the topic based statements should be prepared in accordance with an order of priority as follows: renewable energy; leisure, tourism and recreation; telecommunications including broadband; housing including affordable and exceptions sites; employment, commercial and retail developments; agricultural development; infrastructure; equestrian uses; minerals and waste; institutional development; permitted development; advertising and any other issues not otherwise addressed (impacts on tranquillity and effects of lighting for example).

12.40 Chris Richards left the meeting.

It was proposed that a first statement should be produced in draft for the next Planning Committee in September and that each subsequent Committee meeting should receive a single statement in draft. The subsequent Committees would receive reports on the previous draft statement that will have been subject to consultation. It was noted that the statements should avoid duplicating text from the Management Plan.

- 1. The Committee APPROVED the preparation of a series of topic based statements as discussed.**
- 2. The Committee ADVISED the Planning Officer to revise the priority list of topic based statements and AGREED to provide information about additional topics.**
- 3. The Committee AGREED that the first statement should be produced for the Planning Committee in September and AGREED that the programme be reviewed at later Committee meetings should this be necessary.**

Agenda Item 12 was taken early to allow Cllr Roger Emmett to take part in the discussion before he left the meeting.

91. Planning Applications Update

The Planning Officer informed the Committee about, and sought approval for, the responses that have been made under delegated powers in connection with planning applications, appeals and a number of previous cases that have been determined.

The Committee was provided with details about the outstanding formal representations and where decisions had been made by the local planning authority.

The Committee noted previously that in the year 2012/13 the number of applications decided in accordance with the Board's comments was less than

40%. Since the last Committee meeting this figure has changed to 47%. The situation will continue to be monitored and will be discussed at the next AONB Planning Forum. It was proposed, following discussion that a student could be asked to collate information in connection with those applications that have not been determined in line with the Board's comments in order to assess whether there are any patterns with the decisions. This will be reported to a later Committee meeting.

- 1. The Committee NOTED and APPROVED the responses made in connection with the listed applications.**
- 2. The Committee NOTED the situation in connection with those cases that have not been decided in line with the Board's comments.**
- 3. The Committee AGREED that the Planning Officer should contact local universities to seek a student to undertake research on applications not determined in line with the Board's comments.**

12.00 Cllr Roger Emmett left the meeting.

92. Natural England Protocol

The Planning Officer reported that the current protocol with Natural England for planning matters in the AONB is out of date and needs to be refreshed following discussion with Natural England. Concerns have been expressed nationally about the wording of Natural England's standard letter for responses on planning applications as this could potentially undermine the local AONB response. Changes should be sought (at both local and national levels) and concerns should be addressed with Natural England.

Natural England also now has a charging regime principally for pre planning advice. The Board would not wish Natural England to comment on major development proposals in the Chilterns AONB without seeking the Board's advice first.

- 1. The Committee AGREED that the Planning Officer should liaise with Natural England over updating the current planning protocol with Natural England.**
- 2. The Committee AGREED that the reviewed protocol should be reported to the next planning Committee.**
- 3. The Committee AGREED that the Planning Officer should continue to press for changes in the wording of the current Natural England standard letter in connection with responses on planning applications.**

93. Development Plans Responses

The Planning Officer informed the Committee about, and sought approval for,

the responses that have been made under delegated powers in connection with the public consultation exercises on the following development plan documents: Central Bedfordshire Council's Renewable Energy Guidance Note 1 Wind Energy; DCLG's Review of Planning Practice Guidance; Central Bedfordshire Council's Gypsy and Traveller Plan long list of sites; Central Bedfordshire Council's Development Strategy pre-submission document; Wycombe Air Park's draft Noise Action Plan; North Hertfordshire District Council's Housing Options – growth levels and directions; Scottish and Southern Energy's 'Innovating for a greener, more efficient future' (RIIO-ED1 second report); Department for Transport's Night Flying Restrictions at Heathrow, Gatwick and Stansted, Stage 1 Consultation, and Chiltern District Council's Draft Residential Extensions and Householder Development SPD.

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

94. Any Urgent Business

1. The Planning Officer reported that various changes to Planning Measures have gained Royal Assent (increases in extensions under permitted development rights for example, though not applicable to the AONB).
2. The next Planning Committee will be held after the Board's AGM in June and the Committee was asked to note that this may result in changes in the membership of the Planning Committee.
3. The Planning Officer had attended meetings with National Grid, on behalf of the National Association for AONBs, regarding mitigating the impact of National Grid overhead power transmission lines and pylons. The approach to mitigation needs to be considered. Once National Grid has produced its policy the Committee will need to consider its approach.

95. Date of the next meeting

Thursday 5th September 2013 at the office of the Chilterns Conservation Board, 90 Station Road, Chinnor commencing at 10.00 am.

Future meetings: Wednesday 27th November 2013.

The meeting closed at 12.50pm.

The Chairman

Date