

NOTES AND ACTIONS FROM THE PLANNING AND INFRASTRUCTURE WORKING GROUP MEETING ON 8TH JANUARY 2020

ATTENDING

- PIWG members: David Broad, Matt Darby, Mike Dean, Liz Hodges, Garry King, Ed Macalister-Smith
- Observers: Liz Eyre, Charles Matthew.
- Officer: John Mills

AGENDA ITEM 1: NEW CHAIRMAN

- Ed Macalister-Smith endorsed as Chairman of the PWIG for this meeting and until the Board's AGM in March 2020

AGENDA ITEM 2: REVIEW OF ACTIONS FROM PIWG MEETING ON 11 SEPTEMBER 2019

- All actions completed or in-hand.
- The actions relating to a proposed checklist / aide-memoir will be incorporated into the currently proposed planning guidance.

AGENDA ITEM 3: BOARD PLANNING PAPER

PIWG endorsed the proposed **actions**:

- Incorporate local authority feedback into revised draft consultation criteria (Jan – Feb 2020) (**ACTION**).
 - N.B. The Board will no longer be using the planning protocol development in 2011.
- Await the Government's response to the Landscapes Review Final Report before seeking to formalise the consultation criteria with the local authorities and before seeking further discussions with those local authorities that have explicitly stated that they would not endorse the consultation criteria.¹ (*N.B. As of 28th February, it is not clear when the Government will respond to planning-related aspects of the Landscapes Review Final Report – probably not until the autumn; Natural England has recently indicated that Defra might be able to take forward the statutory consultee recommendation if this can be implemented with no additional resources and no new legislation*).
- Produce guidance / Position Statement on Major Development, for the Board to endorse at the Board meeting in June 2020. (*N.B. As of 28th February, a first draft of the Planning & Development Position Statement was presented to the Executive Committee on 25th February; a further iteration will be presented to the Board on 24th March before going out to external consultation*).
- Develop a new Housing Position Statement for the Board to endorse at the Board meeting in June 2020. (*N.B. As of 28th February, the draft Housing Position Statement will be presented to the Board on 24th March before going out to external consultation*).

AGENDA ITEM 4: WORK PROGRAMME RELATING TO PIWG TERMS OF REFERENCE

PIWG endorsed the proposed recommendations:

- Write to Highways England (at Chief Exec level?), raising the issue of Important Noise Areas in and adjacent to the AONB in the context of the Tranquillity Position Statement and prioritising the Upton St Leonards issue. (**ACTION**)
- Stroud Local Plan consultation:
 - Minchinhampton allocation: probably OK to accept this allocation if potential adverse impacts on the Scheduled Monument could be adequately addressed (potentially

¹ If the Government endorses the Landscapes Review proposal for AONBs to become statutory consultees, this will put the Board in a much stronger position to secure the endorsement of the local authorities (particularly those that are currently reluctant to do so).

object if mitigation measures do not adequately address this issue). (N.B. As of 28th February, the Board objected to this allocation in its consultation response, primarily on the basis that the allocation had the potential to have a significant adverse effect on the adjacent scheduled monument – as such it should constitute major development (in the context of paragraph 172 of the National Planning Policy Framework), with a presumption against development being permitted).

- Nailsworth allocation: object and ask Stroud DC for explanation of how they think the proposed allocation is compatible with the government guidance referred to above. (N.B. As of 28th February, the Board objected to this allocation in its consultation response, primarily on the basis that it was not compatible with the Government's Planning Practice Guidance, which states that AONBs 'are unlikely to be suitable areas for accommodating unmet needs from adjacent (non-designated) areas').
- Painswick allocation: no objection.
- SDC.19CM023 (Warwickshire CC) - Infilling of redundant quarry with waste restoration to residential use - Edgehill Quarry: object (N.B. Objected on 21/1/20).
- P19/15308/F (South Gloucestershire Council) - Relevant demolition of 1 no. modern barn, 2 no. silos and 1 no. outbuilding. Erection of single storey rear extension to 1 no. barn (Short Barn) to facilitate conversion 4 no. barns to 9 no. dwellings. Erection of 8 no. dwellings, creation of access, with garages, landscaping and associated works – Hollybush Farm, Acton Turville, Badminton: need to assess the planning application in more details before deciding what the Board's stance should be (N.B. Objected on 10/1/20).

Additional action:

- Arrange meetings with relevant local authorities to discuss Local Plan and planning application consultation responses (**ACTION**).

AGENDA ITEM 5: Other Business

- No other business

AGENDA ITEM 6: Next meeting

- **ACTION:** circulate doodle poll (N.B. Doodle Poll circulated on 9/1/2020 – only two PIWG members have filled this in as of 28th February; preferred date = 13th May 2020):
 - <https://doodle.com/poll/y23vzv5d534xwcik>
- Potential agenda items: Position Statement for Development in the Setting of the AONB (requested by MD)