



MINUTES OF THE MEETING OF THE CHILTERNES CONSERVATION BOARD PLANNING COMMITTEE HELD ON THURSDAY 5TH SEPTEMBER 2013 AT THE CHILTERNES CONSERVATION BOARD OFFICE, STATION ROAD, CHINNOR, COMMENCING AT 10.00 AM AND CONCLUDING AT 12.53 PM.

BOARD MEMBERS PRESENT

Member	Appointing Body
Nominated by Local Authorities	
Cllr Brian Norman	Three Rivers District
Cllr Chris Richards	Aylesbury Vale District Council
Cllr Jeremy Ryman	Chiltern District Council
Cllr Alan Walters	South Buckinghamshire District Council

Appointed by the Secretary of State

Bettina Kirkham (Chairman)	Secretary of State
Helen Tuffs	Secretary of State

Elected by Parish Councils

Cllr Margaret Jarrett	Hertfordshire Parish Councils
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OTHERS PRESENT

Co-opted Members

John Willson	CCB, Secretary of State
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Officers

Colin White	Chilterns Conservation Board
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Others

Deirdre Hansen	Minute taker
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96. Election of Chairman

Bettina Kirkham was nominated and unanimously elected Chairman following the AGM on 24th June 2013.

97. Apologies

Cllr David Barnard (North Hertfordshire District Council), Mike Fox (Chairman of the Board), Cllr Barbara Wallis (Buckinghamshire Parish Councils), Gill Gowing (Strategic Planning Adviser to The Chiltern Society) and Mike Stubbs The National Trust.

The new members were welcomed and John Willson was welcomed in his new role as co-opted member. The Committee agreed that Roger Emmett will be much missed. The Chair had sent his widow a card of condolence.

98. Declarations of Interest

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

99. Minutes of the previous meeting

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

100. Matters Arising from the minutes

Item 91: the Planning Officer had contacted a student from a local university, who had undertaken research on applications not determined in line with the Board's comments. The Planning Officer needs to interpret the data obtained and will report a later meeting.

Item 92: the Planning Officer has been informed by Natural England that they will be looking at their protocol imminently. The Planning Officer will report at a later meeting.

101. Public question time

There were no members of the public present.

102. 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 informed about the following: the meetings held that involved input from the Board; the submission of the Board's response on the Draft Environmental Statement which ran to 100 pages; the submission by HS2 Action Alliance of its case to the Supreme Court; the continued press coverage of HS2; the review of the "Buckinghamshire Blueprint" for mitigating HS2; the Community Forums are due to start again later in September; representatives of the Board have been involved in producing a document that will try and deal with the non-market effects of the construction of HS2, and the Wider Chilterns HS2 Group continues to meet.

- 1. The Committee NOTED the report.**
- 2. The Committee RESOLVED to ask the Board to seek the help of a local MP in requesting information about spoil (quantity and possible routes and destinations for disposal).**

- 3. The Committee RESOLVED to ask the Board to discuss the issue of spoil disposal at a future meeting.**

103. AONB Management Plan Review

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

The Draft SEA Scoping Report was subject to a consultation period in May and June, the draft Management Plan policies have been prepared, the draft Management Plan will be published for comments later in September and a timetable for the Management Plan review was provided. The consultation documents will be available on the Board's web site.

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

The Committee commented that it had been impressed with the work undertaken by the officers of the Board; their efforts had eased the members' workload considerably.

- 1. The Committee NOTED the feedback from the consultation on the Draft SEA Scoping Report and the Draft Project Plan.**
- 2. The Committee PROVIDED comments on the draft Management Plan and the draft Environmental Statement.**
- 3. The Committee NOTED the programme of production of the Management Plan 2014-2019.**

104. Events

The Planning Officer provided feedback from the recent AONB Planning Forum, the Design Awards and the Planning Committee Tour. A further Planning Forum is due to take place in November. The next AONB Planning Conference will take place on Wednesday 9th October.

The AONB Planning Forum was well attended by various planning authorities and other bodies. Discussion had focussed on the first year of the NPPF and recent Government additions to the NPPF in connection with waste and changes to permitted development rights. The AONB Management Plan had also been discussed.

The Design Awards ceremony had taken place in June and the overall winner was a new dance studio at the Tring Park School for the Performing Arts. Awards were also given for a new office near Henley, a development on the canal at Berkhamsted and a new house at Kings Langley. A meeting will take place shortly with the co-sponsors, the Chiltern Society, to consider ways to take this event forward. It has been given out annually for the last 15 years. The Planning Officer gave a slide presentation of the winning designs.

The Planning Committee Tour visited the area to the south of the A505 (east of Luton) in connection with a possible boundary and to gain some familiarity with the area. The Planning Officer gave a powerpoint presentation of the pictures taken on the day showing the area visited. The Committee discussed the area visited and agreed that the tour had

The next AONB Planning Conference will take place on 9th October 2013. Invitations and the programme have been issued. Members were asked to circulate the programme and invite as widely as possible to encourage attendance. The delegate fees will be £30 for town and parish councillors, charities and similar organisations and £45 for all other delegates.

The next Planning Forum will take place week commencing 4th November. A doodle poll will be organised with suggested dates. It was proposed that the focus of the Forum should be the draft AONB Management Plan and the draft Environmental Statement

- 1. The Committee NOTED the feedback from the various events that have recently take place.**
- 2. The Committee PROVIDED further feedback to the meeting.**
- 3. The Committee NOTED and APPROVED the arrangements for the AONB Planning Conference and WOULD promote the event widely.**
- 4. The Committee NOTED and APPROVED the arrangement for the next Planning Forum and WOULD inform the Planning Officer if they wish to attend.**

105. Planning Policy Guidance

The Planning Officer sought the Committee's approval of the draft of the first in a series of planning policy guidance documents. The production of which had been approved at the previous meeting. The first draft dealing with renewable energy had been circulated.

The Committee discussed and commented on the draft document. The Planning Officer noted the various suggestions (see below) and requested that further comments be sent to him as soon as possible.

Key issues noted – title should change to 'position statement'; the purpose of the document should be made clearer; consider including reference to LPA planning policies; paragraph 7 should move closer to the start of the introduction; greater emphasis on Board's wish to see a reduction in energy use before the generation of more energy; ensure the Board is engaged in larger cases (paragraph 16); check paragraph 17 and quoted sizes to ensure peer review; consider noise impacts (paragraph 21); need to take care with non-designated heritage assets (paragraph 33); check latter part of paragraph 34 and consider adding paragraphs on removal of installations and consideration of new technologies.

It was proposed that the next topic to be addressed should be telecommunications.

- 1. The Committee APPROVED, subject to the suggested changes, the draft of the renewable energy position statement document for consultation purposes.**

106. Solar Farms – pre-application proposals

The Planning Officer informed the Committee that the Board had become aware of two recent proposals for solar farms at Bledlow and west of Hemel Hempstead. Both are outside the AONB, but are likely to have significant impacts on the AONB. It was proposed that a sub-group of the Planning Committee be formed to assess both sites and to undertake site visits. Bettina Kirkham, Barbara Wallis, Brian Norman and Alan Walters were prepared to form a sub-group.

The Committee discussed various aspect and implications of solar farms and was given a short presentation by the Planning Officer.

- 1. The Committee APPROVED the establishment of a sub-group to assess the proposals for solar farms.**
- 2. The Committee PROVIDED initial feedback on the proposals presented.**

107. Development Plans Responses

The Planning Officer informed and sought approval from the Committee for the responses that have been sent in and made under delegated powers in connection with the public consultation exercises on the following development plan documents:

South Oxfordshire DC proposed SA of Scoping Report for Local Plan Sites and General Policies; Chiltern DC Delivery Development Plan Document public participation; Woodcote Parish Council Woodcote Neighbourhood Plan 2013-2027; Aylesbury Vale DC Vale of Aylesbury Plan Strategy Proposed Submission; Central Beds Council Gypsy and Traveller Local Plan; North Hertfordshire DC Housing additional location options; South Oxfordshire DC consultation on Sites and General Policies and Wycombe DC Local Plan Sustainability Appraisal Draft Scoping Report.

- 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.**

108. 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.

Since 1st April the Board has been consulted on 57 applications and has responded to most of these. There have been 10 formal representations so far this year.

It was noted that at present 55% of planning application are decided in line with the Board's comments.

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

109. Any Urgent Business

There was no urgent business.

110. Date of the next meeting

Wednesday 27th November 2013 at the office of the Chilterns Conservation Board, 90 Station Road, Chinnor commencing at 10.00 am.

Future meetings: Wednesdays 12th February, 14th May, 10th September and 26th November 2014.

The meeting closed at 12.53pm.

The Chairman

Date