



MINUTES
PLANNING COMMITTEE MEETING

Monday 11th March 2024, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

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

Clerk: Ms. Gilbert

No members of the public.

Joining remotely via Zoom:

Bucks Cllr: Ms. Lewin

Assistant Clerk: Ms. Griffiths

3 members of the public

P24 117 APOLOGIES

No apologies for absence were received as all members were present.

P24 118 DECLARATIONS OF INTEREST

None.

PUBLIC PARTICIPATION

There were no requests to participate.

P24 119 MINUTES

The minutes of the meeting held on 19th February 2024 were AGREED as a true record and signed.

P24 120 PLANNING APPLICATIONS

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

- (i) [24/00431/APP](#) 65 Willis Road Haddenham Buckinghamshire HP17 8HG
Householder application for single storey rear extension, alter existing dormer windows and provide new dormer to front elevation and alter window/door openings to side elevation
The Parish Council has no objection.

- (ii) [24/00629/APP](#) 90 Churchway Haddenham Buckinghamshire HP17 8DR
Householder application for erection of garden building
The Parish Council has no objection subject to use remaining ancillary to the principal dwelling.

P24 121 DECISIONS

The following recent Local Planning Authority decision was NOTED:

[24/00443/ALB](#) 2 Gibson Lane Haddenham Buckinghamshire HP17 8AP

Listed building application for removal of existing greenhouse and erection of new greenhouse.

Withdrawn

P24 122 HADDENHAM COMMUNITY AND INFANT SCHOOL CONSULTATION

Cllr Truesdale asked Buckinghamshire Councillor Lewin her views on the proposal to federate the Community Infant School and the Community Junior School under a single governing board from September 2024 as she had previously been the Head Teacher at the Junior School. Cllr Lewin said it was something that she supported as there are benefits for the schools to be more closely linked and that it wasn't an amalgamation of the schools, or the start of that process, which some parents might be concerned about. If there was to be an amalgamation, it would be a long way down the line and subject to further consultation.

It was AGREED that the Clerk will submit a response supporting federation.

P24 123 COMMUNITY BOARD BOUNDARY REVIEW SURVEY

It was felt that Haddenham doesn't have any common interest with some of the areas included in the current Haddenham and Waddesdon Community Board, such as Waddesdon and its surrounds. Haddenham has more in common with other settlements such as Princes Risborough, Stone and Cuddington who aren't included in the community board. The Clerk will submit a response along those lines.

P24 124 PLANNING AND ENVIRONMENT UPDATE FOR PARISHES

Cllr. Truesdale and the Clerk attended the recent remote meeting hosted by Buckinghamshire Council. The main updates were:

Enforcement

The enforcement backlog is now almost clear with fewer than 1,000 cases in hand. Increasingly enforcement decisions are being taken to appeal which is increasing the workload.

National Planning Policy Framework (NPPF) 2023 changes

Where a local plan has been adopted within the last 5 years it will no longer be necessary for the authority to prove it has a five-year housing land supply, which means the titled balance will not apply.

Permitted development rights have been extended for schools and prisons.

Homes used as holiday lets for more than 90 days per year will require planning permission.

The requirement to carry out a green belt review has been removed.

Local Plan For Bucks (LP4B)

The changes in planning policy include the requirement to use new rules if the new local plan isn't submitted for inspection before June 2025. It is unlikely that the LP4B will be ready within this time frame so will need to be made using the new programme. The problem is the new programme hasn't been issued yet. It is currently looking like a 30-months' time scale with adoption in quarter 2 2027.

In May a proposal will go to the cabinet for a consultation over the summer on different growth scenarios.

It is anticipated that brownfield sites could deliver around 5,000 homes, but more will be needed. Evidence studies are almost complete.

The focus will be on public transport hubs in the scenarios that will be presented.

Community Infrastructure Levy (CIL) / Section 106

A statement of infrastructure funding can be viewed on the [Bucks Council's website](#)

P24 125 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

No updates.

Aston Road (Glebe Site – Dandara)

Cllr. Smith received an update from Buckinghamshire Council on the bus service required in the section 106 agreement. Buckinghamshire Council has collaborated with Oxfordshire County Council on the route and has advised that the Council will be awarding the contract any day now, after which point the timetable for the route will be shared. The service is expected to be six-days-a-week and call at Cricketers Way, Church End, Haddenham Station, Thame Town Centre, and Wenman Road in Thame.

Buckinghamshire Council has consulted the Parish Council on plans to introduce a 30mph speed limit on roads at The Grove. It is assumed that the consultation relates to the installation of 30mph limit signage as the existing limit is already 30mph. The Clerk has pointed out that the maps provided as part of the consultation were inaccurate. The Parish Council would prefer to see the introduction of a 20mph speed limit.

Following various recent meetings with the England and Wales Cricket Board (ECB) and Haddenham Cricket Club (HCC), PCMS are working on proposals for a reduced pavilion. Cemetery Design Services (CDS) have now completed their technical feasibility assessment of the proposed burial ground for submission as part of a planning application. The Local Planning Authority will then consult the Environment Agency (EA) as a statutory consultee and will rely on the EA being satisfied.

Land West of Churchway (HAD007)

The residents' drop-in session on Friday 23rd February was well attended. Redrow are in discussions with Buckinghamshire Council regarding the realignment of Churchway to create a new footway which requires widening of the road on the opposite side of the road. The presence of utilities and proximity to the boundary hedge make this much more complex than was originally foreseen. They have been asked to negotiate with Richborough about using space on their land, which is challenging. The issue of surface water management is still the main concern for residents, although many of the issues are off-site and not within Redrow's control so they are in discussions with Bucks Highways to arrange repairs. The holding tank to manage surface water from the northern boundary is now in place so should help reduce water in the ponds, there is just some adjustment to the levels that needs doing.

Land Off Carwithen Close

Lands Improvement Holdings (LIH) Ltd held a public consultation event in relation to the potential development of up to 16 dwellings on Land off Carwithen Close, Dollicott on 7th March. It is anticipated that a planning application will be submitted in the next few weeks. Cllr Truesdale and the Clerk discussed the pedestrian and cycling links on the boundary which will link to the Airfield site, station and Redrow site on Churchway. LIH have some retained land around the industrial site and have undertaken to work with the other land owners to layout the path.

Land adjacent to Haddenham Garden Centre

No updates.

P24 126 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Cllr. Truesdale attended the Central Buckinghamshire Area Planning Committee meeting on 6 March concerning the Rose and Thistle change of use application ([23/03765/APP](#)). Cllr. Truesdale spoke on behalf of the Parish Council and outlined 6 key reasons for refusing the application. Unfortunately, Buckinghamshire Council granted planning permission for change of use.

Several emails have been received regarding parking on Thame Road close to the station. A child was recently knocked over in the area.

The Phil Jones Associates' report on the Kings Cross junction will be included on the next planning agenda.

P24 127 DATES OF FUTURE MEETINGS

Monday 8th April 2024.

CLOSURE OF THE MEETING

The meeting closed at 7.37pm.

Signed: _____
Chair

Date: 8th April 2024