



H A D D E N H A M
P a r i s h C o u n c i l

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MINUTES

PLANNING COMMITTEE MEETING

Monday 29th September 2025, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Desmier, Cllr. Hoare, Cllr Kidby, Cllr Matharu; Cllr Millo, Cllr. Smith, Cllr. Thawley and Cllr. Truesdale (Chair).

Clerk: Ms. Gilbert

Members of the public: 4

Joining remotely via Zoom:

Members of the public: 4

P26 56 APOLOGIES

There were no apologies for absence as all Members were present.

P26 57 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There were no requests to participate. The Chair proposed allowing comments on specific applications as they come up on the agenda

P26 58 MINUTES

The minutes of the meeting held on 8th September 2025 were AGREED as a true record and signed.

P26 59 PLANNING APPLICATIONS

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

- (i) [25/02312/ADP](#) Land At Churchway Haddenham Buckinghamshire
Reserved Matters application for the erection of 89 dwellings, including affordable housing, together with associated infrastructure, internal roads, car parking, public open space and landscaping, pursuant to Outline Planning Permission 23/00311/AOP

Member of the public questions:

Q. Where is the surface water going from this site?

A. We are not sure as the drainage scheme hasn't yet been signed off. We understand some will go to the west under Churchway and into Rudds Pond and on into the river, and some will go under Green lane and into the ditch to the east of Stanbridge Road. The PC will raise the flooding concerns again in its response and ensure the recent flooding along the main river is considered.

The response to this application was not ready in time to be included in the minutes of this

meeting and will be noted at a future meeting.

- (ii) [25/02417/AOP](#) Land At Former Haddenham Airfield Haddenham Buckinghamshire
Outline planning application for the erection of up to 700 dwellings, public open space, landscaping, drainage, and other associated works, alongside land for a 1FE primary school (if required). All matters reserved, except for the principal means of access off Pegasus Way and Tibbs Road.

Member of the public questions:

Q. Thames water have been pumping sewage from the existing development due to issues with the drainage system, tankers are regularly seen on site. If there is already this issue how can more properties be added to the system. We understand Cala are working to resolve the problem but it isn't clear what the problem is.

A. We weren't aware of this issue but will raise it in our comments.

Q. Water pressure on the existing development is too low for a heat pump to be installed. Will heat pumps be installed in the proposed development and if so will the water pressure be sufficient for it them operate?

A. We don't know, but will raise the issue in our comments.

Q. Is sufficient space for nature being left? Lapwings have been nesting on the site all summer.

A. The developer will say they have left sufficient space, but it is difficult to tell.

The response to this application was not ready in time to be included in the minutes of this meeting and will be noted at a future meeting.

- (iii) [PL/25/3579/KA](#)

Application type: Notification of proposed works to trees in a conservation area

Location: 11 Churchway, Haddenham, Buckinghamshire, HP17 8AB

Proposal: T1 Acer negundo- Reduce Lateral growth on Northern side of canopy back 1.8m to provide clearance from neighbouring structure. T2 Fagus sylvatica- Reduce Lateral growth on Northern side of canopy back 1.8m to provide clearance from neighbouring structure.

The Parish Council has no objection.

P26 60 PUBLIC CONSULTATION – LAND AT STANBRIDGE ROAD

The [consultation by Miller Homes](#) ahead of their submission of a planning application for 100 homes, which is running from 15 September until 05 October 2025, was NOTED.

P26 61 DECISIONS

The following recent Local Planning Authority decisions were NOTED:

[25/02078/ALB](#) - Bigstrup Farm Aylesbury Road Haddenham Buckinghamshire HP17 8TX Listed building consent for restoration of the inglenook fireplace, repair of chimney and works including installation of a woodburner (Retrospective).

Buckinghamshire Council – Consent Granted

[25/01844/APP](#) Haddenham Dental Centre Banks Cottage Banks Road Haddenham Buckinghamshire HP17 8EE

Erection of single storey rear and side extensions, internal alterations on ground floor to existing dental surgery building and introduction of one additional parking space

Buckinghamshire Council – approved

[25/00541/AAD](#) Haddenham Park Care Home 18 Tibbs Road Haddenham Buckinghamshire HP17 8FH

Display of 1 No. Fascia sign on the entrance canopy to the building entrance, 2 No. temporary signs to the north east and south east boundaries and 1 No. sign to the entrance into the site

Buckinghamshire Council - Consent Granted

P26 62 UPDATES ON MAJOR DEVELOPMENTS

The following updates on current major development sites were received:

Airfield Site

The transfer of phase 2 land is still in progress, the main contact at Cala Homes has left the company so communication stopped for a while, our solicitor has provided a new contact who also hasn't responded to a request for an update on the remedial work that has been requested before adoption.

Lands Improvement Holdings have submitted a new outline application for up to 700 homes and a primary school which is now under consideration.

Aston Road (Glebe Site – Dandara)

A meeting was held onsite with a Dandara representative to discuss the lack of maintenance on the site. The new cricket pitch was of particular concern and it was agreed that autumn maintenance would be arranged as soon as possible in line with the recommendations made by the ECB Regional Pitch Advisor, who had asked for the following:

- a) Evidence be provided of any 12-month aftercare maintenance programme.
- b) A full update as to how this has (or has not) been applied.
- c) A full and detailed plan for the remedial fine-turf works, is provided together with a detailed implementation plan.
- d) Confirmation of which supplier they are using for the artificial wicket as this should be an ECB approved installer.

Other maintenance issues raised were:

- Trees – Dandara are currently getting a quotation to replace the dead / dying trees identified on the ReLeaf report.
- Soil on the car park – this is being used for infill and re-seed purposes on the verges. This work is imminent so the soil should be gone over the next couple of months.
- Heras fencing pile at the end of the access road for the burial ground – Dandara to remove shortly.
- Hedges – any 'whips' that have not grown will be replaced.
- Hoggin path in the Burial Ground will have maintenance as it has weeds and is sinking on the edges.
- The access from Aston Road to the Burial ground / new Pavilion will have additional 'anchorage' tarmac / cement to provide support to the kerb stones ensuring they don't collapse before it is tarmacked (which is scheduled for after the Pavilion build).
- Heras fencing has proved difficult to realign in a practical way so will stay in place until HPC adopt the next section of land, estimated time of January. When that happens, the heras fence will be moved to surround the cricket ground area.

- Dandara will investigate the boundary of the outbuilding on Aston Road and mark out the boundary, so HPC can be assured the neighbouring development doesn't encroach. This will allow HPC to put in a fence.
- New lockable bollards have been installed on the pedestrian access to the burial ground but haven't been locked, HPC will get padlocks to lock them.

Land West of Churchway (HAD007)

The section of the public right of way from Rosemary Lane to the site has been resurfaced and reopened, however concerns have been raised by residents about the steep slope of the path. The Clerk has received the following explanation from the Rights of Way Officer regarding the issues leading to this:

'This is the no-dig solution I asked the developer to install through a detailed design application and has resulted in a greater gradient, which your correspondent correctly identifies doesn't comply with 1:20. Anything over this requires a level landing for every 500mm rise. I insisted upon a new surface for ease of access for wheeled traffic, abluent disabled walkers and users in general. As it turned out, however, a no-dig solution was required to avoid negative impacts on the Wichert wall and mature tree roots growing across the path. The developer's original proposal was to do nothing for these reasons, but I was reluctant to leave a muddy path with loose gravel, albeit with shallower gradient. A rough surface isn't disabled friendly and would be inconvenient for everyone. Leaving unmade surfaces abutting sealed surfaces leads to erosion and steps forming. There would have been an inconsistent experience for walkers using the tarmac along Rosemary Lane and the tarmac along the new bridleway through the development.

You'll perhaps also recall there was a kissing gate at the exit onto Rosemary Lane which precluded all wheeled access [prams, mobility scooters and wheelchairs] and which I insisted was removed by the developer to assist with disabled access.

Clearly the uplift needed from existing level has steepened the gradient above 1:20 which is regrettable, but the smoother surface and removal of the kissing gate improves access for wheeled traffic. Moreover, the limited space appears to preclude installation of a landing stage and my preference would be for all users to benefit from the 3m width'.

Land East of Churchway

The reserved matters application has now been submitted and is on this agenda.

Land At Dollicott to the rear of Carwithen Close

No updates.

Land at Station Road

No updates.

P26 63 PROJECT UPDATES

The following updates on current projects were received:

Aston Road Pavilion

No updates, the site surveys are still underway.

Village Hall Improvements

A meeting was held on 12th September, the draft minutes of the meeting have been circulated.

Future Haddenham

The consultation and stakeholder engagement sessions are underway.

P26 64 SPEEDWATCH REPORT

The speedwatch report for September 2025 was NOTED.

P26 65 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

- 1) Buckinghamshire Council is consulting on the Haddenham Conservation Area Review and the Heritage Team and their consultants are holding two public consultation events in the Conference Room on 1st October and 7th October.
- 2) Buckinghamshire Council's Regulation 18 consultation for the Local Plan for Buckinghamshire is underway and runs until 29th October 2025.

P26 66 DATES OF FUTURE MEETINGS

The meeting on the 20th October will be moved to 27th October 2025.

CLOSURE OF THE MEETING

The meeting closed at 20:03.

Signed: _____
Chair

Date: 27th October 2025