



DRAFT MINUTES
PLANNING COMMITTEE MEETING

Monday 8th April 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

Mr Bond from PCMS was in attendance to present the plans for the Aston Road Pavilion.

Joining remotely via Zoom:

Assistant Clerk: Ms. Griffiths

3 members of the public

P24 128 APOLOGIES

No apologies were received as all members were present.

P24 129 DECLARATIONS OF INTEREST

None.

PUBLIC PARTICIPATION

None.

P24 130 MINUTES

The minutes of the meeting held on 11th March 2024 were AGREED as a true record and signed.

P24 131 PLANNING APPLICATIONS

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

- (i) [24/00730/APP](#) 1 Fairfield Close Haddenham Buckinghamshire HP17 8TW
Householder application for loft conversion with dormer extension to rear roofslope and rooflights to front roofslope
The Parish Council objects as the rear roof dormer is contrary to the Vale of Aylesbury Local Plan Design Supplementary Planning Document, which states that 'dormers should generally have pitched roofs, be physically small and set into the roof slope so that they are not a strident feature in the roof as a whole. Rear roof slopes, which are less visible, may be able to accept larger additions but these need to be carefully designed as over-dominant or box-like roof extensions can be particularly incongruous'. The Parish Council is concerned that approval would set an unfortunate precedent.
- (ii) [24/00779/APP](#) 21 Dollicott Haddenham Buckinghamshire HP17 8JL
Householder application for front porch and single storey side / rear extensions. Loft conversion with rear dormer and front roof light, hip to gable conversion, fenestration changes
The Parish Council has no objection.

(iii) [24/00849/ALB](#) 9 Church End Haddenham Buckinghamshire HP17 8AH
Listed building application for single storey extension to the north elevations and alterations
The Parish Council has no objection.

(iv) [24/00649/APP](#) Bradmoor Farm Stanbridge Road Haddenham Buckinghamshire HP17 8JX
Extension of the existing sports bar
The Parish Council (PC) objects.
The PC does not object in principle to farm diversification in this location. Policy HWS2 of the Haddenham Neighbourhood Plan on retail, business and jobs supports the enhancement of local facilities and services. However, the Parish Council urges Buckinghamshire Council to consider a Stop Notice on current unauthorised site work, and to refuse all current applications until a comprehensive application for Bradmoor Farm is submitted addressing the following matters:

1. All unauthorised development including: 3 additional log cabins erected in addition to those approved under 23/02311/APP; the 4 now apparently let units in the outstanding application 23/02850/APP; unit 24 not apparently part of any previous application; ground works east of the log cabins.
2. The present application and any other proposed future development.
3. A comprehensive access and parking review.
4. A Section106 requirement for a full pedestrian crossing for safety over Stanbridge Road. Our Community Speedwatch data shows that the 30mph limit is regularly breached, often excessively so. We also know that Bradmoor Farm is popular with many older people. We therefore disagree with Highways that a dropped kerb would be sufficient here.
5. Separation of access for pedestrians and vehicles into and from the site as proposed by Highways.
6. Designated footpaths and clarity regarding shared surfaces.
7. Full landscape, planting (including trees) and Biodiversity Net Gain scheme.
8. Electric Vehicle, cycle & disability parking proposals (the previous cycle park is now occupied by services installations).
9. A serious Planning Statement. The present one for example references the Ivinghoe Neighbourhood Plan, quotes a retail analysis to support recreation activities, and uses Wendover as a relevant retail centre when by far the nearest centre is Thame.

The Clerk will book a planning clinic session with the Buckinghamshire Council Planning Officer responsible for the application to discuss the Parish Council's concerns about the site.

P24 132 DECISIONS

[23/03765/APP](#) Rose And Thistle PH 6 Station Road Haddenham Buckinghamshire HP17 8AJ
Change of use from a public house (sui generis) with related C3 use to a single dwellinghouse (C3) with parking and amenity space
Bucks Council - Approved

[24/00140/ALB](#) 1 And 4 The Paddocks Haddenham Buckinghamshire HP17 8AG
Listed building application for repair and consolidate the deteriorating wychert wall along the south boundary of the property facing onto the village green
Bucks Council – Listed Building Consent

P24 133 KINGS CROSS JUNCTION REPORT

The report from Phil Jones Associates on options for the 418/Churchway/Dadbrook (Kings Cross) Junction was received. Two options have been prepared to improve road safety, one which complies with the geometric design requirements of the Design Manual for Roads and Bridges (DMRB), which is likely to be very expensive, and one which introduces interim safety improvements including revised road markings and improved signage and surfacing, which would be much more straightforward to implement.

Subject to approval from Chearsley and Cuddington Parish Councils, it was AGREED to submit the report to Buckinghamshire Council, as the Highways Authority, for consideration.

P24 134 ASTON ROAD PAVILION

The revised plans for the cricket pavilion at Aston Road were presented by Alex Bond of PCMS Design Ltd. The design has been paired back following a costing exercise carried out by England Cricket Board (ECB). The original L shape has been changed to a linear building which complies to ECB standards and includes 2 changing rooms each with toilets and showers, a separate toilet and changing area for a match official, toilets for other users of the building, and a function area with kitchen. There is an external store room of sufficient size to store grounds maintenance equipment. Adjacent to the pavilion is space for cricket nets which will be installed by the cricket club with grant funding from ECB. The memorial garden for the neighbouring burial ground is included as two trees will need to be relocated to this area to accommodate the nets. The building will feature increased insulation, photovoltaic (PV) roof tiles, rainwater harvesting for toilet use and a heat pump to reduce carbon emissions and running costs.

P24 135 STREET TRADING CONSULTATION

It was AGREED to submit a response objecting to [Buckinghamshire Council's draft Street Trading Policy](#) due to concerns over the impact on local events and the cost of obtaining consent being unaffordable for street traders, including those who use publicly accessible areas that are privately owned, such as car parks and Parish Council owned land. Cllr. Truesdale will attend a drop-in event regarding the plans on 10 April 2024.

P24 136 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

Residents continue to have issues with loose manhole covers on Tibbs Road. Cala have agreed to bring in a new contractor to carry out the work, but are struggling to find someone who can fit the job in as soon as possible.

The Facilities Manager and the Clerk have inspected the areas for adoption in Phase 2 and have found a list of issues that have been sent to Cala who have agreed to arrange for these to be addressed.

Aston Road (Glebe Site – Dandara)

We have received the following update:

Whilst the majority of the cricket pitch went in last year, the weather was against us at the end of the summer such that the contractor couldn't complete the works. They still need to dress in sand to help with the permeability of the topsoil and add drainage around the perimeter. In addition, they also need to cut in an all-weather/astroturf batting crease to the square. The contractor is due to visit the site this week to inspect, and we have a call with them next week to agree the timeline for them to attend and complete the works. This will to some extent be subject to us getting a good weather window to dry the ground out.

In terms of the pitch construction, this is to comprise of a square with a total of six grass wickets and an additional all-weather/astroturf wicket.

We still need to complete the hoggin area at the corner of the burial ground once the water connection is completed, but otherwise the levels are all set. Thames Water should be addressing the water connection in the coming week which will then allow this to be completed. We have asked for further information on the replacement trees and play area inspection that are required prior to transfer.

Land West of Churchway (HAD007)

Redrow are targeting the school summer holidays to carry out work on the Churchway footway. They had advised that whilst they're pushing for an earlier date, with numerous third parties involved, a longer lead time to allow a coordinated approach should result in a shorter delivery time under one closure / rather than continuous disruption as various parties complete their individual elements.

A residents' drop-in session was held on Friday 5th April, which was the last of the three planned sessions. New residents have started to move into the development. There have been issues with their contractor connecting to the electricity network so some of their new residents are on temporary generators, but it is hoped this will soon be resolved.

Land adjacent to Haddenham Garden Centre

No updates

P24 137 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Cllr. Truesdale has circulated the Vale of Aylesbury Local Plan Design Supplementary Planning Document and a briefing on biodiversity net gain requirements.

P24 138 DATES OF FUTURE MEETINGS

Monday 29th April 2024.

CLOSURE OF THE MEETING

The meeting closed at 8.03pm

Signed: _____ DRAFT _____
Chair

Date: 29th April 2024