

MINUTES
PLANNING COMMITTEE MEETING
Monday 28th January 2019, 7.30pm
Day Centre Lounge, Haddenham Village Hall

Present: Cllrs Mr. O'Hanlon, Ms. Poole, Mr. Sharp, Mr. Truesdale (Chair), and Mr. Young.
Clerk Ms. Gilbert
Cllr Mr. Edwards and 4 members of the public.

P19 81 APOLOGIES

None - all present.

P19 82 DECLARATIONS OF INTEREST

19/00020/AAD - Ms Poole declared an interest and did not participate in the discussion or vote on this application.

P19 83 MINUTES

The minutes of the meeting held on 7th January 2019 were AGREED as a true record and signed.

P19 84 PLANNING APPLICATIONS

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

- (i) **18/04636/APP** - 76 Churchway Haddenham Buckinghamshire HP17 8HA
Porch canopy, two storey side and single storey rear extensions.
The Parish Council has no objection.
- (ii) **19/00005/APP** - 41 High Street Haddenham Buckinghamshire HP17 8ET
Demolition of garage to form parking, erection of dwelling and outbuilding, first floor extension over existing extension on existing dwelling, re-modelling of link extension between 41 High street and barn, conversion of barn to residential use and erect pitched roof over existing barn lean-to.
The Parish Council does not object to the proposed improvements to the existing property, however it is OPPOSED to the proposal for the new dwelling for the following reasons:

(1) Back-land development.

(2) Restricted visibility splays on exiting the site by vehicles. This is particularly important because High Street is used by pedestrians as a safe north-south village connecting route. Although a no-through road to vehicles, pedestrians can pass through via the path immediately before the King's Head pub. Intensified use of the access to 41 will increase the hazard level, particularly if walking northwards along the footpath on the east side of High Street. Vehicles exiting the site are forced well into the road in order to see whether it is safe to proceed.

(3) Harm to the setting of the listed building at 43 High Street in particular, and generally to the setting of the group of listed buildings in the vicinity comprising nos 35, 37, 43, 48, 48 and 50 High Street.

- (4) *Harm to the setting of 41 High Street and of the outbuilding at 41 High Street, which are separately identified as Buildings of Note in the Conservation Area.*
- (5) *Loss of amenity space to 41, leaving a residual and disproportionately small garden, and detracting from its character and history as a farm or smallholding.*
- (6) *Harm to the character and appearance of the Conservation Area and contrary to guidance at para 193 of NPPF. This is one of the first Conservation Areas declared by AVDC, and one of its most prominent; indeed it was one of two which were selected first for a programme of comprehensive review in 2008. The Parish Council is particularly concerned about the cumulative harm caused by creeping “garden grabbing” and back-land style developments, of which there have been several examples in the last 20 years along and/or adjoining the length of High Street. Over time, these developments change the special character of an area, and damage the heritage legacy. The time has come to resist further incursion.*
- (7) *Harm to the character and appearance of the Conservation Area and setting of nearby listed buildings by virtue of the proposed design and appearance of the new property. There can indeed be a place for good modern design in a Conservation Area, for example Turn End, or at Manor Farm in Haddenham. But this plot is simply too small, too cramped, and too close to heritage assets for a modern design to sit comfortably in such a setting.*
- (8) *Proximity to the rear of, and loss of light to, 43 High Street.*
- (9) *Proximity to habitable rooms at the rear of 33 and 35 The Croft; the PC estimates the distance to be only 17m, and hence contrary to AVDC’s own design guidance.*
- (10) *Over-looking of neighbouring property from first floor window on east elevation of the new build.*
- (iii) **19/00020/AAD** - The Kings Head Ph 52 High Street Haddenham Buckinghamshire HP17 8ET
SIGN A - one x set of sign written text to building, SIGN B - one x new double sided pictorial to existing post, new linolites, SIGN C - one x new amenity board, SIGN D - one x new lantern, SIGN E - REMOVED FROM SCHEME, SIGN F - one x new directional sign fixed to existing posts, new trough light, SIGN G - two x signage boards, SIGN H - two x new flood lights.
The Parish Council has a holding objection to this application. The King’s Head is in the Conservation Area and is designated a building of “Local Note”. It is also surrounded by residential neighbours. Care is needed to ensure that signs and illumination are appropriate to the setting, and won’t cause nuisance. In particular the PC is concerned that:
- (1) *Insufficient information provided on whether the new lights are replacements or additions to the existing lights.*
- (2) *The Parish Council supports concerns raised by neighbouring residents about the illumination levels on the site and would like to be assured that illumination will be no more than at present, and would not spill beyond the curtilage of the site. Recommended that a condition is included in any planning consent.*
- (iv) **19/00053/APP** - Tennis Courts Woodways Haddenham Buckinghamshire
Construction of two mini-tennis courts with associated chain link fencing, provision of new footpaths including new pedestrian access to Woodways, associated tree removal. Installation of new cycle shelter and bollards in existing car park, line marking to car park.
This planning application is submitted and SUPPORTED by the Parish Council.
- (v) **19/00087/APP** - Land At Haddenham Glebe Stanbridge Road Haddenham Buckinghamshire
Minor non-material changes to the appearance of selected dwellings approved under Reserved

Matters planning permission ref. 17/01841/ADP for phases 1 and 2
The Parish Council has no objection.

- (vi) **19/00092/APP** - 14 Wyre Close Haddenham Buckinghamshire HP17 8AU
Proposed front porch, rear box dormer, re-configure existing front dormers.
The Parish Council has no objection.
- (vii) **19/00172/APP** - Haddenham Care Home Westfield Close Haddenham Bucks HP17 8FJ
Erection of Care Home (Use Class C2)
The Parish Council SUPPORTS this application which fulfils a need demonstrated in the Haddenham Neighbourhood Plan.
- (viii) **19/00216/APP** - 2 Hotspur Close Haddenham Buckinghamshire HP17 8QE
Single storey rear extension.
The Parish Council has no objection.

P19 85 DECISIONS

The following recent LPA decisions were noted:

16/00047/APP Land At Dollicott Paddock Dollicott Haddenham Buckinghamshire
Erection of 10 No. two storey houses contained within 3 No. terraces, with car parking, refuse storage and landscaping works.

AVDC - approved

18/02281/APP and **18/02282/ALB** - Rose Cottage Mill Lane Haddenham Buckinghamshire OX9 3SA
Demolition of the existing front and side single storey and the erection of a single storey front extension, single and two storey side extension and replacement windows to the original cottage

AVDC - application withdrawn

18/03547/APP - 27 High Street Haddenham Buckinghamshire HP17 8ES
Variation of Condition 2 on application 17/00688/APP - The materials to be varied will be in accordance to the rest of the dwelling stone cladding to the ground floor and render to the first floor.

AVDC approved

18/03671/ALB - 2 Fern Lane Haddenham Buckinghamshire HP17 8EL
Reinstate one doorway blocked up following permission 80/01166/AV approval

AVDC - consent granted

18/02872/ALB - 1 Gibson Lane Haddenham Buckinghamshire HP17 8AP
Demolition of existing lean-to structures and construction of new single storey rear extension. Internal alterations to the Listed Cottage (Part retrospective)

AVDC - consent granted

18/03622/APP - 30 Crabtree Road Haddenham Buckinghamshire HP17 8AT
Conversion of garage to study and installation of three velux windows on north side elevation.

AVDC - Approved

P19 86 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

- The planning application for the pavilion was approved last week.
- The application for a local centre comprising of a nursery, shop, and 17 apartments is still under consideration. The PC has a holding objection due to insufficient parking on the site to comply with the Neighbourhood Plan and the applicant has now submitted a Parking Appraisal, a copy of which has been circulated and which the planning officer is satisfied with.

- Majestic Care Homes application for the Airfield care home is now registered and on this agenda.
- The pitches should be ready for hand over - meeting with AVDC / CALA on 29/01/19.
- BCC have confirmed that they do not carry out any inspections of SuDS areas prior to hand over, responsibility for this would lie with AVDC. Now need to confirm with AVDC that this will be done.

Dollicott site - CALA homes

- No update from Bucks CC on the 20mph speed limit change on Dollicott that is a condition of the development.
- Landscaping almost complete - wild flower seeds due to be planted in January.
- The highways will be adopted by BCC around 30th September 2019, this will trigger the adoption of the street lights by HPC.
- Confirmed that the street lights are dimmed to 70% output 22:00-06:00

Stanbridge Road sites - Rectory Homes

- The 30mph speed limit on Stanbridge Road has been followed up by TfB but we have had no feedback since.

Aston Road Glebe Site - Dandara

- No further progress on the phase 3&4 application - Dandara confirmed they haven't been pushing this.
- Met with Dandara representatives on 28/11/19
- The housing mix for Ph3&4 will be adjusted to have more 2/3 bed properties (not more properties though).
- A deed of variation to the s106 agreement is under discussion. A better definition of the bus contribution is being asked for. The sports & leisure projects will be amended to include the pavilion on the site as well as the village hall.
- Ground water monitoring of the burial ground area is now complete and the PC will receive a copy of the report. The levels look acceptable for some of the site to be used. Still no confirmation from Dandara or AVDC that the Environment agency has approved the burial ground. The Parish Council will have to approach the EA themselves to seek reassurance.
- PCMS have raised concerns about the levels on the site (the pavilion being below the cricket pitches) and no account being taken of the cricket pitch or pavilion in the surface water drainage scheme. A letter has been sent by HPC to AVDC and BCC officers asking for these issues to be taken into account.

Land West of Churchway (HAD007)

- Amended plans were considered in October and since then the applicant has told us that AVDC have asked for further amendments. Therefore no response has been sent and HPC will respond when the final amendments are available.

P19 87 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

(1) Concerns about the lack of planning notices for the 2 applications on High Street.

Passed on to AVDC - response that the notices only have to be up for 21 days during the application period. Residents can respond at any time during the process.

(2) Thame Town Council - notice of Thame Neighbourhood Plan Review and invitation to raise any concerns.

It was suggested an informal meeting is arranged to discuss mutual interests.

(3) Response from the AVDC's enforcement officer regarding the lack of render on the wall at the rear of 35 Townside that faces onto High Street. This was reported back in 2016. Planning permission was granted in 2008. He reported that

"there is no current breach of planning as the building work to the garden room have not been completed as of yet.

Condition states that 'within one month of the completion of construction work (to the roof of the existing barn and erection of the garden room) the building and wall shall be rendered using a lime based render and lime washed' – as such we are unable to take any action as works to the garden room are ongoing.

I can also confirm that the tiles used on the development were previously approved and the materials condition discharged as part of application with reference 08/A2536/DIS1."

(4) Neighbour's objections to 19/0005/APP.

(5) Additional information and discussions with the agent and officer have addressed the majority of the concerns raised by the Parish Council. Assurance has been given that water and biodiversity concerns can be addressed through conditions on consent. The objection to the application has therefore been withdrawn.

(6) The South Oxfordshire DC Local Plan is out for consultation again having been revised after the Council voted against the original submission. New sites have been included, in particular on Grenoble Road on the outskirts of Oxford which is a much better location to allocate Oxford's unmet need.

P19 88 DATES OF FUTURE MEETINGS

Monday 18th February 2019.

PUBLIC PARTICIPATION

(1) HAD007 - has this gone away we have heard nothing about it recently?

No, we understand AVDC officers have asked for further revisions which are under discussion. A revised application is expected.

(2) Does the parking on the plans for 41 High Street comply with the neighbourhood plan?

Yes, 2 spaces for a 3 bed dwelling meets the criteria for on plot parking.

Will the access meet building regulation requirements?

Possibly not, it is very narrow. For the experts to assess though.

The window on the 1st floor of the proposed new dwelling will look directly into living and bedrooms on properties on The Croft.

This could be addressed by a condition that the window is opaque, so may not be material.

The distance from the new dwelling to the properties on the Croft is only 17-18m, this doesn't comply with regulations and will impact on 33 & 35 the Croft in particular.

Agreed this is a concern.

The sedum roof is a concern as it may not last and will look neglected.

This won't be a material consideration.

The Parish council will carefully word its objection to try and ensure material concerns are raised that can be upheld.

CLOSURE OF THE MEETING

The meeting closed at 8.43pm.

Signed: _____
Chair

Date: 18th February 2019