



MINUTES

PLANNING COMMITTEE MEETING

Monday 8th January 2024, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Hoare, Cllr. Poole Cllr. Smith, Cllr. Thawley and Cllr. Truesdale (Chair)

Non-committee member: Cllr. Monger

Bucks Cllr: Cllr. Smith

Clerk: Ms Gilbert

3 members of the public

Joining the meeting remotely via Zoom:

Assistant Clerk: Ms Griffiths

Bucks Cllr: Cllr. Lewin

4 members of the public

P24 84 APOLOGIES

Apologies were received from Cllr. Thawley for his late arrival.

P24 85 DECLARATIONS OF INTEREST

None.

Cllr. Thawley joined the meeting.

PUBLIC PARTICIPATION

1. What is the format of the upcoming Redrow resident drop-in sessions?

The session is intended to operate as a drop-in session where residents can come along at any point during the hour and speak to representatives from Redrow. There is no need to register in advance. There will be people from Redrow's planning and technical teams so that hopefully specific queries can be answered by the most appropriate representative. Redrow aren't proposing to minute these sessions as it is likely that there will be several discussions taking place at the same time regarding different issues. Redrow has found this format provides the most convenient way for residents to come and speak to them and removes the time constraints faced when taking questions one at a time but, if necessary, the format of the meeting can be reviewed. Questions can be submitted to alice.kirkham@redrow.co.uk in advance.

2. One person spoke regarding the application at 24 Rudds Lane. They advised that a covenant applies to the land on which the proposed dwelling is to be sited, which prohibits any development within 10 metres of the northern boundary wall.

P24 86 MINUTES

The minutes of the meeting held on 11th December 2023 were AGREED as a true record and signed.

P24 87 PLANNING APPLICATIONS

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

- (i) [23/03819/VRC](#) 41 Townside Haddenham Buckinghamshire HP17 8AW
Variation of condition 2 (plans) relating to application 22/02685/APP (Householder application for repair/restoration of north and west walls of car-port with replacement garage door at ground floor level. New rainwater goods to front elevation. Demolition and rebuild of the existing first floor accommodation above the carport and single storey rear extension with 3 rooflights. Alteration of external fenestration's to existing rear annex)
The Parish Council has no objection.
Post meeting note: The Parish Council received notification the morning after the meeting that the application had been withdrawn so the Parish Council's comments were not submitted.
- (ii) [23/03816/APP](#) 24 Rudds Lane Haddenham Buckinghamshire HP17 8JP
Demolition of the existing dwelling and the erection of a replacement dwelling with parking and amenity space together with alterations to existing access and parking.
The Parish Council objects for the following reasons:
1. The proposal constitutes back land development, without independent access, resulting in an unsatisfactory form of development.
2. The Ecology Officer has objected as a preliminary bat roost assessment is required.
3. Images from Google Earth show there to be one or more trees on site, which may be home to nesting birds.
4. We have been advised by a neighbour that a covenant applies to the land at 24 Rudds Lane, which prohibits any development within 10 metres of the northern boundary wall.
- (iii) [23/03868/APP](#) 3 Willoughby Lane Haddenham Buckinghamshire HP17 8FU
Householder application for single storey rear extension and partial garage conversion
The Parish Council has no objection subject to there being sufficient parking space for 2 cars (the submitted 1:50 scale drawings are insufficient to demonstrate).

And the following amended application:

- (iv) [23/02850/APP](#) Bradmoor Farm Stanbridge Road Haddenham Buckinghamshire HP17 8JX
Erection of buildings and use as four retail units (Use Class E) (retrospective)
The Parish Council has previously submitted detailed comprehensive comments in respect of this application. It was agreed to resubmit these as below.
The Parish Council (PC) has concerns as follows:
While the PC does not object in principle to farm diversification in this location, there has never been any overall site development appraisal, and no proposal was raised during formulation of the Neighbourhood Plan. Chapter 11 of the Haddenham Neighbourhood Plan on retail, business and jobs has full weight, and policy HWS2 supports the enhancement of local facilities and services. However, the incremental (and in part retrospective) development of Bradmoor Farm over the last few years has denied the opportunity to assess

the site and its setting, and there has been no opportunity to consider the impact on the village or to require any community benefit through S106 for a development of this scale.

Accordingly, the PC urges Bucks Council to:

1. Require a s106 contribution for a full width level pavement crossing for pedestrian access from the village across Stanbridge Road as envisaged in the Parish Council's Streetscape report prepared by transport consultants Phil Jones Associates to mirror two similar crossings at locations further along Stanbridge Rd accessing the health centre and the garden centre. This would provide safer pedestrian access from the village into Bradmoor Farm, preferably with better separation between pedestrians and vehicles (at present both are funnelled into the site together). It would also help reduce traffic speeds along Stanbridge Rd. Our Speedwatch monitoring shows these are the highest in the village, and are an impediment to visiting Bradmoor Farm on foot (speeds up to 50mph have been recorded). Buckinghamshire Council (BC) transport colleagues have further details of our Streetscape project which was part-funded by BC as a Neighbourhood Plan objective; they are also on the PC's web-site.
2. Prior to any further approvals, require an overall scheme of access, landscaping, planting and tree planting for Bradmoor Farm as a whole. At the very least a landscaping, planting and access plan should be required around and between these additional buildings while relating them to the rest of the site.
3. Establish whether all the units on the site are authorised. In particular a new unit 24 has recently appeared close to the proposed holiday lets, themselves the subject of a concurrent planning application.
4. Question the relevance to Haddenham of the retail analysis which concentrates on Wendover, and to a lesser extent Aylesbury. However, Wendover has little relevance to Haddenham; most residents use Thame (just 2 miles away) for retail outside the village, and should surely be the relevant centre for analysis.
5. We support the Highways comment about Electric Vehicle provision, but also ask for cycle stands on the wider site; the area and sign previously announcing cycle parking by the farm shop has been largely obliterated by an array of heat pumps.

P24 88 DECISIONS

The following recent Local Planning Authority decisions were noted:

[23/02068/APP](#) & [23/02069/ALB](#) Fern Barn Fern Lane Haddenham Buckinghamshire HP17 8EL
Listed building application for single storey rear extension, insertion of first floor roof light, alteration of existing rooflight and replacement of carport with garage/workshop

Bucks Council – Householder Approved & Listed Building Consent

[23/03374/APP](#) 2 Stokes End Haddenham Buckinghamshire HP17 8DX

Householder application for single-storey rear extension to the existing house, a garage conversion, and a new (replacement) flat roof over the existing single-storey elements

Bucks Council – Householder Approved

P24 89 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

There is an ongoing exchange of emails between residents, CALA and Buckinghamshire Council Highways to resolve the issue of loose and noisy manhole covers on Tibbs Road.

Aston Road (Glebe Site – Dandara)

We are waiting for replacement tree planting, a play area inspection report and confirmation of the commuted sum before the transfer of phase 1 land can complete. All legal work is now signed off.

Land West of Churchway (HAD007)

Redrow Homes have arranged to hold resident liaison meetings in the Conference Room at the Village Hall from 12:30-13:30 on the following dates 26th January, 23rd February and 5th April. Further dates will be booked dependant on the attendance / usefulness of these sessions. The Parish Council has also been updated regarding a further s73 application that will be submitted this week to vary conditions 14 (off-site highway works) and 23 (bridleway upgrade) on the outline permission. This is to seek permission to push back the triggers for completion of the works due to issues identified in carrying them out.

With regards to the Churchway footpath this is because of the additional consents now needed for utility diversions and culverting of the watercourse that weren't previously envisaged as being required. Redrow are proposing to implement a temporary route on-site between the new site access on Churchway and the path into Rosemary Lane to ensure the first occupiers of homes on the development can still get access to the rest of the village on foot (see attached plan). The new trigger proposed for the Churchway works is 25 occupations.

With regards to the bridleway upgrade, there is a temporary diversion of the public footpath in place until 2026 to allow Redrow to safely construct the development without causing a danger to users of the path. It is proposed to upgrade the route to a surfaced bridleway in time for bringing it back to its permanent route once they have constructed the majority of the new dwellings that lie to the east of it. This will mean that once its open there won't need to be regular crossing by construction vehicles to keep everyone as safe as possible. The new trigger proposed for this condition is 77 dwellings, which ties in with the delivery of the adjacent play area.

The Parish Council is aware of extensive flooding on the site and nearby Rudds Lane. We are asking residents to submit photos of the flooding so that we can forward them to Redrow and Buckinghamshire Council, expressing our ongoing concerns about surface water drainage in this area. The surface water drainage on the northern boundary of the site hasn't been installed by Redrow yet, which it is hoped will help matters.

Land adjacent to Haddenham Garden Centre

No updates.

P24 90 23/00311/AOP LAND AT CHURCHWAY

It was noted that this planning application has been called-in and will be considered at the Central Buckinghamshire Area Planning Committee meeting on 10th January 2024. The Parish Council submitted an objection and will be represented by Cllr. Truesdale at the meeting.

P24 91 UPDATES TO NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The publication of the new NPPF and advice received was noted.

P24 92 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

The owners of the witchert wall facing Church End Green have been in touch prior to submitting a planning application for work to the wall.

Several residents have been in touch with concerns over the recent flooding at Land West of Churchway and Rudds Lane.

P24 93 DATES OF FUTURE MEETINGS

Monday 29th January 2024.

CLOSURE OF THE MEETING

The meeting closed at 7.40pm

Signed: _____ Date: 29th January 2024
Chair