

MINUTES
PLANNING COMMITTEE MEETING
Monday 3rd June 2019, 7.00pm
Day Centre Lounge, Haddenham Village Hall

Present: Mr. O'Hanlon, Ms. Poole, Mr. Truesdale (Chair), and Mr. Young.
Clerk Ms. Gilbert
Deputy Clerk Mrs Marsden
7 members of the public and Cllr Mr Hoare
Sally Curtis, JFC Developments for application 19/01806/APP

P20 1 VICE-CHAIR

Mr. Sharp was PROPOSED, SECONDED and AGREED as Vice-Chair of the committee.

P20 2 APOLOGIES

Apologies for absence were received and accepted from Mr. Sharp (personal).

P20 3 DECLARATIONS OF INTEREST

There were no declarations of interest.

P20 4 MINUTES

The minutes of the meetings held on 8th and 29th April 2019 were AGREED as a true record. Mr Truesdale pointed out that a correction to the original response to the Land at Churchway application had been made. The B1/B2 use class orders were incorrectly quoted on the original as per the minutes.

P20 5 PLANNING APPLICATIONS

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

- (i) 19/01737/APP 114 Sheerstock Haddenham Buckinghamshire HP17 8EX
Single storey front extension, two storey rear extension and extension to garage (amendment to 19/00413/APP)
The Parish Council has no objection.

- (ii) 19/01806/APP Land Off Aston Road Haddenham Buckinghamshire
Demolition of existing buildings and erection of two dwellings
The Parish Council opposes this application for the following reasons:
This small site is surrounded on 3 sides by what will become the open space on the adjoining Aston Road/Stanbridge Road development, originally approved in outline on appeal in 2016 for 280 houses (application reference 14/02666/AOP). This is one of the three principal sites which will contribute the majority of Haddenham's 50% growth of over 1000 homes as a VALP strategic settlement. Its design is therefore of critical importance to the future of the village.
Following the appeal and disposal of the site to developer Dandara, considerable care and resources have gone into the layout and design, which Dandara has discussed with the Parish Council and with AVDC in great detail. Phases 1 and 2 are now on site; phases 3 and 4 are the subject of a current reserved matters application. A particular feature of the overall layout has been to retain the rural feel along Aston Road in its approach to Church End, and into the heart of the Conservation Area. The new homes are accordingly set well back from the existing village boundary and from the

Conservation Area on the western edge of the scheme, being separated by a large area of open space comprising a new cricket ground and a new burial ground. Similarly the southern edge of the development is set well back from Aston Road, being separated by a green belt, including a large swale. No new building is due to take place on Aston Road itself, so that the current last house in the village on the north side (7 Aston Rd) will remain the last property directly situated on Aston Road, and the rural approach into Church End will thereby be largely retained. All of the green spaces on the development will be transferred to the Parish Council to manage as open space in perpetuity. This proposal for 2 homes negates the above design concept by inserting 2 new buildings which will look incongruous and out of keeping with both the surrounding new development and the existing settlement. They will also intrude into, and be detrimental to the setting of, the green and calm ambience of the adjoining burial and cricket grounds.

The Parish Council indeed anticipated a potential issue arising from this derelict land in its response to AVDC at the time of Dandara's initial application reference 17/01841/ADP: "The PC is concerned that a small parcel of derelict land on the north side of Aston Road opposite Tiggywinkles is not included within the development and looks likely either to remain an eyesore or could come forward again for development. Either way, the outcome is a discordant intrusion which will detract from the success of Dandara's proposals. The PC calls on AVDC to use its compulsory purchase powers to acquire this site for open space in the interests of completing this development and making it a success."

The Parish Council strongly urges AVDC to refuse this application and calls on AVDC to action compulsory purchase in the interests of delivering a satisfactory outcome for the larger development.

In the unlikely event that AVDC were minded to approve this development, the PC would wish to see a more sympathetic elevational treatment, perhaps taking its cue from one of Dandara's design/materials styles. The PC would also wish to see a construction site management plan with all construction traffic approaching from Stanbridge Road and none via Church End.

The Parish Council will send a representative if this application goes to committee.

- (iii) 19/01945/APP 14 Dovecote Haddenham Buckinghamshire HP17 8BP
Two storey side and single storey rear extensions
The Parish Council has no objection subject to confirmation that there is no daylighting infringement of the adjoining property.
- (iv) 18/02246/APP and 18/02247/ALB
Bigstrup Farm Aylesbury Road Haddenham Buckinghamshire HP17 8TX
Conversion and restoration of redundant barns to create an Outreach Education Centre and Wedding Venue, plus the demolition of a former silage barn and erection of a replacement restaurant/kitchen building and formation of associated new access drive and car park.
The Parish Council maintains its previous objections to this application on the grounds of highway access and noise disturbance to neighbours from the wedding venue business.

Public participation

Mr. Truesdale allowed members of the public to make representations at this point. Three Dinton parish residents were present who expressed concerns about the application. They have submitted a response to the transport statement raising several issues, which is available online. A noise test was carried out to measure the potential noise disturbance from weddings at the venue and many Dinton residents were concerned at the distance the noise travelled, this is also available online.

P20 6 DECISIONS

The following recent LPA decisions were noted:

19/00582/APP - 19 Thame Road Haddenham Buckinghamshire HP17 8EW

Loft conversion with rear dormer and first floor side extension

AVDC – approved

19/00826/APP and 19/00827/ALB - Rose Cottage Mill Lane Haddenham Buckinghamshire OX9 3SA

Demolition of the existing single storey conservatory entrance hall and the erection of a front porch, a single storey and one and a half -storey side extensions and replacement of windows to the original cottage

AVDC – approved and Listed Building Consent

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

AVDC - approved

P20 7 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.
- In response to correspondence received, Mr. Truesdale and the Clerk met with the residents of Platers Road to hear their concerns about the proposed footpath access into their private road from the Land West of Churchway.

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.
- District Cllr Mrs Brandis has arranged a meeting with the new planning officer that Mr. Truesdale and the Clerk will attend on 4th June.

P20 8 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

No further correspondence.

P20 9 DATES OF FUTURE MEETINGS

Monday 24th June 2019.

PUBLIC PARTICIPATION

Could the Parish Council please note the concerns of local residents regarding correspondence that has been published on the AVDC website for planning application on land at 14 Townsend. The owner appears to be reinstating the application which has never been determined. The Parish Council objected to the application, and everyone would like to see this site retained as a green open space buffer between the existing properties and the proposed development on Land west of Churchway (17/02880/AOP).

The Parish Council did object, and requested that if the site was to be approved for development that access should be via the 17/02880/AOP site. The VALP Inspector did say there should be a green buffer between the new and existing properties, but we don't know what discussions there have been since then. The highways and heritage officers have objected to the application so why it has not been determined (refused) is not clear. Mrs. Brandis agreed to find out what is happening with the application.

CLOSURE OF THE MEETING

The meeting closed at 7.30pm.

Signed: _____
Chair

Date: 24th June 2019