

**MINUTES**  
**PLANNING COMMITTEE MEETING**

Monday 8<sup>th</sup> March 2021, 7.00pm  
Held remotely by Zoom

**Present:** Cllrs Mr. Hoare, Mr. O'Hanlon, Ms. Poole Mr. Sharp, Mr. Truesdale (Chair) and Mr Young.

**Bucks Cllrs:** Mrs Brandis and Mr. Foster

**Clerk:** Ms. Gilbert

**Assistant Clerk:** Ms. Griffiths

**Members of the public:** 9 including Mr Thawley

**P21 98 APOLOGIES**

No apologies for absence were received.

**P21 99 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**PUBLIC PARTICIPATION**

Two requests to participate were made.

1. A question was asked about the Permitted Development notice that has been posted by Voneus on Rosemary Lane regarding the erection of two 9m light poles.  
The Clerk has written to the contact details on the notice for further information but not yet had a response.
2. One resident requested that the Council asks for a Construction Transport Management Plan in response to the planning application at 4 Roundhill View.  
Mr Truesdale confirmed this would be included in the council's response.

**P21 100 MINUTES**

The minutes of the meeting held on 15<sup>th</sup> February 2021 were AGREED as a true record and signed.

**P21 101 PLANNING APPLICATIONS**

The Council's responses to the following planning applications were AGREED:

- (i) 21/00428/APP 40 Willis Road Haddenham Buckinghamshire HP17 8HF  
Demolition of existing rear extension and garage, erection of side extension, single story rear extension and alteration of front entry which involve partially moving, extending front wall by 1meter  
*The Parish Council objects for the following reasons:*
  - 1) *The depth (4.25m) of the full plot width back extension exceeds design guidance for a semi-detached house (4m max).*

- 2) *Insufficient detail has been provided to assess whether the extension complies with the design guide in respect of daylighting infringement (45-degree angle) to the neighbouring property.*
  - 3) *Extending the front elevation beyond the building line contravenes design guidance.*
  - 4) *The plans fail to show the 2 parking spaces that are required under Haddenham Neighbourhood Plan policy TGA1, as the proposed garage is too narrow for a car to be parked inside.*
- (ii) 21/00520/APP 4 Roundhill View Haddenham Buckinghamshire HP17 8RN  
Demolition of existing single garage and construction of new two storey side extension  
*The Parish Council has no objection. However, it suggests a condition for a Construction Transport Management Plan to limit potential harm to the Conservation Area by contractor's vehicles and due to safety concerns, given the proximity of the adjoining tight S-bend which lacks pedestrian protection and is single vehicle width only. This suggestion is made because of the regular damage caused by HGVs breaching the weight limit along Rudds Lane/Dollicott, and experience during construction of the new adjoining development.*
- (iii) 21/00534/APP 65 Churchway Haddenham Buckinghamshire HP17 8HB  
Demolition of existing garage and erection of single storey rear extension  
*The Parish Council has no objection in principle, subject to confirmation of no overlooking of the neighbouring property from windows to the proposed family room and 4th bedroom on the northern flank elevation.*
- (iv) 21/00384/APP & 21/00385/ALB 2 - 8 The Byres Dollicott Haddenham Buckinghamshire  
Remove the stone work on the side of the barn and replace with new stone work all the way along  
*The Parish Council has no objection, subject to any requirements by the Heritage Officer.*
- (v) 21/00567/APP 12 Townside Haddenham Buckinghamshire HP17 8BG  
Two storey extension as an extrusion of the original dwelling, with addition of a front entry porch  
*The Parish Council has no objection in principle, subject to any requirements by the Heritage Officer and clarification of where exactly the 2 parking spaces required under Haddenham Neighbourhood Plan policy TGA1 will be accommodated.*
- (vi) 21/00561/APP 2 Dovecote Close Haddenham Buckinghamshire HP17 8BS  
Erection of first floor side extension, fenestration alterations and material alterations to existing house. New dropped kerb and driveway to be constructed to the front of the existing house  
*The Parish Council has no objection.*
- (vii) 21/00621/APP Land Off Aston Road Haddenham Buckinghamshire  
Demolition of existing buildings and erection of two dwellings

It was agreed that the objections to this application remain the same as those submitted to the previous application on this site that was recently refused (19/01806/APP) and therefore to submit the same response:

*The Parish Council opposes this application for the following reasons:*

*This small site is surrounded on 3 sides by what will become the open space on the adjoining Aston Road/Stanbridge Road development, originally approved in outline on appeal in 2016 for 280 houses (application reference 14/02666/AOP). This is one of the three principal sites which will contribute the majority of Haddenham's 50% growth of over 1000 homes as a Vale of Aylesbury Local Plan (VALP) strategic settlement. Its design is therefore of critical importance to the future of the village.*

*Following the appeal and disposal of the site to developer Dandara, considerable care and resources have gone into the layout and design, which Dandara has discussed with the Parish Council and with Buckinghamshire Council in great detail. Phases 1 and 2 are now on site; phases 3 and 4 received approval of reserved matters in January 2020. A particular feature of the overall layout has been to retain the rural feel along Aston Road in its approach to Church End, and into the heart of the Conservation Area. The new homes are accordingly set well back from the existing village boundary and from the Conservation Area on the western edge of the scheme, being separated by a large area of open space comprising a new cricket ground and a new burial ground. Similarly, the southern edge of the development is set well back from Aston Road, being separated by a green belt, including a large swale. No new building is due to take place on Aston Road itself, so that the current last house in the village on the north side (7 Aston Rd) will remain the last property directly situated on Aston Road, and the rural approach into Church End will thereby be largely retained. All of the green spaces on the development will be transferred to the Parish Council to manage as open space in perpetuity. This proposal for 2 homes negates the above design concept by inserting 2 new buildings which will look incongruous and out of keeping with both the surrounding new development and the existing settlement. They will also intrude into, and be detrimental to the setting of, the green and calm ambience of the adjoining burial and cricket grounds. The Parish Council indeed anticipated a potential issue arising from this derelict land in its response to the former Aylesbury Vale District Council (AVDC) at the time of Dandara's initial application reference 17/01841/ADP: "The PC is concerned that a small parcel of derelict land on the north side of Aston Road opposite Tiggywinkles is not included within the development and looks likely either to remain an eyesore or could come forward again for development. Either way, the outcome is a discordant intrusion which will detract from the success of Dandara's proposals. The PC calls on AVDC to use its compulsory purchase powers to acquire this site for open space in the interests of completing this development and making it a success."*

*The Parish Council strongly urges Buckinghamshire Council to refuse this application and calls on it to action compulsory purchase for the site, as an extension to the adjoining open space, in the interests of delivering a satisfactory outcome for the larger development.*

*In the unlikely event that Buckinghamshire Council were minded to approve this development, the Parish Council would wish to see a more sympathetic elevational treatment, perhaps taking its cue from one of Dandara's design/materials styles. The Parish Council would also wish to see a construction site management plan with all construction traffic approaching from Stanbridge Road and none via Church End.*

(viii) 21/00647/AGN M J Holland & Son Grove End Farm Mill Lane Haddenham Buckinghamshire  
Agricultural storage building  
*The Parish Council has no objection.*

## **P21 102 APPEALS**

It was noted that the following application has gone to appeal for non-determination:

20/01129/APP 19 And 20 Fort End Haddenham Buckinghamshire HP17 8EJ

Mixed use development including the demolition, extension, alteration and conversion of 19/20 Fort End, Haddenham and comprising an A3 unit with five dwellings together with parking and amenity space.

**Appeal reference:** 20/00102/NONDET.

Any further comments must be submitted to the planning inspectorate by 24 March 2021.

The Council will resubmit the comments it made in response to the planning application directly to the planning inspectorate.

## **P21 103 DECISIONS**

19/02145/APP Land South Of Lower Road Haddenham Buckinghamshire

Erection of 43 two and two and a half storey flats and houses, including 35% affordable housing, together with a proposed new access off Lower Road, parking, landscaping and all enabling works

**Appeal non-determination – Dismissed**

20/00059/APP Bigstrup Farm Aylesbury Road Haddenham Buckinghamshire HP17 8TX

Conversion and restoration of redundant barns to create an Outreach Education Centre and Wedding Venue, plus the demolition of a former silage barn and erection of a replacement restaurant/kitchen building and formation of associated new access drive and car park, plus change of use of Wychert and Byre Barn to self-catering accommodation

**Buckinghamshire Council - Refused**

20/04439/AOP 15 Old Mill Close Haddenham Buckinghamshire HP17 8HQ

Outline planning permission for the erection of a single storey dwelling

**Buckinghamshire Council – Outline Permission Refused**

21/00255/ALB 11 Rudds Lane Haddenham Buckinghamshire HP17 8JP

Conversion of existing outbuilding with new doors and windows

**Application withdrawn**

20/04374/APP & 20/04375/ALB The Anchor 12 Church End Haddenham Buckinghamshire HP17 8AH

Demolition of existing out buildings, single storey rear extension and internal alterations.

**Application withdrawn**

20/03701/APP Haddenham Care Home Tibbs Road Haddenham Bucks HP17 8FH

Variation of condition 8 (revised construction traffic management plan) relating to application

20/01672/APP

**Buckinghamshire Council - Approved**

**P21 104 BIODIVERSITY ACCOUNTING SUPPLEMENTARY PLANNING DOCUMENT**

It was AGREED that the Council will not submit a response to the above consultation due to the technical nature of the document.

**P21 105 MHCLG CONSULTATION ON THE MODEL DESIGN CODE**

It was AGREED to submit the below response to NALC:

The PC supports the initiative; indeed, no-one is likely to object to the stated three primary aims. We would however raise the following concerns.

1. How does this fit with the Government's planning reform agenda expressed in the White Paper? The PC endorses the response in August 2020 published by leading academics as "The Wrong Answers to the Wrong Questions". The Design Code proposals do not appear to sit comfortably with reforms which seek to: reduce the scope of the planning system; reduce local authority involvement generally; and reduce the opportunities for public participation.
2. The Design Code proposals will require considerable resources to implement. Yet the principal problem faced by planning above all else is the years of reduction in resources and of local authority cut-backs. At one time design teams in LPAs were a common feature. Realistically, are new resources going to be available to deliver this agenda?
3. No amount of Design Code resourcing will succeed as long as most housing development is dominated by a small number of volume house-builders, using a limited number of standardised house types, with the role of the architect limited to producing a site layout sufficient to obtain outline planning permission, with design considerations thereafter relegated to "design and build" contracts and no continuing professional lead to ensure delivery of the design concept, resulting in so many "anywhere" developments.
4. The White Paper barely mentions neighbourhood planning apart from a small reference to a possible design role. What is intended? The PC supports NALC that simpler measures like use of SPDs may be an easier way forward.

**P21 106 TOWN AND PARISH CHARTER**

The Committee noted the suggestion from AVALC that the charter could be summarised into a single page of principles and values and did not feel strongly either way if the document is as originally presented or summarised. No response needed.

**P21 107 BUCKINGHAMSHIRE COUNCIL STATEMENT OF COMMUNITY INVOLVEMENT**

It was AGREED that the Council will not submit a response.

**P21 108 UPDATES ON MAJOR DEVELOPMENTS**

**Airfield site**

Nothing to update.

**Aston Road Glebe Site – Dandara**

A meeting was held with Dandara representatives on 2<sup>nd</sup> March 2021.

The burial ground land is now being prepared with heavy groundwork underway to disperse the spoil from the site across the area to raise the ground level as agreed.

Work to surface the footpath link to Churchway is underway and tree work has been carried out along the length of the path in advance. The footpath remains closed for safety reasons while this work is carried out, however some walkers are moving the heras fencing to gain access. There has been a delay installing the street lights on the path due to lantern supply issues. The work is still on track to complete in April.

Dandara have met with flood officers from Buckinghamshire Council due to flooding reported on the land adjacent to Tiggywinkles being attributed to the development. It was confirmed that the flooding wasn't related to the development. Dandara were asked to test the culvert on the corner of Aston Road / Stanbridge Road which has been done and a recording of water flowing through has been sent to Bucks Council to confirm there is no blockage.

Progress is slow with planning application 20/03764/APP. There is hope a meeting with Philippa Jarvis (Planning Officer) and Jonathan Bellows can be arranged soon to clarify discrepancies in approach to the layout of the site.

There is a difference of opinion on whether a commuted sum is due on the burial ground land, which is the only outstanding item delaying progress with the land transfer agreement. The S106 Monitoring Officer has informally supported the Parish Council's view that a commuted sum would be payable.

#### **Land West of Churchway (HAD007)**

The Parish Council has received a letter from Redrow Homes thanking them for the invitation to the last Planning Committee meeting. Both parties have expressed a wish to co-operate on design and delivery of the proposals.

Redrow has now submitted a Design Code. This has not been registered under the Reserved Matters application 21/00215/ADP but under 17/A2280/DIS "Submission of details pursuant to Condition 8 (Design Code) relating to Planning Permission 17/02280/AOP Land West Of Churchway".

It was PROPOSED and AGREED to submit the following additional comment:

This document appears to be in part a generic statement, and in part specifically references the development site and its environs. Its impact should be judged on how it translates into the drawings and plans in the Reserved Matters application. As these have not changed, the Parish Council's detailed objections remain as already submitted under 21/00215/ADP so are not repeated here.

#### **P21 109 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA**

The Parish Council has been contacted about the difference in height between the footpath at the Glebe site and the access from The Gables. The Clerk has contacted Dandara about this as it would impact the accessibility of the path if not adjusted.

The Parish Council has received further correspondence regarding the Land West of Churchway application, raising concerns about access to footpath HAD/19/2 during construction.

It was PROPOSED and AGREED to add an additional comment in response to the Reserved Matters application 21/00215/ADP as follows:

The Parish Council wishes to submit an additional comment. In view of our experience on the Aston Road development site with the extended closure over several years of public footpaths, the Parish Council asks Buckinghamshire Council to condition (or possibly include as an

Informative) that the developer uses their best endeavours to keep open during the construction of both phases the public footpath HAD/19/2 together with the proposed footpath links to Platers Road and to the airfield land/Pegasus Way, and liaises with the Parish Council about appropriate safety measures, any periods of closure, and temporary alternative routes as necessary.

It was noted that MHCLG has published a document titled Planning for sustainable growth in the Oxford-Cambridge Arc: an introduction to the spatial framework.

**P21 110 DATES OF FUTURE MEETINGS**

Monday 29<sup>th</sup> March 2021.

**CLOSURE OF THE MEETING**

The meeting closed at 7.59pm.

Signed: \_\_\_\_\_  
Chair

Date: 29<sup>th</sup> March 2021