

MINUTES
PLANNING COMMITTEE MEETING
Monday 29th April 2019, 7.00pm
Day Centre Lounge, Haddenham Village Hall

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

P19 116 APOLOGIES

Mr. Edwards had resigned from the Council since the agenda was circulated, so was not present.

P19 117 DECLARATIONS OF INTEREST

There were no declarations of interest

P19 118 MINUTES

The minutes of the meeting held on 8th April 2019 were not yet complete due to holiday. They will be signed at the next meeting.

P19 119 PLANNING APPLICATIONS

To consider the Council's response to the following new planning applications:

- (i) 19/01302/APP 16 Old Mill Close Haddenham Buckinghamshire HP17 8HQ
Demolition of existing garage and rear extension and erection of single storey side and rear extensions
The Parish Council has no objection subject to confirmation that :
(1) the proposal meets AVDC design guidance on residential extensions in respect of daylighting infringement to neighbouring property (insufficient information provided to assess) and
(2) there is sufficient on plot parking to off-set the loss of the garage
- (ii) 19/00914/APP 165 Churchway Haddenham Buckinghamshire HP17 8LG
Regularisation for location of chiller unit. (retrospective)
The Parish Council objects to this application.
Reason: The previous application (11/02004/APP) permitted the units subject to being contained within a suitable enclosure for the purposes of noise abatement within 28 days of the approval. The PC understands this has not been done.
- (iii) 19/01325/ACL 10 Fern Lane Haddenham Buckinghamshire HP17 8EL
Application for a Lawful Development Certificate for an existing use of The Old Brewery Flat as an independent single residential property.
The Parish Council opposes this application.
Reason: No evidence of continuous use has been presented. The building is essentially part of 10 Fern Lane and lacks the normal amenities for an acceptable independent dwelling.
- (iv) 19/01391/APP 13 Roberts Road Haddenham Buckinghamshire HP17 8HH
Single storey rear and side extension.
The Parish Council has no objection subject to confirmation that the proposal meets AVDC design

guidance on residential extensions in respect of daylighting infringement to neighbouring property (insufficient information provided to assess).

- (v) 19/01418/APP 6 Townside Haddenham Buckinghamshire HP17 8BG
Demolish existing brick shed and replace with garden room
The Parish Council has no objection subject to the addition of a condition that the proposed garden room is to be used as ancillary only, and not to be used as lettable or independent habitable space

Public Participation

The Chair allowed a representation from a resident at this point of the meeting.

The following concerns were raised regarding 19/01469/APP and the impact on 17 Rosemary Lane:

- 1) There is a difference in the ground levels between the properties which is not obvious in the plans. This difference, and the close proximity of the property to the boundary could mean that the residents of 17 Rosemary lane could look directly into the velux windows in the roof of the proposed new building.
- 2) The proposed new building will be higher than the existing building so there could potentially be over-shadowing.
- 3) The light from the velux windows would cause light pollution..
- 4) The plans don't show vents for the shower / kitchen area, but if these are included they should not vent towards 17 Rosemary Lane.
- 5) The witchert wall between the properties does not form part of the existing building, so there may need to be a party wall agreement. (Noted that this is not a planning matter).

- (vi) 19/01469/APP 10 Rudds Lane Haddenham Buckinghamshire HP17 8JP
Removal of existing outbuilding/garage and replace with building/store.

The Parish Council has no objection subject to:

1. *Submission of an appropriate method statement for treatment of the affected witchert walls in compliance with AVDC witchert walls guidance*
2. *Confirmation that there is no infringement of 17 Rosemary Lane.*
In particular concerns have been raised regarding
 - (i) *The difference in the ground levels between the properties which is not obvious in the plans. This difference, and the close proximity of the property to the boundary could mean that the residents of 17 Rosemary lane could look directly into the velux windows in the roof of the proposed new building.*
 - (ii) *The proposed new building will be higher than the existing building so there could potentially be over-shadowing.*
 - (iii) *The light from the velux windows could cause light pollution.*
3. *Any comments by Heritage Officer*
4. *The addition of a condition that the proposed building is to be used as an ancillary summer room only, and not to be used as lettable or independent habitable space.*

P19 120 DECISIONS

The following recent LPA decisions were noted:

18/02487/APP - 29 Wykeham Way Haddenham Buckinghamshire HP17 8BU

Front porch extension. Part first floor extension. Garage conversion and single storey side/front extension.

AVDC – application withdrawn

18/03202/ALB and 18/03201/APP - 9 Flint Street Haddenham Buckinghamshire HP17 8AL

Single storey rear extension, and removal of internal wall

AVDC approved and Listed Building Consent

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. (Amended Plan)

AVDC – consent granted

P19 121 APPEAL

It was noted that an appeal has been lodged to the Secretary of State for non-determination of planning application 18/02755/APP at 9 Gibson Lane. Reference 19/00027/NONDET. (Not refusal as stated on the agenda).

P19 122 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

- Majestic Care Homes application for the care home is under consideration.
- CALA homes have given the required 3 months' notice to terminate the lease on the existing pitches and provided a draft lease for the new pitches. The provisional certificate for the new pitches has not yet been issued as AVDC have not yet been asked by CALA to do this.
- A new application has been received for the final plot (N) on the business park at the Airfield. The applicant has agreed to discuss the footpath through the site.

Dollicott site - CALA homes

- No new update regarding the 20mph speed limit.

Stanbridge Road sites - Rectory Homes

- No new update regarding the 30mph speed limit.

Aston Road Glebe Site - Dandara

- The revised phase 3&4 application is still under consideration at AVDC. HPC has been asked to enter into a legal agreement for the transfer of assets and is seeking legal advice on this.

Land West of Churchway

- Revised application is under consideration at AVDC. No confirmation about the new public consultation and site notices which have not yet gone out.

P19 123 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

None

P19 124 DATES OF FUTURE MEETINGS

Monday 13th May 2019.

PUBLIC PARTICIPATION

There were no further requests to participate.

CLOSURE OF THE MEETING

The meeting closed at 7.40pm

Signed: _____
Chair

Date: 3rd June 2019