

**DRAFT MINUTES**  
**PLANNING COMMITTEE MEETING**  
Monday 14<sup>th</sup> October 2019, 7.00pm  
Day Centre Lounge, Haddenham Village Hall

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

**District Cllr:** Mrs Brandis

**Clerk:** Ms. Gilbert

**Assistant Clerk:** Ms Griffiths

**Members of the public:** 11 and Cllr. Brown and Cllr. Aston, as members of public.

**P20 46 CO-OPTION TO THE COMMITTEE**

It was PROPOSED and AGREED to co-opt Mr Hoare on to the Planning Committee and he then joined the meeting.

**P20 47 APOLOGIES**

There were no apologies as all members were present.

**P20 48 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**P20 49 MINUTES**

The minutes of the meeting held on 23 September 2019 were AGREED as a true record and signed.

**P20 50 PLANNING APPLICATIONS**

With regards to the first planning application, The Green Dragon - [19/03535/APP](#), Mr Truesdale invited the applicant Mr Collins to provide further details.

Mr Collins explained that his company had purchased the Green Dragon with the intention of renting it out to a tenant who would run it as a pub. They had a tenant lined up but they had dropped out between exchange and completion on the property. Since then they had been unable to find a tenant. Mr Collins invited any interested parties to contact him if they would be willing to take on the tenancy for the pub.

The following points were raised by members of the Planning Committee:

- It was pointed out that the viability report carried out by Bruton Knowles mentions the number of pub closures is reducing compared to previous years.
- The importance of the Green Dragon as an asset of community value was highlighted.
- It was explained that there was in interest in the pub from community interest groups and a separate bid had been submitted when the pub was last for sale that was over the asking price.
- Clarification was requested regarding the terms of the overage applicable to future sales of the pub.

Mr Collins clarified the terms of the overage as 70% and that this would be applicable for 70 years.

It was pointed out that this a stumbling block for many interested in purchasing the pub.

Mr Collins replied that it wouldn't put off anyone wishing to buy and keep the property as a pub as the overage wouldn't apply if the property remained a pub. Mr Collins stated at this point that it was his strong preference to lease the property to someone who would run it as a pub.

Mr Truesdale then permitted some questions from members of public. Clarification was sought on whether the overage would apply if the property was bought and sold as a pub.

Mr Collins confirmed the overage only applies if the property were turned into a house. This would be the case even if the property were not sold afterwards - the overage would apply as soon as the pub was converted to a house. Mr Collins explained that the point of the overage was to prevent the property being converted into a house. Scepticism was expressed by a member of public regarding this statement as the application that has been submitted is to convert the property to a house.

Another member of the public confirmed that he was part of a group that had previously tried to buy the Green Dragon and would still be interested in doing so if the overage didn't apply. He expressed his view that the overage was put in place to prevent a new buyer from taking the property on. He explained that it would make a mortgage difficult to obtain because it would be more difficult for the lender to recover funds if the business were to fail and they needed to release the security. He also explained that if someone were to make to the business a going concern then the overage would make the business more difficult to sell on.

The Planning Committee then raised the following points:

- The viability report that was carried out was questioned as it doesn't take into account the new housing development at Aston Road. The new homes at this site will be much closer to the Green Dragon than the other new housing developments.
- Haddenham has been designated as a strategic settlement with an anticipated growth to the population of 2,500 people.
- Concern was expressed that the overage would prevent a potential purchaser from obtaining finance to purchase or repair/improve the property.

Mr Collins restated the purpose of the overage was to prevent the pub from being converted into a house and confirmed that the overage will not be removed.

A member of the public explained that they were well acquainted with the pub industry and that applying an overage was common practice, and this issue was possibly being exaggerated.

Another member of the public asked whether the owner would consider selling to a community interest company without an overage as they would be unable to convert the property to a house or sell it to anyone other than a community interest company, who would also be unable to convert the property to a house.

Mr Collins responded that the community interest company wouldn't be affected by the overage if the property wasn't converted to a house, so they didn't need to be concerned about it, but the overage would not be removed.

It was suggested that it might be worth the owner putting the planning application on hold now the terms of the overage had been clarified, as there may now be some interest from those previously put off.

Mr Collins declined to do so but suggested that if the Parish Council supported the application to convert the Green Dragon to residential use and it was passed then the community would be given 3 months to get together a group to take on the lease.

It was explained that the history of the pub was that previous tenants had invested in the property and then the rents had been increased to unaffordable levels. The Parish Council could respond to the planning application but would not interfere with commercial negotiations.

Mr Collins explained that he would be open to signing a long term lease, possibly up to 10 or 20 years.

It was confirmed that the Parish Council would object to the planning application and that the principle reasons for objecting would be:

- The policy in the neighbourhood plan is to resist loss of community assets.
- Haddenham is due to expand and the expansion plans had taken into account the services that Haddenham has, including pubs.
- The Council is aware of a body of appeals where the Planning Inspector had dismissed change of use in conservation areas as services in these areas provide a key focal point for the community. This will be drawn to AVDC's attention.

A representative from the Village Society Committee explained that he supported the objections raised by the Council. He also highlighted the fact that the Green Dragon was a restaurant as well as a pub and this meant that it was a key feature in the village. He expressed his view that there would be a good future in Haddenham for a restaurant.

Mr Collins will send an email to the Parish Council confirming the terms of the overage.

It was asked if the agent acting on behalf of the owner of the Green Dragon could confirm the terms of the overage.

District Councillor Judy Brandis was present for the discussion but did not take part.

7 members of the public, including Mr Collins, left the meeting at this point.

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

- (i) 19/03535/APP The Green Dragon 8 Churchway Haddenham Buckinghamshire HP17 8AA  
Change of use public house to single residential dwelling  
*The Parish Council objects to the proposed change of use on the following grounds:*
- (a) *Viability assessment*
  - (b) *Loss of valued facility and service*
  - (c) *Significant heritage harm*
  - (d) *Harm to Haddenham's sustainability as a strategic settlement*
  - (e) *Contrary to Draft VALP and to the Neighbourhood Plan*

### **Context**

1. *The Green Dragon is a listed building in the Conservation Area. It has also been confirmed by AVDC as an asset of community value, having been nominated both in the Haddenham Neighbourhood Plan and by CAMRA. In addition to the architectural citation in AVDC's 2008 Conservation Area review, the Green Dragon was historically also a coaching inn and home to the Manorial Court until 1924.*
2. **Draft VALP** sets out at Chapter 8 AVDC's approach to listed buildings, conservation areas, and heritage assets. In defining the significance of heritage value VALP draws on Historic England's Conservation Principles. Particularly relevant here are those described as evidential, historic and communal in paras 8.28, 8.29 and 8.31 respectively (see below). Draft Policy BE1 states that the Council will:

- “Require development proposals that cause substantial harm to, or loss of a designated heritage asset and its significance, including its setting, to provide a thorough heritage assessment setting out a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated proposals will not be supported unless the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss and accord with the requirements of national guidance, and
- Require development proposals that cause less than substantial harm to a designated heritage asset to weigh the level of harm against the public benefits that may be gained by the proposal, including securing its optimum viable use.”

3. **Haddenham Neighbourhood Plan** (as amended) has been adopted by AVDC as part of its own approved development plan. The Neighbourhood Plan states at para. 9.3.1:

*“Combined with the statutory protection of the Conservation Area, and the ongoing focus to conserve and enhance the historic environment and heritage assets in the Parish, the function of community amenities should also be protected because of their importance to village life and enjoyment by residents of Haddenham and surrounding villages; development plans that result in their loss or significant harm will be resisted.”*

4. Neighbourhood Plan Policy HWS2: “Protecting Community Amenities” states:

*“The retention and enhancement of local services and community facilities including shops, pubs, food outlets and commercial services will be supported. Proposals involving the loss of facilities will not be permitted unless it can be demonstrated that they are no longer financially viable whilst proposals to change the use of an asset must demonstrate that all reasonable steps have been taken to retain its present use and community value as a viable concern.”*

### **Viability assessment**

5. The PC believes that the applicant’s assessment that the Green Dragon is unviable is not proven. The applicant’s submission by Bruton Knowles admits that they had limited information on past trading. In fact, several tenants have operated successfully over at least the last quarter of a century, when it has been most successful as a dining pub, in some cases winning local accolades. In the last few years operators have struggled, but not least because of the particular rent review policy of the previous owner (a pub chain) which stifled, or indeed terminated, promising initiatives.
6. The pub chain put the pub on the market in 2018. A community interest group was established with widespread village support with a view to bidding to acquire the Green Dragon for a community pub under the community right to bid procedure. Unfortunately, the period of grace allowed proved insufficient to complete the legal requirements and raise the capital, and a bid was not submitted. However, a bid was made by another village group for a dining pub to be led by a village-based named chef with a quality food offer. Although their bid was above the asking price, the PC understands that this offer was not accepted in favour of the bid by the present owner, who then returned the property to the market soon after purchase in Spring 2019. Crucially, it is therefore **not** the case that there has been no interest for over 12 months.
7. The current application does not make clear that the terms of sale include an overage provision of 70% of the betterment value in the event of change of use for a period of 70 years in favour of the seller. The PC has had conversations with two parties potentially interested in the Green Dragon as a pub, but are not bidding because these sale terms are considered unduly onerous, particularly if seeking to raise a loan. AVDC will need to evaluate this situation, but again, it cannot be said that there is no interest.

8. *The PC notes that Bruton Knowles' report that market evidence is showing that the rate of pub closures and conversions to other uses is slowing, and concludes that "there is more activity in the sale of freehold freehouses than in previous years, and values are slowly rising". The report goes on to suggest that the Green Dragon is likely to be attractive to a family-style business with a food offer.*
9. *Significantly, the viability report makes no mention of the marketing opportunity afforded by Haddenham's 50% growth as a designated "strategic settlement" (see below).*
10. *The applicant argued at our public Planning Committee meeting that change of use is needed urgently to prevent building deterioration. However, the Bruton Knowles report states that "The property is in a relatively good internal state of repair". Although some external repairs are needed, the report says that "a figure in the region of £12,500" would be sufficient for these works. AVDC will be aware that NPPF advises that fabric deterioration should be discounted when considering development of a listed building.*
11. *In summary, the PC urges AVDC not to accept the non-viability arguments.*

### **Loss of valued facility and service**

12. *Para 83 of the revised NPPF under the section "Supporting a prosperous rural economy" states:*

*"Planning policies and decisions should enable [inter alia] the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."*

13. *The Neighbourhood Plan quoted above similarly resists the loss of valued facilities and services. The loss of activity associated with a pub in particular causes harm to the community and local environment. A place where members of the public can meet and socialise will no longer be there. A garden in which to enjoy food and refreshment and admire the special ambience of Church End will be lost to the local community. The removal of signage and lighting produces a deadening effect on the building's appearance. The comings and goings which give this building life will disappear. The Green Dragon's car park is included in nearby St Mary's School Travel Plan as parking for school drop-off and collection; today the car park gates, always previously open, are locked shut, deadening the frontage and with the cars displaced onto the street. There were until recently 3 pubs, shops and a bank at Church End; all are now closed and the services lost.*

### **Significant heritage harm**

14. *Besides the loss of the pub itself, there is the impact on the Conservation Area. This is one of AVDC's foremost Conservation Areas. Besides featuring in numerous film and television productions, Church End is the backdrop to village life including the annual Mayday celebration, Haddenham fete and annual fair, with the Green Dragon for long playing a central role. Historic England's Conservation Principles quoted in the draft VALP recognise the importance of activity as a contribution to significance, and in particular to the importance of evidential, historic and communal factors. These underline the impact a building can have in its context where it represents a community's engagement with the wider historic environment, and contributes to a conservation area's particular character. Character derives not only from architecture and built form, but from the presence of mixed uses and activities. Change of use means yet more encroachment of the all-pervasive tendency towards residential "monoculture" which can so erode conservation area character. Pubs in particular have always made a significant contribution to the Conservation Area at Church End. The PC urges AVDC to refuse this application because of the serious heritage harm to the conservation area at Church End.*

15. The Heritage team's advice to the applicant does not pick up on the impact of closure in terms of heritage harm. AVDC can take confidence from the following examples of appeal decisions which have refused the change the use of pubs in conservation areas because Inspectors have prioritised the importance of a pub to the character and appearance of a conservation area, and the significant harm caused to a community by the loss of a valued facility:

- In July 2012 the Inspector dismissed an appeal to change the use of The Cross Keys, 1 Lawrence Street, London SW3 5NB (Appeal Ref: APP/K5600/A/12/2172342), an unlisted building in the Cheyne Conservation Area (CA) which had ceased trading. The Inspector quoted para 70 of NPPF (now para 83 in revised NPPF) noting that community facilities includes public houses, and found "it is clear that, before it closed, the Cross Keys contributed to meeting the needs of the local community through provision of facilities and as a place of social interaction". The Inspector dismissed arguments that there were other premises to eat and drink in the vicinity. The appellant's financial appraisal referring to problems in the previous 2 years were seen as "a relatively brief period on the basis of which to judge [viability] after many years of trading". The Inspector concluded that the Cross Keys "contributes positively to the character and appearance of the CA not only because of the building itself but because of its use". "Its continued use as a public house is clearly an important part of its value and significance as a heritage asset and of its contribution to the CA. I conclude that the proposed change of use would have a materially harmful effect on the value and significance of the Cross Keys as a heritage asset and on the character and appearance of the CA".
- In January 2013 a different Inspector dismissed an appeal to change the use of The Phene Arms at 9 Phene Street, London SW3 (Appeal Ref: APP/K5600/A/12/2172028 & 2175522), an unlisted building also in the Cheyne Conservation Area. The Inspector summarised the two main issues as: harm to the character and appearance of the conservation area, and the unacceptable loss of a community facility.
- In October 2012 another Inspector, in dismissing an appeal to change the use of The Queen's Head, 25-27 Tryon Street, London SW3 (Appeal Ref: APP/K5600/A/12/2177513), summarised the issues as: effect on the character and appearance of the Chelsea Conservation Area, and the effect of the loss of the public house on the surrounding community.
- At the Drapers Arms, 44 Barnsbury Square, London N1, in dismissing the appeal, the Inspector stated: "the minimal alterations suggested by the appellants would do little to disguise its former use as a public house and the domestic activities likely to take place in and around the building would significantly change the character of the building and the impact it has on its surroundings. ....the reduction in activity would diminish the importance of the building as a focal point in the area".
- At the Huntingdon Arms, 115 Hemingford Road, London N1 the Inspector stated: "conversion of the premises to residential would, in my opinion, result in a significant change in the character of use. Not only would there be a reduced level of activity, but by its very nature the use would be more private and restrained. I find therefore that the importance of the building as a focal point within the area would diminish. I believe that such a change would detract from the character of the immediate area and from the wider Conservation Area".
- At Newmarket in 2009 the Inspector said "The Plumbers Arms is a pivotal building in the Conservation Area both in terms of its use as a public house as well as in its location at ....the road intersection. Both the history of its use and its continued use as a pub I consider to be important factors in preserving the character and appearance of the Conservation Area...."
- In a Croydon appeal the Inspector said: "A residential conversion would fundamentally alter a significant aspect of the character of the building; it would no longer be a publically accessible social focus and the loss of this focus would also affect the character of the conservation area"

### **Harm to Haddenham's sustainability as a strategic settlement**

16. The draft VALP designates Haddenham as a "strategic settlement" with 50% growth by around 1000 homes. This represents an increase in population from about 4,500 to around 7,000. All but one of the 3 major allocated developments are already under construction, so will finish in the near future; the third has been submitted for planning permission.
17. The strategic settlement designation in turn arose from a "Settlement Hierarchy Assessment". One of the assessment criteria used in the audit methodology was "facilities and services", which were further split between "key" and "non-key". Pubs were classified as a "key" facility. At the time of the assessment, Haddenham had 5 pubs, of which 3 were at Church End. Today just 2 of those pubs are still open, and none at Church End. One of the major development sites (Aston Road) is within easy walking distance of the Green Dragon. This should be a significant marketing opportunity, particularly taken together with the pub's historic association and prime location. Approving the change of use at this time will close a "key" facility and thereby harm this community's ability to meet the challenge of welcoming and absorbing so much growth in such a relatively short period of time.

### **Conclusion: Contrary to Draft VALP and Neighbourhood Plan**

18. This proposal is contrary to NPPF, to the emerging draft VALP, and to the Neighbourhood Plan by virtue of all the above issues: the viability assessment, the loss of a valued facility, significant heritage harm to the Conservation Area, and harm to Haddenham's sustainability as a strategic settlement. The application should be refused.

The PC would like the opportunity to make representation should this proposal go to Committee or to appeal.

Cllr. Aston, as a member of public, joined the meeting.

- (ii) 19/03403/APP South Of Redmayes House Oxford Road Haddenham Buckinghamshire HP17 8TT Replacement barn

*The Parish Council has no objection in principle but queries whether a plastic coated metal roof is a good choice, as it may weather and gradually release plastic into the environment. A more environmentally friendly material may be more appropriate.*

- (iii) 19/03459/APP\_57 Willis Road Haddenham Buckinghamshire HP17 8HG

Demolish existing garage structure. Two storey part single storey side extension to comprise integral garage with bedroom over and single storey rear extension

*The Parish Council has no objection in principle subject to clarification on the location and appearance of the proposed zinc cladding.*

The Council's response to the following amended planning applications were AGREED:

- (iv) 19/03076/APP & 19/03077/ALB 21 Churchway Haddenham Buckinghamshire HP17 8AB

Removal of 1950s fire. Exposing existing beams within sitting room. Removal of ground floor WC. Increasing depth of existing window. Insertion of secondary glazing. Insertion of new roof light into existing part of the property. Removal of existing wall to form large bathroom and to open up new walkway into extension. Removal of existing wall to enlarge bedroom. Reinstating existing doorway into new ensuite. New doorway into extension through previous window. Part demolition of existing single storey rear extension, demolition of existing garage and outbuilding. Removal of lintel, and small wall above over gateway. Part two storey part single storey rear extension. Erection of new detached

garage. Change fenestration and remove tile hanging to previous extension and re-render the previous extension.

*The Parish Council is pleased to note that the balcony has been removed on the amended plans but maintains its previous objections to other aspects of the application as follows:*

- 1. The combined 20th century and proposed extensions are disproportionately larger than the original 19th century building resulting in harm to the listed building.*
- 2. The design is in contravention of AVDC's design guide for residential extensions with various gables, ridges, pitches and roof styles discordant and unsympathetic and not subservient to the old building.*
- 3. The extension will cause harm to the setting of the adjoining listed buildings.*
- 4. The potential loss of light to and overlooking of both number 19 and 23. In particular, number 23's kitchen window is likely to be affected due to proximity to the extension, which is only around 13m.*
- 5. The extension will be dominant when viewed from number 19 which is a smaller building and on a small plot.*

(v) 19/02970/APP 14 Rosemary Lane Haddenham Buckinghamshire HP17 8JS

Demolish existing outbuilding, two storey rear extension and provision of side entry gate

*The Parish Council has no objection to the amended plans.*

## **P20 51 ST MARY'S CHURCH OF ENGLAND SCHOOL**

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.

It was noted that the following response had been submitted on behalf of the Parish Council:

- 1. The Parish Council supports in principle but enters holding objections pending resolution of outstanding matters.*

### *Parish Council Objectives*

- 2. The Neighbourhood Plan recognised an existing shortage of pre-school provision even before the full VALP housing allocation for Haddenham had been announced. The Neighbourhood Plan supported a village-wide review led by Buckinghamshire County Council of school and pre-school provision and opportunities for the future.*
- 3. The Parish Council's current Business Plan for 2019/20 (and beyond) includes objectives and priorities to welcome new residents into the community, and to support the implications of being a designated a "strategic settlement" in terms of the additional services required to support the larger population. It can be expected that sustainable pre-school provision will be a priority for incoming residents.*
- 4. It was inevitable that St Mary's School would be considered for further expansion given that BCC own the adjoining field. Despite reservations about the loss of agricultural land, the PC supports the change of use for this purpose. The PC would however welcome sight of a comprehensive education plan for Haddenham now that the VALP is advancing towards adoption.*

### *Holding objections*

- 5. The PC makes holding objections in relation to the following matters.*

#### *Transport-related impact*

- 6. The Parish Council is concerned that neither the submitted traffic assessment nor BCC's highways response anywhere acknowledge the heritage sensitivity of the adjoining area. Church End is the core of the historic Conservation Area and is a registered village green. Church End includes a Grade 1 listed building (St Mary's Church), two Grade 2star listed buildings (one close to the vehicle exit of St Mary's School), several Grade 2 listed buildings and designated buildings of Local Note.*



7. BCC is a signatory to the joint publication with English Heritage and AVDC "Highway Protocol for Conservation Areas", which commits the Council to additional sensitivity. It is not sufficient to say that there are no capacity issues. The reality is that all parent parking takes place at or near Church End, and at school drop and collection times the area becomes choked with cars, notwithstanding the School's best endeavours to encourage walking through its Travel Plan. The PC has been working with the School and the Church to prevent parking on Church End green itself, which is an offence by virtue of its village green registration. However there is considerable and progressive degradation of the verges caused by both parking and congestion.

8. The proposed nursery includes 12 drop-off spaces on-site for 52 children. This will accommodate only a minority of total drop-offs. There will be two consequences. Firstly, there are likely to be chaotic on-site scenes at peak times with cars vying for access. Secondly the majority of drop-offs will inevitably take place at Church End and on Aston Road, thereby exacerbating the current situation further.

9. The answer is surely to make proper provision for parent parking on the adjoining land in conjunction with traffic calming and access restrictions into Church End in order to conserve its special character.

10. The Parish Council reminds BCC of its undertaking to work with the PC to provide granite setts on unprotected verges at Church End following the last extension of St Mary's School under planning application reference CC/30/16. The minutes of BCC's Development Control Committee on 11th October 2016 instructed officers to work with the Parish Council to provide a scheme of granite setts to help prevent verge erosion at Church End. The PC has tried to progress this a number of times without success at meetings at County Hall and through the Local Area Forum (LAF). Most recently the PC was advised that a scheme would be incorporated in the current planning application. Disappointingly, this appears to be missing.

11. We also note that there is likely to be increased footfall through St Mary's Churchyard which is the current pedestrian only access for children and parents. The section of this path closest to the school runs past an historic grade 1 listed witchert wall which has partially collapsed; it is effectively a party wall with responsibility shared between BCC and the Parish Council (which is responsible for maintenance of the church yard). This particular wall needs urgent restoration to ensure safe passage for the children. The PC is obtaining quotes from conservation specialists and invites BCC to contribute accordingly.

12. We support BCC's Highways comment that the footpath within the site needs to match up with the footpath to be provided by the nearby housing developer, Dandara, along the south side of Aston Road to the school's vehicle entrance to enable safe access from the new housing site to the north-east.

13. The PC notes that the nursery operator may be independent of St Mary's School. It is therefore essential that the operator should be obliged through a planning condition to commit to a joint Travel Plan in conjunction with the School.

14. The PC requests a planning condition requiring a site management construction plan which prohibits all access by site construction vehicles from the Church End direction.

## 2. Environment & ecology impact

15. At its meeting in June 2019 Haddenham Parish Council declared a climate emergency and has embarked on working to support this. We look to BCC and to the new unitary authority to give similar priority through its business planning. In relation to the current application the PC strongly supports the comments of BCC's Senior Ecology Adviser in respect of: (a) loss of existing trees (b) bats - the PC

*confirms that Church End is home to bats and also to summer swifts (c) biodiversity and (d) cumulative impacts. The PC requests further details on what measures will be set in order to ensure the nursery will be carbon neutral as far as practicable in its construction and future management.*

## **P20 52 UPDATE ON CHILTERN HOUSE APPLICATION**

18/03704/APP - Chiltern House Thame Road Haddenham Buckinghamshire HP17 8EH

Demolition of the existing building and the erection of a three storey building comprising 17 one and two bedroom apartments with parking following Permitted Development approval for conversion from offices to 12 flats following approval 18/00066/COUOR

It was noted that an appeal has been made on the grounds of non-determination. The Parish Council objected when this application was originally submitted. The Parish Council's comments will be resubmitted directly to the Planning Inspector to ensure they have been seen and taken into consideration.

District Councillor Judy Brandis was asked to look into the Parish Council's request that AVDC issue an Article 4 direction to withdraw permitted development rights on both this site and on the remaining business premises on Thame Road. The Parish Council has not heard back from AVDC since this was requested in November 2018, in its response to the application.

## **P20 53 DECISIONS**

The following recent LPA decisions were noted:

19/03110/APP Sunnymead 5 Townsend Haddenham Buckinghamshire HP17 8JW

Raising of roof and eaves on single storey games room, utility and WC. Alterations to fenestration, internal layout and new roof lights on the single storey element.

**AVDC – householder approved.**

19/02570/APP 69 Wykeham Way Haddenham Buckinghamshire HP17 8BU

Single storey rear extension, alterations to fenestration

**AVDC – householder approved.**

19/02212/APP 8 Sheerstock Haddenham Buckinghamshire HP17 8EU

Single storey side extension

**AVDC – Householder refused.**

## **P20 54 UPDATES ON MAJOR DEVELOPMENTS**

There were no updates since the last meeting.

## **P20 55 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA**

No further correspondence.

## **P20 56 DATES OF FUTURE MEETINGS**

Monday 4<sup>th</sup> November 2019.

## **PUBLIC PARTICIPATION**

There were no further requests to participate.

**CLOSURE OF THE MEETING** The meeting closed at 20:04

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

Date: 4<sup>th</sup> November 2019