

MINUTES
PLANNING COMMITTEE MEETING
Monday 18th February 2019, 7.00pm
Day Centre Lounge, Haddenham Village Hall

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

P19 89 CO-OPTION TO THE COMMITTEE

It was PROPOSED, SECONDED and AGREED to co-opt Mr. Edwards on to the Planning Committee.

P19 90 APOLOGIES

None - all present.

P19 91 DECLARATIONS OF INTEREST

There were no declarations of interest.

P19 92 MINUTES

The minutes of the meeting held on 28th January 2019 were AGREED as a true record and signed.

P19 93 PLANNING APPLICATIONS

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

- (i) 18/03908/AGN - Mill Barn Mill Lane Haddenham Buckinghamshire OX9 3SA
Erection of agricultural building
The Parish Council has no objection subject to making an Article 4 direction to remove permitted development rights for change of use to residential.
- (ii) 19/00111/APP - Land Adj To 3-13 Harts Road Haddenham
Creation of 7 no. parking bays Buckinghamshire
The Parish Council has no objection but suggests that kerb cross-overs are provided for the 2 properties with hard standing as no cross overs are provided as part of this scheme.
- (iii) 19/00413/APP - 114 Sheerstock Haddenham Buckinghamshire HP17 8EX
Single storey front extension, two storey rear extension and extension to garage.
The Parish Council has no objection.
- (iv) 19/00416/APP - 7 Windmill Road Haddenham Buckinghamshire HP17 8JA
Demolition of existing rear extension and replace with new single storey rear extension, new window to front elevation and new patio decking.
The Parish Council has no objection subject to:
 - (a) *the historic buildings officer being satisfied with the proposals*
 - (b) *no over-hanging of the boundary with No. 5*
 - (c) *confirmation that there will be no impact on No. 9 as it appears that re-orientation of the patio doors to face southwards down the garden of would be an improvement for both properties*

- (v) 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.

It was noted that the description of the application has been amended to:

Replacement signage comprising one set of sign written text to building, one new double sided pictorial to existing post externally illuminated by new linolites affixed to existing pole, one new amenity board, one new lantern over front door, one new directional sign fixed to existing posts with new trough light, one internally illuminated fascia sign to gable, one externally illuminated fascia sign to High Street entrance and four new flood lights

The Parish Council upholds its original objection as it is still not clear if the lighting is supplementary or replacement. The proposed lighting should be of an appropriate level which respects the location both in the Conservation Area and with residential neighbours. A condition to restrict the light to within the curtilage of the site is requested.

- (vi) 19/00409/APP 67 Thame Road Haddenham Buckinghamshire HP17 8EP
Single storey rear and side extension, new front dormer, new rear dormer and internal alterations
The Parish Council OBJECTS to this application for the following reasons:
(1) *Loss of the garage and an increase in the number of bedrooms with no demonstration of how the required 3 parking spaces can be accommodated on the site to comply with Neighbourhood Plan policy TGA1.*
(2) *The proposed balcony is contrary to AVDC design guidelines.*

P19 94 DECISIONS

The following recent LPA decisions were noted:

18/04493/APP - 27 Fort End Haddenham Buckinghamshire HP17 8EJ

Single storey front and rear extensions and the conversion of the existing internal/external store

AVDC- householder approved

18/03970/COUAR - The Paddock Stanbridge Road Haddenham Buckinghamshire

Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of an agricultural building into one dwellinghouse (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b)).

AVDC- application withdrawn

18/03800/AAD - DAF Trucks Limited Haddenham Business Park Pegasus Way Haddenham

Buckinghamshire HP17 8LJ

Lawn Sign with non illuminated built up letters and 3 fibreglass flagpoles

AVDC - advert consent

18/03949/ALB - 12 High Street Haddenham Buckinghamshire HP17 8ER

Replacement of the existing rear porch and replacing the corrugated iron roof with toughened glass.

AVDC - Listed building consent

P19 95 NEW BURIAL GROUND PROPOSAL

The receipt of a burial ground proposal from Dandara for the Aston Road site was noted. The Finance and General Purposes Committee will discuss appointing a specialist consultant to advise on a response to the phase 3 & 4 application.

P19 96 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

- The pavilion now has planning permission so PCMS have gone out to tender.
- 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, however the PC has been informed by the planning officer that District Cllr Foster has reviewed the application and has agreed it can be approved under delegated powers. The s106 agreement will include a contribution towards a TRO for parking restrictions on the main road of the development. The 17 flats will generate a sports and leisure contribution.
- Majestic Care Homes application for the care home is under consideration.
- A meeting was held with CALA and AVDC to discuss the transfer of land. This is to be reported at Finance & General Purposes Committee.

Dollicott site - CALA homes

- The last update from Bucks CC in October 2018 on the 20mph speed limit change on Dollicott informed us that speed monitoring was being carried out and the data would be used to make a decision.
- Landscaping almost complete - wild flower seeds due to be planted when ground conditions improve.

Stanbridge Road sites - Rectory Homes

- In October 2018 Bucks CC were chasing TfB regarding the 30mph speed limit on Stanbridge Road. Nothing has changed since. Another update has been requested on 12/02.

Aston Road Glebe Site - Dandara

- No further progress on the phase 3&4 application - Dandara confirmed they haven't been pushing this.
- Ground water monitoring of the burial ground area is now complete and the PC has received a copy of the report (see agenda). 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. Dandara have confirmed they are working to resolve this.

Land West of Churchway

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 97 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA - None

P19 98 DATES OF FUTURE MEETINGS - Monday 4th March 2019.

PUBLIC PARTICIPATION

- We need to get a footpath through to Dollicott from HAD007
This is included on the plans and we are also trying to get Lands Improvement to agree to a link to the CALA site via the remaining employment site that links them.
- Will a disabled parking bay be included on Harts Road?
These are usually only included when needed so it's not likely at the moment.

CLOSURE OF THE MEETING

Signed: _____
Chair

Date: 25th March 2019