



MINUTES
PLANNING COMMITTEE MEETING

Monday 19th February 2024, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

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

Clerk: Ms. Gilbert

No members of the public.

Joining remotely via Zoom:

4 members of the public

P24 104 APOLOGIES

Apologies for absence were RECEIVED and ACCEPTED from Cllr. Poole.

P24 105 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There were no requests to participate.

P24 106 MINUTES

The minutes of the meeting held on 29th January 2024 were AGREED as a true record and signed.

P24 107 PLANNING APPLICATIONS

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

- (i) [24/00454/APP](#) 49A Thame Road Haddenham Buckinghamshire HP17 8EP
Householder application for construction of a single storey side and rear extension. Addition of a second-floor window to an existing bedroom. Re-establishing vehicular access/dropped kerb to the front portion of the site and the creation of a car parking space.
The Parish Council OPPOSES this application for the following reasons:
- 1) The additional car parking space proposed to the front of the property is contrary to condition 3 of the 2008 permission (ref 08/02468/APP) for the construction of the property, which was imposed for highway safety reasons.
 - 2) Cumulative loss of amenity space would make this wrap around extension overdevelopment of the plot.
- (ii) [24/00443/ALB](#) 2 Gibson Lane Haddenham Buckinghamshire HP17 8AP Listed building application for removal of existing greenhouse and erection of new greenhouse.
The Parish Council has no objection.
Note: Notice of the concurrent planning application for this listed building consent

24/0444/APP wasn't received until the day of the meeting.
It was AGREED to submit the same response.

P24 108 DECISIONS

The following recent Local Planning Authority decisions were NOTED:

[23/03743/APP](#) 16 Fort End Haddenham Buckinghamshire HP17 8EJ

Householder application for demolition of existing conservatory and store, erection of single storey extensions

Bucks Council – Householder Approved

[23/03394/APP](#) Scullers House Thame Road Haddenham Buckinghamshire HP17 8BY

Proposed conversion of existing storage unit into offices with associated parking.

Bucks Council – Approved

P24 109 APPEALS

It was NOTED that the following appeal has been dismissed:

Address: 21 Churchway, Haddenham, Buckinghamshire HP17 8AB

Proposal: Listed building application for replacement of first floor windows and replacement of timber work to oriel window

Planning Reference: 22/02186/ALB

Appeal Reference: 23/00026/REF

PINS references: APP/J0405/Y/23/3316436

P24 110 LAND AT HADDENHAM AIRFIELD

It was NOTED that the outstanding remedial works are in hand and the phase 2 land transfer will now progress.

P24 111 SECTION 106 PROJECTS

It was AGREED to include the following sport and leisure projects the section 106 agreement for planning application 23/04009/AOP - Land South Of Lower Road And East Of Fairfields Close.

1. Improvements to or rebuilding of Haddenham Village Hall
2. Improvements to or rebuilding of the pavilion and pitches at Woodways playing field.
3. Building of a new pavilion and sports pitches on land at Aston Road.

P24 112 STREETLIGHTS ON LAND AT CHURCHWAY

An updated layout and specification for the streetlights on Land at Churchway had been received and reviewed. The number of columns was reduced and the following specifications confirmed:

- Dimming and part night switching.
- Shields have been specified for all columns adjacent to open space.
- All lighting to be 2700k in line with bat and invertebrate guidance.

It was AGREED to adopt the lights on completion of the development in line with these plans and specifications.

P24 113 WADDESDON AREA FREIGHT STRATEGY

It was AGREED to respond to the [Waddesdon Area Freight Strategy consultation](#) and raise the following points:

- It is understandable but disappointing that the village roads in Haddenham are not included within the restricted area.

- The weight limits approaching and within Haddenham are not well signed, so a review of the signage is requested.
- With additional HGV movements on the A418 it will make the junction of Churchway/Dadbrook/A418 more dangerous. Could the light touch junction improvement changes proposed by Phil Jones Associates in their report for Cuddington, Chearsley and Haddenham parishes be implemented?
- Concerns that there may be additional HGV movements along the east-west corridor via Lower Road from Aylesbury as this is already a rat run to avoid the A418.

P24 114 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

As the end of the maintenance period has been reached for the phase 2 land it has been inspected by CALA and some remaining remedial landscaping work commissioned. They have written to the Parish Council to ask for confirmation that the land transfer can now progress. The Clerk and Facilities Manager will carry out a site inspection to confirm all the necessary landscaping work has been carried out.

Aston Road (Glebe Site – Dandara)

A meeting was held with PCMS to run through the updated design and specification for the Aston Road pavilion. It is anticipated that a planning application will be ready to submit to Buckinghamshire Council in the next few weeks, however we are still waiting for the sign off of the SuDS for Dandara’s planning application which includes the pavilion site, so it would not be prudent to submit an application before this is complete. The plans will be presented to the Planning Committee for approval prior to submission.

The Head of Public Transport at Buckinghamshire Council has provided an update on the new bus service to serve the site. They have worked with Oxfordshire to make the funding go further and are in the process of drawing up a contract that he anticipates will start in April. No details of the route or timetable have been shared. Thame Town Council have been informed that the 121 bus route currently serving Thame will be extended to cover Haddenham, using S106 funding from both.

Land West of Churchway (HAD007)

The next drop-in session will be hosted by Redrow on Friday 23rd February 12:30-13:30 in the Conference Room at the Village Hall.

Land adjacent to Haddenham Garden Centre

No updates

P24 115 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Following a recent renewed exchanged of emails, Buckinghamshire Council have agreed to replace the Slow Down and crossroads sign VAS on Stanbridge Road prior to the Woodways crossroads with a Give Way VAS. This follows complaints received that the current crossroads sign shows the wrong priority, so has been covered up to avoid confusion. The sign was approved by Buckinghamshire Council before installation so they have taken responsibility for its replacement. Our Local Area Technician has been very helpful in resolving this issue.

Lands Improvement Holdings will be hosting a public consultation event for development of land at Dollicott (to the rear of Carwithen Close) on 7th March 2024 13:00-20:00 in the Conference Room at the Village Hall.

P24 116 DATES OF FUTURE MEETINGS

Monday 11th March 2024.

CLOSURE OF THE MEETING

The meeting closed at 19:44.

Signed: _____

Chair

Date: 11th March 2024