

DRAFT MINUTES
PLANNING COMMITTEE MEETING
Monday 23rd September 2019, 7.00pm
Day Centre Lounge, Haddenham Village Hall

Present: Cllrs Mr. O'Hanlon, Ms. Poole, Mr. Sharp, Mr. Truesdale (Chair) and Mr. Young.

Clerk: Ms. Gilbert

Assistant Clerk: Ms Griffiths

Members of the public: 7

P20 36 CO-OPTION TO THE COMMITTEE

Mr Hoare's application to join the Planning Committee was deferred to the next meeting as Mr Hoare was not present.

P20 37 APOLOGIES

There were no apologies.

P20 38 DECLARATIONS OF INTEREST

There were no declarations of interest.

P20 39 MINUTES

The minutes of the meeting held on 2 September 2019 were AGREED as a true record and signed.

P20 40 PRECEPT

The Council will need to budget for carrying out a traffic impact survey. Mr. Truesdale will speak with a potential contractor to get a rough idea of the cost involved. This could potentially be funded from the Neighbourhood Plan Projects reserve.

The revision of the Neighbourhood Plan has been scheduled and budgeted for 2020-22. It was agreed not to bring this forward, so it does not need to be factored into next year's precept.

P20 41 PLANNING APPLICATIONS

The Council's response to the following new planning application was AGREED:

(i) 19/03306/APP 10 Bridens Way Haddenham Buckinghamshire HP17 8DH

Erection of a detached three-bedroom dwelling house

The Parish Council OPPOSES this application for the following reasons:

1. The new property results in a cramped form of infill development created by "garden grabbing".
2. Access is awkward and parking arrangements cramped. Taken together with the loss of front garden to no 10 itself, the result will be an altogether more car-dominated frontage.
3. Tandem parking is not convenient resulting in one space often unused.
4. The PC's meeting was well attended by local residents very concerned about the intrusive impact on neighbouring properties and a valued street scene generally.
5. Space standards. A quick assessment against DCLG's 2015 "Technical housing standards – nationally described space standard" suggests that gross internal area is deficient irrespective of whether the property is assumed to be 3b5p or 3b6p. Bedroom sizes are also deficient. There would for instance be no space for school children to have a desk for study - an issue picked up in the National Housing Federation's September 2019 report on housing overcrowding.

CC/0042/19 St Marys Church Of England School Aston Road Haddenham Buckinghamshire HP17 8AF
Construction of a stand alone nursery building with associated external hard and soft play space, soft landscaping and car parking.

The Parish Council is still considering its response to the application. The additional information that has been received from Bucks County Council (BCC) will be circulated amongst the Committee and Mr Truesdale will speak with BCC regarding concerns about protecting the grass verges of the village green from damage caused by parking.

P20 42 DECISIONS

The following recent LPA decisions were noted:

19/01418/APP 6 Townside Haddenham Buckinghamshire HP17 8BG

Demolish existing brick shed and replace with garden room

AVDC- householder approved

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.

AVDC – approved

19/02716/APP - 11 Wyre Close Haddenham Buckinghamshire HP17 8AU

Garage conversion, increase the width of one frontage dormer, single storey side extension and first floor side extension.

AVDC – householder approved.

19/00914/APP 165 Churchway Haddenham Buckinghamshire HP17 8LG

Regularisation for location of chiller unit. (retrospective)

AVDC - approved

P20 43 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

- Majestic Care Homes application for the care home is under consideration.
- CALA handed over the sports pitches for use on 29/08/19, however the temporary lease has not yet been signed. The PC's solicitor has carried out due diligence on the land registry title for the Airfield site and provided a report prior to transfer of the freehold of the land for the pitches, pavilion, car park and play area.
- The application for the final plot (N) on the business park at the Airfield is in progress. Updated plans have been submitted but don't include the footpath link to the adjoining site. The Clerk has contacted AVDC and the planning officer has confirmed that Lands Improvement Holding included an undertaking to deliver the footpath in the land transfer, he has also put the PC in touch with the architect to discuss. The architect has confirmed that LIH will layout the path on the site once it is needed, when planning permission is granted on the adjoining site, and has provided a plan showing the path and a copy of the Land Registry documents that include it. If the PC is happy that this confirms the path is provided for the planning officer would like an acknowledgement of this.
- Building work has started on the site of the shop, nursery and flats.

Dollicott site - CALA homes

- The Clerk has asked for an update 20mph speed limit and received the following preliminary timetable:

KEY PROCESS	TIME OF YEAR
PRELIM DESIGN WORK	MID AUGUST TO MID OCTOBER
CONSULTATION (PUBLIC / STAKEHOLDER)	MID OCTOBER TO BEGINNING DECEMBER
DETAILED DESIGN AND OBTAINING QUOTES FOR DELIVERY	BEGINNING DECEMBER TO END OF JANUARY
IMPLEMENTATION OF PROJECT	FEBRUARY
POST CONSTRUCTION REVIEW AND CLOSEOUT	MARCH

Stanbridge Road sites - Rectory Homes

- The Clerk has asked for an update regarding the 30mph speed limit – as above for Dollicott as they will be done as a single TRO which is more cost effective.

Aston Road Glebe Site - Dandara

- The revised phase 3&4 application is still under consideration at AVDC.
- The footpath has partially re-opened, the section in the next phase will have to be closed intermittently whilst work progresses, which is anticipated to be complete by the end of the year.
- Danadara have nearly completed work on the open space for the Country Park area of the development and have asked AVDC for an inspection to take place for the issue of the provisional certificate. Once issued the provisional certificate will trigger a 2-year maintenance period prior to the land being transferred to the Parish Council

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 another new officer has recently been 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.

P20 44 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

No further correspondence.

P20 45 DATES OF FUTURE MEETINGS

Monday 14th October 2019.

PUBLIC PARTICIPATION

Several members of public expressed their concerns regarding the planning application at 10 Bridens Way. Those in neighbouring properties were particularly concerned about being overlooked by the proposed new house, as well as the impact it might have on reducing natural light into their home and the potential reduction in value to their properties.

CLOSURE OF THE MEETING

The meeting closed At 7:29pm

Signed: _____ DRAFT _____
Chair

Date: 14th October 2019