HADDENHAM
Parish Council

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MINUTES
PLANNING COMMITTEE MEETING

Monday 7th September 2026, 19:00
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Desmier, Cllr. Hoare, Cllr. Kidby, Cllr. Smith, Cllr. Thawley and Cllr. Truesdale
Clerk: Ms. Gilbert
Committee and Communications Officer: Mr. Fox
Members of the Public: None

Joining remotely via Zoom: None

P27 44 APOLOGIES
RESOLVED: to **APPROVE** apologies from Cllr. Matharu.

P27 45 DECLARATIONS OF INTEREST
There were no declarations of interest.

PUBLIC PARTICIPATION
There were no requests from members of the public to speak.

P27 46 MINUTES
RESOLVED: The minutes of the meeting held on 10th August 2026 were a true record and signed.

P27 47 PLANNING APPLICATIONS
The Council's responses to the following new planning applications were considered:

(i) PL/26/06219/FA Installation of air source heat pump to side of property.
3 Halifax Green, Haddenham, Buckinghamshire, HP17 8EG
RESOLVED: The Parish Council supports this application**.**

(ii) PL/26/05779/HB Listed building consent for the installation of a fibre-optic internet connection, including an external connection box, associated cabling, and the formation of a small opening through the external wall to facilitate connection to internal equipment.
7 Gibson Lane, Haddenham, Buckinghamshire, HP17 8AP
RESOLVED: The Parish Council has no objection.

(iii) PL/26/06654/FA Partial conversion of existing garage to form a home office, including replacement of a garage door with roller door, together with replacement of existing French doors and front door.
4 Fairchild End, Haddenham, Buckinghamshire, HP17 8DW
RESOLVED: The Parish Council has no objection.

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(iv) PL/26/06538/FA Erection of an external staircase and alterations to windows and opening of existing annexe building and erection of a single-storey flat-roofed linking structure between the annexe and existing garage.
Long Honey, Church End, Haddenham, Buckinghamshire, HP17 8AE
RESOLVED: The Parish Council has no objection subject to the condition that the accommodation is ancillary to the host property and shall not be occupied independently.

(v) PL/26/06890/FA Demolition of the existing single-storey rear extension and erection of a like-for-like replacement rear extension, together with minor internal alterations and reinstatement of the front entrance door.
29 High Street, Haddenham, Buckinghamshire, HP17 8ES
RESOLVED: The Parish Council has no objection subject to materials and detailing of the proposed replacement front door on the sensitive High Street elevation being specified and submitted.

P27 48 TREE WORK APPLICATIONS

The following delegated responses submitted to recent tree work applications were **NOTED**:

(i) PL/26/06206/KA T1 Large Beech - Reduce overextended laterals well outside canopy profile, extending towards the roadside and reduce from property/structure to give a minimum of 2m clearance. T2 Sycamore - Remove to source low limb on potentially poor union to give clearance from property, reduce lateral extension of property side branches sufficiently so not to overhanging the building. T3 Beech - Thin/reduce stem closest to the road by 1.5m and install 2 tonne non invasive cobra brace.
Grace House, 38 Churchway, Haddenham, Buckinghamshire, HP17 8AA
The Parish Council has no objection subject to the aboriculturalist's report.

(ii) PL/26/06259/KA T1 Mahonia – Fell to ground level, T2 Pyracantha – Fell to ground level, T3 Cypress – Fell to ground level.
3 Tacks Lane, Haddenham, Buckinghamshire, HP17 8DP
The Parish Council has no objection subject to the aboriculturalist's report.

(iii) PL/26/06509/KA T1 Purple-leaved crab apple - reduce height by 2m to prevent interference with overhead fibre internet and power cables, and prevent damage to house & foundations in line with survey recommendation. T2 Apple - crown reduce by approx. 2m.
28 Dollicott, Haddenham, Buckinghamshire, HP17 8JG
The Parish Council has no objection subject to the aboriculturalist's report.

(iv) PL/26/06416/KA T1 Silver Birch - Crown Reduction - reducing the height and spread of the tree by up to 2.5 metres.
8 Church End, Haddenham, Buckinghamshire, HP17 8AH
The Parish Council has no objection subject to the aboriculturalist's report.

(v) PL/26/06344/TP T1 Silver Birch - Crown Reduction - Reduce the height by up to 2m and spread of the tree by up to 1.5 metres. Prune to give 1m clearance from BT wires.
3 Bridens Way, Haddenham, Buckinghamshire, HP17 8DH

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The Parish Council has no objection subject to the aboriculturalist's report.

(vi) PL/26/06493/KA T1 Cherry - Crown Reduction - Reduce the height and spread of the tree by up to 1.25 metres, pruning back to approximately the previous reduction points. Additionally, prune growth around the overhead telephone line to provide adequate clearance, and reduce growth encroaching towards the house to achieve a minimum clearance of 1.5 metres from the building. T2 Apple - Crown Reduction Reduce the height and spread of the tree by up to 2. metres, pruning back to approximately the previous reduction/pollard points. G1 Plum x 4 - Crown Reduction - Reduce the height and spread of the trees by up to 1.5 metres, pruning back to approximately the previous reduction points. Additionally, remove dead stems and ivy growth, and crown lift lower growth to achieve approximately 2.5 metres clearance above ground level.
7 High Street, Haddenham, Buckinghamshire, HP17 8ES
The Parish Council has no objection subject to the aboriculturalist's report.

P27 49 DECISIONS

The following recent Local Planning Authority decisions were **NOTED**:

(i) PL/25/5583/HB Listed building consent for replacement of existing weep vents, sealing of cables entering the building, application of water stop to existing stonework, replacement of existing doors.
11 High Street Haddenham Buckinghamshire HP17 8ES
Buckinghamshire Council as Local Planning Authority, HEREBY GRANTS LISTED BUILDING CONSENT.

(ii) PL/26/04436/FA Creation of a front enclosed /porch, part garage conversion to accommodate W.C. and utility, plus a rear single storey extension to create a home office. Includes all work necessary for the conversion of the garage including raising of the roof by 150mm.
49 The Gables, Haddenham, Buckinghamshire, HP17 8AD
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(iii) PL/26/04836/FA Single storey rear extension together with replacement sensitive high-performing glazing.
West Barn, Church End, Haddenham, Buckinghamshire, HP17 8AH
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(iv) PL/26/05584/FA Side extension with flat roof.
10 Mead Furlong, Haddenham, Buckinghamshire, HP17 8SY
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(v) PL/25/4080/FA Retention of 6 commercial units (retrospective)
Bradmoor Farm, Stanbridge Road, Haddenham, Buckinghamshire, HP17 8JX
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS

(vi) PL/25/4079/FA Overflow car park (retrospective)
Bradmoor Farm, Stanbridge Road, Haddenham, Buckinghamshire, HP17 8JX
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS

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(vii) PL/25/4078/FA Erection of 3 log cabins to provide 6 holiday-lets in association with wedding venue (retrospective)
Bradmoor Farm, Stanbridge Road, Haddenham, Buckinghamshire, HP17 8JX
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS

(viii) PL/26/05538/KA T1 Ash – Fell
Allotments, Townside, Haddenham, Buckinghamshire
Buckinghamshire Council has decided to make a Tree Preservation Order.

P27 50 ENFORCEMENTS

It was **NOTED** that the following have been reported to Buckinghamshire Council with no updates to report:

(i) Post Office 165-167 Churchway: New illuminated signs installed without planning permission.

(ii) 7 Woodways: unauthorised change of use for car sales business.

(iii) Black Barn Farm: An appeal has been made to the Secretary of State against an enforcement notice issued.

(iv) 20 Fort End: A new enforcement has been submitted for the display of a large advertising banner.

P27 51 UPDATES ON MAJOR DEVELOPMENTS

The following updates on major developments were **RECEIVED**:

Airfield (Cala Homes)

The phase 2 land transfer legal process in now in progress and an invoice for the commuted sum of £145,817 has been issued.

Airfield (LIH Northern Area)

No updates.

Aston Road (Dandara)

A agreement has now been reach with Dandara to pay an additional sum of £50,640 to cover the cost of removing dead trees and planting and maintaining replacement trees on the phase 3 site, this sum is equivalent to a quote Dandara obtained from their own landscaper to carry out the work, excluding ongoing maintenance. The commuted sum has been confirmed with Bucks Council as £400,978, and the administration fee of £7,218 will also be paid to the Parish Council. An invoice has been issued and the final engrossment signed by Councillors.

Land west of Churchway (Redrow)

Residents have reported a car driving along the public footpath from Rosemary Lane into the site, and a second incident of a near miss with a cyclist cycling into Rosemary Lane in front of a car. This has been reported to Redrow Homes and Bucks Council to consider safety improvements.

Land East of Churchway (Greencore)
No updates.

Dollicott (rear of Carwithen Close)
No updates

Land at Station Road
No updates.

Lower Road
No updates.

Stanbridge Road East (north)
No updates.

P27 52 PROJECT UPDATES
The following project updates were **RECEIVED**:

New burial ground Aston Road
We are approaching consultants who will be able to help with the layout and landscaping plans for the site. Availability during the holidays has slowed progress with this.

Aston Road Pavilion
The progress with the phase 3 land transfer at Aston Road has allowed us to progress with the signing of the contract to build the pavilion. The delay of several weeks has shifted the construction schedule resulting in bricklaying moving into the winter months, therefore the contractor has negotiated an extension of 2 weeks to the schedule resulting in an increase of the contract cost to £1,413,473. A summary of the increased charges is included in the papers to be noted. Construction is now scheduled to start on 28th September 2026 and complete on 18th June 2027.

Banks Cottage Extension
A meeting was held with Haddenham Dental to review options following the receipt of the QS estimate for the construction of the extension to Banks Cottage. Haddenham Dental are still concerned about the high cost and obtaining value for money. The Parish Council having carried out the tender process, following public procurement procedures and then obtaining the QS estimate, explained that no additional quotes could be obtained outside this process and the lowest tender, although high, would need to be accepted as the reasonable cost for the project. Haddenham Dental were of the view that the specialist dental fit-out could be done more cheaply so it was agreed to ask PCMS to look into the possibility of dividing the project into construction of the extension and fit-out, which would be complicated.

Village Hall Improvements
No updates.

Future Haddenham
No updates.

Streetscapes
No updates.

P27 53 LOCAL PLAN FOR BUCKINGHAMSHIRE
It was NOTED that the Parish Council has submitted its response to the Regulation 19 consultation on the Draft Local Plan for Buckinghamshire. This will be made publicly available on the Parish Council website and within the upcoming monthly newsletter.

P27 54 HOUSING NEEDS SURVEY
Following the completion of the Housing Needs Survey, a report of its findings was **RECEIVED.** Key findings from the survey include**:**

- 202 households completed the survey out of 2,776 who received leaflets.
- 77% of respondents answered yes to 'do you support the principle of provide housing for those in need who have local connections to Haddenham?'
- 69% of respondents answered yes to 'would you support the development of homes for those in affordable housing need with local connections to Haddenham?'
- 66% of respondents answered yes to 'do you support the principle of homes being developed and owned by a Community Land Trust?'
- 33 households were identified as being in affordable housing need.
- 29 of the households said they would or maybe would be interested in taking part in a custom build project.

A meeting is taking place on Wednesday 10th September to discuss next steps, particularly focusing on a piece of land that is suitable. A full summary of the Housing Needs Survey findings is available on the Parish Council website.

P27 55 SPEEDWATCH REPORT
The following Speedwatch Report was RECEIVED from Thames Valley Police:

Just to advise you that my colleagues conducted speed monitoring on Pegasus Way on 25/08/26 and noted the results below
10 x 30 mph or less
14 x 31-34mph
5 x 35-37mph
4 x 38-40mph
1 x 41-44mph

The following Speedwatch Report was RECEIVED from Haddenham Speedwatch Group:

In summary, for Aston Lane, you will see from the pdf that:-

1. For the 9 days the MVAS was in situ, it recorded almost 9,000 vehicles with an average speed of 25.49mph and around 2% were speeding with an average speed of around 37mph and a maximum speed of 45mph. that's all from page 1. The subsequent pages give the detail.

2. Slide 33 shows average vehicles. It is over 60 vehicles/hr for 12 hours a day…

3. Slide 34 shows, on average, speeds are the same day and night

4. Slide 38 shows quantity of vehicles in different speed bands. 1,251 at over 35mph, plus 163 over 40mph, plus 17 over 45 mph – altogether 1431 speeders in 9 days (this excludes 3919 vehicles doing between 30-35mph).

5. Anecdotally, this is the lowest I have seen for Aston Road and I wonder how much it is affected by schools being closed…

In summary, for Stanbridge Road northbound traffic, you will see from the pdf that:-

6. For the 26 days the MVAS was in situ, it recorded almost 51,135 vehicles with an average speed of 30.31mph. Around 23% were speeding at an average speed of over 39mph and a maximum speed of 80mph. that's all from page 1. The subsequent pages give the detail.

7. Slide 74 shows average vehicles. It is over 50 vehicles/hr for over 14 hours a day (7am-9pm), and over 100 vehicles an hour for almost 12 hours (8-8), peaking at almost 250 vehicles per hour at 17.30…

8. Slide 75 shows average speeds are slower during busy periods whilst, on average, most people seem to speed at night (midnight-7am)

9. Slide 79 shows quantity of vehicles in different speed bands. 14,187 at over 35mph, plus 8,374 over 40mph, plus 2,884 over 45 mph, plus 710 over 50mph, plus 185 over 55mph, plus 47 over 60mph, plus 10 over 65mph, plus 2 over 70mph, plus 1 at 80mph – altogether 26,400 speeders in 26 days (this excludes the 14,742 doing between 30-35mph)!

10. Overall, from memory, I have the impression that this is worse than ever and a good argument for some heavyweight traffic calming and/or fixed camera.

11. Reading the report on Pegasus Way, from the police, and from my previous experience, I would argue the same for there. I do believe these 2 sets of actions would actually slow traffic across the whole visit as calming on the 2 main entry/exit points will help adjust drivers to lower speeds as they enter the village. But that is just my opinion…

P27 56 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

The Clerk reported that she had attended an emergency Safety Advisory Group (SAG) meeting hosted by Bucks Council to discuss the safety concerns the Parish Council has raised over the operation of the Haddenham Feast Fair. The Clerk had contacted the Events team at Bucks Council in January to ask their advice about the requirement and responsibility for a road closure at Church End for the Fair. Over several months the Fair organisers had not subsequently engaged with Bucks Council. A meeting had been held at the Parish Council office with the Fair owners, but unfortunately the Bucks Council representative had not been able to attend. Some progress had been achieved with risk assessments and insurance documents now received for the individual rides, however the highway and emergency access issues still remain.

The SAG meeting included representatives from several Bucks Council departments as well as all emergency services. Concerns were expressed that the SAG was only just hearing about this now, so close to the event. Their advice to the Council following discussion at the meeting was that the Fair should be cancelled due to outstanding safety concerns. It is up to the Parish Council to withdraw its permission to use their land at Church End.

The Councillors were concerned to hear about the safety issues and also concerned at having to cancel a popular community event. After some discussion the consensus was that regrettably the Fair could not go ahead with outstanding safety concerns. The Clerk will notify the Fair owners and the SAG that the event will be cancelled this year and that the Council would work with the Fair organisers and the SAG to ensure the event can go ahead safely next year.

P27 57 DATES OF FUTURE MEETINGS

It was **NOTED** that the next Planning Committee meeting will take place at 19:00 on the 28th September 2026.

CLOSURE OF THE MEETING

There being no further business to be transacted the Chair closed the meeting at 20:28

Signed: _____ Date: 28th September 2026

Chair

Initials: _____