

MINUTES
PLANNING COMMITTEE MEETING
Monday 8th April 2019, 7.30pm
Day Centre Lounge, Haddenham Village Hall

Present: Cllrs Ms. Poole, Mr. Sharp, Mr. Truesdale (Chair), and Mr. Young.
District Cllr. Mrs Brandis
Clerk Ms. Gilbert
Safah ZamZam-Lyster representing Dandara for 17/04543/ADP
Jake Collinge and Paul Finken - agents for 17/02880/AOP
26 members of the public

P19 108 APOLOGIES

Apologies for absence were received and accepted from Mr. O’Hanlon (holiday)
No apologies were received from Mr. Edwards.

P19 109 DECLARATIONS OF INTEREST

There were no declarations of interest.

P19 110 MINUTES

The minutes of the meeting held on 25th March 2019 were AGREED as a true record and signed.

P19 111 PLANNING APPLICATIONS

The Council’s responses to the following amended planning applications were AGREED:

- (i) 17/04543/ADP | Land At Haddenham Glebe Stanbridge Road Haddenham Buckinghamshire
Approval of reserved matters for public open space, cricket pitch and nets, burial ground, car and cycle parking, drainage and associated works relating to phases 3 and 4 comprising the erection of 137 dwellings pursuant to outline application 14/02666/AOP.

Prior to considering this application Mr. Truesdale invited Safah ZamZam-Lyster to give a brief explanation of the design changes to the scheme.

- The design of the houses facing the open spaces has been significantly changed to a conservation area standard, although the site is not actually in the Conservation Area, but on the boundary., House will be detached, semidetached and terraced, with a mix of hipped and gabled roofs, and chimney stacks.
- The materials reflect those in the conservation area and include render, brick, stone and boarding.
- Some properties are set back with green space in front to break up the façade.
- The mix of houses has changed due to the popularity of 2 bed bungalows with those under 55 years old (previous phase was age restricted), with 9 more added and equivalent reduction in 3-4-bed.

Mr. Truesdale ran through the open spaces provision that will be transferred to the Parish Council.

- There have been discussions with Dandara regarding levels and surface water drainage on the open spaces area. This has resulted in clarification that the proposed cricket pitch and pavilion will be on a level. The burial ground area will be raised using the spoil from the site.

- The cricket pitch will be laid out to ECB standards. The practice nets have been realigned in a preferable orientation.
- A statement tree (English walnut) has been included at the PC's request.

The Parish Council has no objection subject to:

- *Confirmation that the method statement for on-site work to the cricket ground is ECB-compliant;*
- *Bucks County Council as LLFA (Lead Local Flood Authority) is satisfied with the proposals, and in particular address the matters sent previously to AVDC by the Parish Council in its holding objection pending response.*

(ii) 17/02280/AOP - Land West Of Churchway Haddenham Buckinghamshire.

Outline application with access to be considered and all other matters reserved for the erection of 273 dwellings with access, parking, amenity space, landscaping, drainage works and play area

Prior to considering this application Mr. Truesdale invited Jake Collinge to give an update on the changes to the scheme.

- This is the 4th iteration of the scheme, and it is now with a 3rd Planning Officer.
- There have been some competing objectives at AVDC, these have now been resolved at a meeting and the revised design is AVDC Officer led.
- It should be noted that this is an outline application and the final site layout can be revised at the reserved matters stage.
- The number of houses has been increased to 273. 30% (82) are affordable. The mix includes 1, 2, 3 and 4 bedroom homes and this revision includes more 2 & 3 bedroom homes.
- The public open space has been moved towards the north of the site to soften the outer edge of the village.
- The layout includes perimeter blocks to aid movement around the site.
- The existing off site footpath connections have been retained.
- The drainage strategy has been updated to reflect the other site changes and is currently with BCC officers for consultation.
- Ditches on the boundary and swales within the site have been designed to hold water on the site and slowly release it to the drainage system.
- The Transport Assessment has been updated and no changes are required.

Mr. Truesdale invited questions from the committee:

Q. Why has a roundabout on the exit of the site on Churchway not been included?

A. Bucks CC has assessed and don't think it is needed

Q. The A418 junction with Churchway will become busier and could also do with a roundabout.

A. Bucks CC have asked for the junction to be made wider, but not a roundabout

Noted – HPC can reiterate the need for these roundabouts in its response.

Q. The footpath link via the business site is needed.

A. At the VALP inquiry AVDC officers said this could be delivered, so this will be pursued.

Q. Existing residents have raised concerns about flooding, and the proposed ponds on the boundary.

A. BCC officers will review the plan

Noted – HPC in its comments - would like to see confirmation that the objections raised by BCC to the drainage scheme have been withdrawn.

Q. The site has a boundary with the business site that has planning permission for B1 industrial use, this is not compatible with residential. The view of the houses and flats on the boundary will be of an enormous industrial building, and noise will be a problem. There should be a bigger green buffer on this boundary to reduce the impact on these homes. Why is this layout not taking this into consideration?

A. AVDC officers have recommended an increase in density as you move further into the site.

Q. You have mentioned that AVDC Officers want to retain the village character. The blocks of flats do not fit in with the village character.

Mr. Truesdale then invited questions from the public.

Q. Why has the number of houses increased?

A. The VALP allocates 315 homes on this site and AVDC want to get closer to that number.

Q. Where is the sewage pumping station?

A. The location was indicated on the site plan.

Q. Is there a link proposed to the village centre?

A. Yes, the access provided on the Dollicott development will link into the new development.

Q. Is the Parish Council aware that the access to the Dollicott development (Platers Road) is via a private section of road, that is unlit?

A. Our assumption was that Platers Road was all adopted highway, but it's not a decision the PC is involved with.

Q. Why have the amended plans not gone back out for public consultation?

A. The Clerk has been trying to find out from AVDC officers when the public consultation will take place but has not had a response.

Q. What about road safety on Rosemary Lane, it is likely to become a rat run to access the station?

A. A village wide traffic impact study is planned. Closing off the access from Churchway onto Rosemary Lane could be considered if it was supported by Rosemary Lane residents.

Q. The main issue with the site is its high density in a disconnected environment. The new residents would drive to the station, and this is likely to be along Rudds Lane.

Q. The play area would be better located next to the existing houses, to soften the impact on the existing houses and allow easier access from them.

Q. Please ensure AVDC are aware that the access from Platers Road is unadopted road.

Q. Why not build on the site on the opposite site of Churchway that was refused, it would have less impact on existing residents?

A. The sites were assessed in the VALP and that has now been decided. The application on the other side of Churchway was not in the VALP and would have been in addition to this development, not instead of, which is why it was refused

The Parish Council accepts that this is an allocated VALP site. We are aware that this is the 4th version of the scheme since initial submission. The applicant has kept the Parish Council informed about progress. The PC welcomes many of the changes, including the pedestrian/cycle access to the new development to the south off Dollicott (now known as Platers Road), and at the north-west corner. However the PC has the following objections and concerns, and would welcome a meeting with the case officer to discuss further.

- 1. Proximity to industrial buildings On the western boundary new homes will immediately abut two industrial sites: one recently completed and occupied; the second proposed as Plot N in the current application reference 19/01084/ADP. Both sites are designated to include B1 (business/light industry), B2 (general industry) and B8 (warehousing) uses. By definition, B2 is not compatible with residential neighbours by virtue of noise, pollution etc. We note that there is no recognition in the Site N application that its eastern boundary will immediately adjoin housing. In design terms, the rear the properties on the western edge of HAD007 will face a substantial wall or fence and the massing of large industrial buildings. This will be both a poor visual environment for the occupiers of those homes, and sow the risk of future complaint about noise and possibly other issues arising from the proximity of industrial users. The Parish Council strongly recommends that there should be a substantial landscaped visual and noise buffer separating the houses from the industrial sites, and that this buffer should be planted with mature tree and shrub species. The PC further recommends that AVDC approach the GGR factory to remove the large hoarding attached to its east facing elevation to improve the amenities of new residents at HAD007.*
- 2. Design of south-west corner We understand from the applicant that AVDC wants the design to reflect village character, which the PC would support. However there is nothing whatsoever of*

village character in the various blocks of flats and car parking swathes in the south west corner. This feels like a densely packed area, too close to the adjoining industrial building, with a car-dominated streetscape, and a building form (blocks rather than houses) which has no place in a village environment. The PC recommends that this area be reconsidered.

3. Walking & cycling connectivity to Haddenham & Thame Parkway station The PC is anxious to create a walking & cycle path linking HAD007 with the railway station in order to provide a practical alternative to driving to the station through village roads, and adding to the already significant problem the PC and BCC face arising from on-street day-time commuter parking in residential roads near the station. At the PC's request the applicant has indicated a footpath/cycle exit from the north west corner of the site. The PC wishes to extend that link around the Site N industrial site (current application) to join the CALA Homes development on the Haddenham airfield development (currently on site). This is perfectly possible to realise and the PC has approached the applicant for Site N. At the VALP public inquiry on 17th July 2018 AVDC officers told the inspector that they would condition a walk/cycle link from the north-west corner to station. The PC requires confirmation that this will be delivered.
4. Traffic impact: Churchway The PC is concerned about the potential traffic impact of 273 homes using a single access point which is also on the frequent service 280 bus route, and recommends that a mini-roundabout be installed at the junction with Churchway.
5. Traffic impact: Rudds Lane/Rosemary Lane/Dollicott The PC is very concerned to obviate the risk of vehicles from HAD007 accessing the station and village facilities by driving along Rudds Lane, Rosemary Lane and Dollicott to the Thame Road. These roads are narrow, and in the Conservation Area. At the junction of Rudds Lane and Dollicott by Townsend Green there is a very narrow and hazardous dog-leg with nil visibility. Homes there already experience problems of vehicle damage to their properties. Subject to consultation, the PC would like to see an access restriction through this dog-leg, ideally by limiting access to pedestrians and cycles only, and preventing this being a through route for vehicles. Similarly Rosemary Lane is narrow and partly single track only; its use by pedestrians and cyclists will increase via the existing public right of way link to HAD007, with potential safety and protection risks, suggesting consideration of some restriction on vehicle access, perhaps at Churchway. The PC recommends that a feasibility and consultation exercise be carried out, and is willing to assist with this.
6. Traffic impact: A418 Planning permission for HAD007 will see the approval of the 3rd major site in Haddenham together resulting in 1000 new homes and 50% growth of the village within roughly a 5 year time period. The PC has repeatedly requested that AVDC/BCC carry out a full traffic impact assessment on the implications of such a large amount of growth in a small rural settlement. One example of such impact is at the staggered cross-roads at the junction of Churchway, the A418 and the road to Cuddington: an increasingly hazardous crossing because vehicles travelling along the A418 approach at speed with few breaks in traffic flow. The PC would like to see this junction replaced by a roundabout as was done where Pegasus Way meets the A418. The PC recommends that AVDC/BCC commission a traffic impact feasibility. The PC is willing to assist, including with funding.
7. Flood risk The Parish Council has previously expressed concerns about surface and waste water management at HAD007 and its environs. The PC wants to see confirmation from Bucks County Council as LLFA that they have indeed withdrawn their previous objections on flood risk, surface water drainage etc (reference reports and correspondence on AVDC web-site).
8. Playground In this draft the open space has been moved to the northern boundary of the site. The Parish Council supports comments from existing residents that if it were located to the southern

boundary of the site it would lessen the impact of the development on existing properties, and would be more accessible to all residents nearby. The PC recommends relocation to the southern boundary.

9. *For the avoidance of doubt, the PC is prepared to adopt public open spaces, the play area and streetlights to avoid service charges falling on new residents from a management company, and to ensure wider public access.*

The following responses to new planning applications were AGREED:

- (iii) 19/01084/ADP Plot N Haddenham Business Park Pegasus Way Haddenham Buckinghamshire
Approval of reserved matters pursuant to outline permission 14/03289/AOP relating to access, appearance, landscaping, layout and scale and the provision of service areas and car parking for the development of a vacant employment plot of land to create a multi-unit estate of an industrial buildings with B1c, B2 & B8 employment uses.

The PC has the following holding objections:

1. *The application is for a mix of B1, B2 and B8 industrial use, with the potential for noise and other pollution issues from the B1 use. There is no recognition that the site immediately to the east is designated for residential use, nor that there is a current planning application ref 17/02280/AOP. The PC wishes to see a substantial landscaped visual and noise buffer separating the houses from this and the adjoining industrial site, and that this buffer should be planted with mature tree and shrub species. The PC appreciates that this will have to be achieved on HAD007, but recommends that this application is not determined until the matter is resolved.*
2. *The PC has long been asking for a cycle/ footpath link from HAD007 to Haddenham & Thame Parkway railway station via Site N. At the VALP public inquiry on 17th July 2018 AVDC officers told the inspector that this walk/cycle link would be conditioned. However, it does not appear in these proposals. The PC has approached the applicant directly on this matter. The PC requires confirmation that this will be delivered.*
3. *No acoustic assessment has been submitted in relation to the eastern boundary which adjoins residential site HAD007.*
4. *This application should be considered in conjunction with 17/02280/AOP and the PC's comments on that application are appended.*

- (iv) 19/00406/APP 59 Sheerstock Haddenham Buckinghamshire HP17 8EZ
Removal of condition 12 on application 77/01503/AV To safeguard the amenities of the area - We wish for the condition to be removed in order to make a larger area for our young children to play in safely
The Parish Council is mindful of the 1977 appeal decision to refuse permission because it ran counter to the design ethos of this estate which combined a sense of enclosure by wicket-style walls, with unenclosed open frontages and green spaces. However, in this instance, the green space in question is hidden away, is not visible from the street, and there is further green space immediately adjoining, so enclosure will have limited impact. The Parish Council therefore has no objection to enclosing this particular space, subject to confirmation that the restrictive covenant referred to in the Land Registry title does not prevent this course of action.

- (v) 19/01158/APP - 57 Willis Road Haddenham Buckinghamshire HP17 8HG
Demolition of existing garage structure. Double storey side and single storey rear extensions.
The Parish Council Objects to this application for the following reasons:
1. *Overdevelopment of plot*
 2. *Unsympathetic to existing building in terms of size and design*

3. *Unsympathetic to street scene generally and undesirable precedent*

P19 112 DECISIONS AND RESPONSE MADE UNDER DELEGATED AUTHORITY

The following recent LPA decisions were noted:

19/00413/APP - 114 Sheerstock Haddenham Buckinghamshire HP17 8EX
Single storey front extension, two storey rear extension and extension to garage.
AVDC - approved

18/03908/AGN - Mill Barn Mill Lane Haddenham Buckinghamshire OX9 3SA
Erection of agricultural building
AVDC - refused

19/00216/APP - 2 Hotspur Close Haddenham Buckinghamshire HP17 8QE
Single storey rear extension.
AVDC - approved

19/00416/APP - 7 Windmill Road Haddenham Buckinghamshire HP17 8JA
Demolition of existing rear extension and replace with new single storey rear extension, new window to front elevation and new patio decking.
AVDC - approved

18/01772/APP - Land North Of Pegasus Way Haddenham Buckinghamshire.
Development of a local centre comprising a nursery (D1), retail unit (A1), and seventeen residential apartments (C3).
AVDC - Approved

18/04494/APP - 15 Marriotts Way Haddenham Buckinghamshire HP17 8BW
Part two storey and part single storey side extensions, extension of roof and loft conversion. pitched roof to existing single storey rear extension. Front infill to existing porch.
The Parish Council objects on the grounds of size, massing, bulk and location of the extensions.
AVDC- householder approved

19/00409/APP 67 Thame Road Haddenham Buckinghamshire HP17 8EP
Single storey rear and side extension, new front dormer, new rear dormer and internal alterations
The Parish Council OBJECTS to this application for the following reasons:
(1) Loss of the garage and an increase in the number of bedrooms with no demonstration of how the required 3 parking spaces can be accommodated on the site to comply with Neighbourhood Plan policy TGA1.
(2) The proposed balcony is contrary to AVDC design guidelines.
Objection withdrawn 01/04/19 - received a plan showing parking, and told a Juliette balcony is not included in the AVDC guidance that restricts balconies.
AVDC - approved

19/00649/AGN - South Of Redmayes House Oxford Road Haddenham Buckinghamshire HP17 8TT
Proposed Building
The Parish Council has no objection subject to making an Article 4 direction to remove permitted development rights for change of use to residential.
AVDC - refused

The following response was made under delegated authority:

19/01034/COUAR The Paddock Green Lane Stanbridge Road Haddenham Buckinghamshire

Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of an concrete framed agricultural building into one dwelling (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b))

The Parish Council OPPOSES this application because it has been working in partnership with Bucks County Council and Aylesbury Vale District Council to renovate and extend the Green Lane bridleway for walking, cycling and recreational use. The project was completed and opened in autumn 2018. The PC strongly supports BCC's previous highway objections as set out in their letter dated 15th January 2019.

P19 113 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

- The pavilion now has planning permission and PCMS have received 4 tenders.
- The application for a local centre comprising of a nursery, shop, and 17 apartments has been approved.
- Majestic Care Homes application for the care home is under consideration.
- A meeting was held with CALA and AVDC on 29th January to discuss the transfer of land, there has been no progress since the meeting.
- A new application has been received for the final plot (N) on the business park at the Airfield. On this agenda.

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

- Amended plans for the phase 3&4 application have been submitted and are on this agenda. A meeting was held with Dandara to discuss the amended plans on 4th April, notes of the meeting have been circulated.

Land West of Churchway

- Revised application is now open for consultation (on this agenda).

P19 114 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

The Parish Council has received an invitation from Thame Town Council to raise issues that could be relevant to both communities for inclusion in a revised Thame Neighbourhood Plan. The Clerk will respond on behalf of the Council.

P19 115 DATES OF FUTURE MEETINGS - Monday 29th April 2019.

PUBLIC PARTICIPATION

Will the Parish Council comment on the fact that 236 public comments have been made opposing the development on Land at Churchway?

This is a new consultation on the amended plans, so previous comments relating to the previous versions will not necessarily now be relevant.

CLOSURE OF THE MEETING

The meeting closed at 9.07pm

Signed: _____
Chair

Date: 3rd June 2019