

**MINUTES**  
**PLANNING COMMITTEE MEETING**  
Monday 15<sup>th</sup> July 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  
Clerk: Ms. Gilbert  
Deputy Clerk: Mrs Marsden  
Tim Northey and George Bethell-Vickers – Rectory Homes  
18 members of the public and Cllr Brown

**P20 18 APOLOGIES**

All members were present.

**P20 19 DECLARATIONS OF INTEREST**

Mr. O'Hanlon declared an interest as he has a business involvement with Rectory Homes, although not on this site but another site outside of the parish. He did not participate in the discussion or vote on the response to application 19/02145/APP.

**P20 20 MINUTES**

The minutes of the meeting held on 24<sup>th</sup> June 2019 were AGREED as a true record and signed.

**P20 21 PLANNING APPLICATIONS**

Prior to discussion of the applications Mr Truesdale invited Tim Northey to give a short presentation on behalf of Rectory Homes for planning application 19/02145/APP.

- The application is for 43 dwellings on 1 Ha with a single new access off Lower Road
- A TRO will be needed to move the 30mph limit beyond the site entrance.
- A Transport Assessment has been submitted which finds no significant impact on traffic movements, but Highways have not yet responded.
- The mix will include 1, 2 and 3 bedroom units aimed at first time buyers, with 35% being affordable. An assessment of the housing mix on existing new developments has found that so far Haddenham has no 1 bed units and only 11% 2 bed units, and the market indicates a need for these.
- The density on the site is relatively high to improve affordability.
- The build quality will be of the same high standard as the previous Rectory developments on Stanbridge Road.
- Car Parking provision on the site complies with Neighbourhood Plan policy TGA1, with 86 allocated spaces plus additional unallocated spaces.
- Ecology, Flood Risk, Transport, all the usual assessments have been carried out.
- It is appreciated that Haddenham has taken a lot of new development, but this development is targeted to provide the type of housing that has not yet been included.
- AVDC's affordable housing officer has just responded to the application and is asking for some revisions to the mix, but there has not yet been time to address this.

Mr. Truesdale then gave the Committee the opportunity to ask questions:

Q. The planning statement submitted with the application is a very useful document. AVDC and the Inspector for the VALP seem to have now agreed that the correct number of houses for the District is 30,100, it would therefore seem that the pressure is off Haddenham to provide more housing. Why submit this application now as it is not needed to deliver the number in the VALP?

A. The position on the housing number has not yet gone back out to consultation, which should happen in late summer / early autumn. The industry representations will be pushing for higher numbers. As there is currently not an up to date local plan house building is being determined by market forces.

Q. Sales on the current new developments are reported to be very slow, is this due to over-supply?

A. All the houses on the Rectory sites on Stanbridge Road have sold, and feedback from the marketing of those sites was that there is a demand for smaller units.

Q. What is the definition of affordable?

A. Mr Truesdale explained that the affordable allocation is a mix of 75% rented and 25% shared ownership. This is defined by government, with shared ownership being an initial 50% purchase: 50% rent which can progress towards 100% ownership in later years if there is the ability to do so. Affordable rent is defined as 80% of the market rent, which in this area is still beyond what many can afford. Private sales are not affordable for the majority, but reducing the size of the units is one way to help with this.

Q. Do you have an option on the next area of land to the east?

A. Yes

Q. So Rectory are building on the site in bite sized chunks rather than one big application?

A. Yes.

Q. if developers on the existing sites have over-egged the demand for bigger homes can they not review the size of units on the existing sites?

A. They could review the mix, but it would have to go back through planning and a revised S106 agreement so it is unlikely to be worth the effort. It is more likely that building would stop until the demand returns.

Q. Why is no green space provided within the development?

A. Off-site contributions will be made toward the parish's sport and leisure projects.

Q. For residents of the new development to access nearby facilities they would have to cross the junction of Stanbridge Road, Lower Road, Woodways. This junction is already an accident hot-spot so it wouldn't be safe.

A. The statistics do not indicate that there is a significant problem at this junction.

Q. This site was assessed as part of the HELAA for the VALP, being referenced HAD009, and was rejected apart from the 43 homes already built on Stanbridge Road. The assessment was that the remainder of the site is poorly related to the rest of the village from the north and the south, and impacts on views from the Chilterns. Similar comments were made for HAD002 further north on the east side of the village and the Richborough application on that site was refused on Appeal. It would not seem that development east of Stanbridge Road would be favoured.

A. The context of the 2 sites is different. This site has development on 2 sides already, whereas HAD002 had none. The HELAA is only a basic desktop assessment, and AVDC's decision could change as has been the case on other sites assessed in the VALP.

Mr. Truesdale then gave members of the public the opportunity to ask questions.

There were 3 requests to speak.

1. It is commendable that the site is being aimed at first time buyers but can you give an estimate of what the pricing is likely to be?

A. The price depends on the market at the time of sale of the land which doesn't happen until after planning permission is granted, which if it happens is unlikely to be for a couple of years. A rough indication of the current market cost would be £250-275K.

2. Are the homes going to be carbon neutral?

A. Building regulations change next year and Rectory are looking at how they will achieve this with the current technology not always being up to standard. There have been issues in the past with ground source heating systems for example. It is a challenge for the industry as a whole. Where we

can we will utilise existing technology but it will depend on the timing of building.

Mr. O'Hanlon raised the general point that using cross laminated timber is a good way of sequestering carbon in new builds.

3. Several points to raise:

(1) AVDC's affordable housing officer says the mix of housing is wrong.

(2) The data regarding accidents at the cross roads is flawed as I live on the junction and cars regularly end up in my garden.

(3) Rectory's piecemeal approach has filled in along Stanbridge Road already, this encroachment over time should be stopped.

(4) Some of the proposed homes will be 2<sup>1</sup>/<sub>2</sub> storeys so will have a bigger impact on views.

A. Rectory could work with BCC on a feasibility study to improve safety at the junction, possibly by installing a VAS or narrowing to a single access, but it is not usually a requirement for a developer to address an already existing problem.

6 members of the public left at this point of the meeting, expressing anger at the Rectory Homes application.

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

- (i) 19/02145/APP Land South Of Lower Road Haddenham Buckinghamshire  
Erection of 43 two and two and a half storey flats and houses, including 35% affordable housing, together with a proposed new access off Lower Road, parking, landscaping and all enabling work.

The Parish Council OPPOSES this application for the following reasons:

- The wider site was assessed as HAD009 in the HELLA for the VALP. Only one section of the site, fronting onto Stanbridge Road, was considered suitable for development of 43 houses. These houses are now built.
- A subsequent application for 14 houses on adjacent land at Fairfields Farm was approved and is currently under construction. A separate application for 16 houses adjacent to Haddenham Garden Centre is still to be determined but would fill the gap as far as Haddenham Garden Centre. These 30 houses are already in addition to the VALP allocation.
- The VALP is now well advanced, and housing numbers have been agreed between AVDC and the Inspector, therefore the pressure for any more in Haddenham has been lifted in current plan period.
- The Jan 2017 HELAA concluded that the remainder of HAD009, including the proposed site, was unsuitable for development due to its poor relationship with the north and south of the village and the impact on views from the Chilterns.
- An application for 72 houses on a site further north on land east of Churchway, HAD002 in the HELLA, was rejected on appeal. This decision sets a better precedent for determination than the two appeals quoted by Rectory in their application. The reason for rejection was: "the rest of the site is poorly related to existing development from the east and the south, including long distance views to the Chilterns". This decision in particular follows the HELAA conclusion that eastwards expansion beyond the Stanbridge Rd frontage should be resisted.
- AVDC's most recent April 2019 5-year Housing Land Supply position is positive at 5.9 years (as Rectory Homes acknowledge).
- Slow sales on other sites may indicate over-supply/market saturation, so the need is not demonstrated.
- There is a sustainability issue for Haddenham, where there is a strong feeling in the community that it has exhausted its capacity to absorb the cumulative impact of 50% growth in such a short time period, we repeat "enough is enough"
- Yet again no attention is being given to growth impact on highways in particular. The cumulative impact of sequential development is causing disintegration of the village roads, parking problems

and endless road works. The increased number of HGVs on minor village roads, not suitable for such vehicles has become a real problem, property is being damaged and weight limits on bridges ignored.

- The junction of Stanbridge Road and Lower Road is an accident hot-spot in the village with cars failing to slow down on approach to the village via Lower Road, and vehicles traveling south or north along Stanbridge Road regularly overshooting the junction and ending up in the gardens of properties. The proximity of the proposed new access road close to this junction is likely to add to the hazards. If the officer is minded to approve this application a feasibility study for traffic calming around the junction should be carried out.
- If further development is required in a future plan period (post 2033), this site is unlikely to be high in the ranking of suitable sites.

(ii) 19/02310/APP - 4 Townsend Haddenham Buckinghamshire HP17 8JW

Remove a section of rear wall to kitchen/hallway on two floor and install external disabled lift  
*The Parish Council has no objection.*

## **P20 22 DECISIONS**

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)

**AVDC - approved**

## **P20 23 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 was requested and AVDC have confirmed it can be issued. The PC's solicitor is in discussions with CALA's solicitor regarding the details of the land transfer for the pitches and the pavilion. The play area has passed its safety inspection and will also have the provisional certificate issued.
- The application for the final plot (N) on the business park at the Airfield is in progress. The applicant has agreed to discuss the footpath through the site, but nothing more has progressed as yet.
- Building work has started on the site of the shop, nursery and flats.

### **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.

### **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.
- The applicant has told us that the recently appointed new officer has left AVDC and they are waiting for another new one to be appointed.

### **Land South of Lower Road**

Rectory homes have submitted a new application for 43 homes on a site south of Lower Road. The site is not included in the VALP. The application is on tonight's agenda.

**P20 24 DELEGATION FOR AUGUST RECESS**

It was AGREED to delegate to the Clerk following consultation with the committee by email to respond to minor planning applications that require a response prior to the next meeting.

**P20 25 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA**

The Committee were concerned at the last meeting that the application to extend 8 Sheerstock was on land in the ownership of 10 Sheerstock. The Clerk has spoken to the owner of 8 Sheerstock who confirmed that the land has been purchased by them but not yet updated on Land Registry.

**P20 26 DATES OF FUTURE MEETINGS**

Monday 2<sup>nd</sup> September 2019.

**PUBLIC PARTICIPATION**

There were no further requests to participate.

**CLOSURE OF THE MEETING**

The meeting closed at 7.55pm

Signed: \_\_\_\_\_  
Chair

Date: 2<sup>nd</sup> September 2019