

MINUTES
PLANNING COMMITTEE MEETING
Monday 27th January 2020, 7.00pm
Day Centre Lounge, Haddenham Village Hall

Present: Cllrs Mr. Hoare, Mr. O’Hanlon, Mr. Sharp, Mr. Truesdale (Chair) and Mr. Young.
District Cllrs: Mr Lyons.
Clerk: Ms. Gilbert.
Assistant Clerk: Ms. Griffiths.
Members of the public: 5

P20 83 APOLOGIES

Apologies for absence were received and accepted from Ms. Poole.

P20 84 DECLARATIONS OF INTEREST

There were no declarations of interest.

P20 85 MINUTES

The minutes of the meeting held on 16th December 2019 were AGREED as a true record and signed.

P20 86 PLANNING APPLICATIONS

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

- (i) 19/04486/APP 16 Dovecote Haddenham Buckinghamshire HP17 8BP
Single storey rear extension
The Parish Council has no objection subject to no daylighting infringement to the neighbouring property.
- (ii) 20/00062/APP GGR UNIC House Haddenham Business Park Pegasus Way Haddenham
Buckinghamshire HP17 8LJ
Erection of utility building located (retrospective)
Whilst the Parish Council has no objection to the erection of the utility building itself, it wishes to highlight the issues experienced by the residents living adjacent to the site where the utility building has been built. Currently, the neighbouring properties in Platers Road are being disturbed by noise and light pollution and the hours of operation. The neighbouring residents have advised that the acoustic barrier in place is not tall enough and therefore does not prevent noise and light pollution from reaching their homes. They have also advised that the cabs of the cranes that are tested are higher than the acoustic wall and can therefore see into the upstairs of the closest properties. The Parish Council raised concerns about the incompatibility of placing B2 next to residential in its original response to 16/01434/ADP and is concerned to see that the neighbouring properties are indeed suffering due to the proximity to the site and the lack of a sufficient acoustic barrier.
- (iii) 20/00147/ALB 21 Churchway Haddenham Buckinghamshire HP17 8AB
Removal of cement based pointing from rear elevation stonework. Re-pointing of rear elevation stonework in lime. Render of decayed stonework of half gable end in lime. Restoration of front

elevation windows (no. 5). Replacement of decayed rear elevation windows (no. 6). Replacement of modern French doors, rear elevation of ground floor sitting room. Replacement of decayed flat roof, rear elevation of first floor dormer window. Removal of hardboard and plasterboard from sitting room walls and ceiling. Opening up of dining room fireplace. Removal of later brick infill from sitting room fireplace. Repair of damaged brickwork on front elevation garden wall. Preparation and painting of wrought iron railings on front elevation garden wall. Replacement of existing cast and plastic rainwater goods with Alutec cast aluminium rainwater system, front and rear elevations.

The Parish Council has no objection subject to the heritage officer's approval.

P20 87 AYLESBURY GARDEN TOWN MASTERPLAN CONSULTATION

It was noted that the draft masterplan is open for public consultation until 5pm 14th February 2020.

P20 88 UPDATE ON CHILTERN HOUSE APPLICATION

The informal hearing into the appeal for non-determination will start at 10:00am on 30th January 2020. Mr Truesdale will attend and speak, if permitted to do so. The Clerk will re-submit the Council's comments directly to the planning inspector.

P20 89 DECISIONS

The following recent LPA decisions were noted:

19/03535/APP The Green Dragon 8 Churchway Haddenham Buckinghamshire HP17 8AA
Change of use public house to single residential dwelling

AVDC – refused

19/02701/APP 13 Sheerstock Haddenham Buckinghamshire HP17 8EZ
First floor rear extension

AVDC – householder refused

19/02704/APP - 26 Wykeham Way Haddenham Buckinghamshire HP17 8BX

Raising of roof to existing side extension, conversion of garage to habitable room and single storey rear extension.

AVDC - householder approved

19/03618/APP 12 Cotts Field Haddenham Buckinghamshire HP17 8NN

Proposed single storey rear extension and part conversion of existing detached garage to habitable accommodation.

AVDC - householder approved

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.

AVDC – householder approved.

P20 90 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

No new updates.

Dollicott site - CALA homes

Statutory Consultation carried out by Transport for Buckinghamshire for implementing a 20mph speed limit on Dollicott and its adjoining roads ended on 24th January 2020.

Stanbridge Road sites - Rectory Homes

Statutory Consultation carried out by Transport for Buckinghamshire for extending the 30mph speed limit on Stanbridge Road ended on 24th January 2020.

Aston Road Glebe Site – Dandara

Planning permission has been granted for phase 3& 4

The Clerk attended the monthly site meeting with Dandara and residents on 9th January where the following issues were discussed:

1. The Willis Road residents are concerned about the step down from the accesses at the rear of their gardens on to the footpath. Work is not yet complete and once it is this may not be a problem. It was agreed to inspect the path with residents when work is complete.
2. Additional hedging has been planted along some of the Willis Road boundary at the request of residents.
3. The footpaths on the site remain closed to through access, but the closure signs are regularly being removed. The first section from Stanbridge Road is open for the new home owners to use. Walkers have been seen squeezing through the closed section. Cyclists have also been seen on the path. Dandara will improve the fencing to make it more difficult to get through. Signage will be added at the Stanbridge Road end to warn that there is no access through to The Gables or Churchway. Work will start soon on the next section which will carry through all the way to Churchway, so it is hoped the path won't be closed for too much longer.
4. The 'Country Park' open space still requires some work before the provisional inspection can take place. The LEAP will soon be finished so this may now also be included in the provisional inspection. Completion will now be weather dependent.
5. At the current rate of sales, the site won't be completed until 2024.
6. The footpath on Aston Road that leads from the site to the entrance to St. Mary's school is scheduled to be laid on completion of the site. Now that the nursery extension at St. Mary's school has been approved might this be needed sooner? Some discussions with Bucks CC will be needed to clarify the situation.

Land West of Churchway (HAD007)

The Strategic Development Control Committee considered the application on 9th January 2020 and voted to approve. The planning officer responsible for the outline application left AVDC the day after the meeting so no decision notice has yet been issued.

Land South of Lower Road

No new updates.

Milton Keynes Strategy for 2020

It was noted that MK Council has published their engagement draft of the Milton Keynes Strategy for 2050. The consultation is open for comments and feedback until Friday 17th April 2020. The joint statement submitted on behalf of Bucks County Council and Aylesbury Vale District Council regarding the consultation was also noted.

Abbey Barn Planning Applications

The planning officer considering the 19/02489/APP & 19/02490/APP has requested that the Council submit separate comments rather than the combined comment submitted previously on behalf of both applications:

The amended comments to provide two separate responses are listed below:

19/02489/APP Garage conversion, part first floor front extension, front porch, front dormer and single storey rear extension

The Parish Council has been asked to amend its original comments to separate the original joint response to two concurrent applications.

It is noted that minor amendments have been submitted since the PC originally responded in August 2019, however it is not considered that these materially change the original response.

The PC notes that no Design & Access Statement has been submitted which may have assisted with context. Also the drawings show only Abbey Barn and not the adjoining semi-detached Dadbrook Farm although they are both part of a single barn conversion. These proposals need therefore to be considered in relation to the entirety of that barn conversion.

The PC understands that the barn was converted into two homes some 25 years ago. The barn itself is of wicket construction, and both dwellings have a partially enclosed front courtyard flanked by single storey extensions at right angles to the original barn. The two properties have been designed to mirror each other, and are complementary in height, design and materials. The barn conversion incorporates the principles set out in AVDC's 1991 (and still current) Design Guide 2 "The Conversion of Traditional Farm Buildings" (DG2). For example, there are minimal alterations to the form of the original barn, no dormers or chimneys, limited use of roof lights, use of traditional materials, and subservient extensions. The rear wicket elevations are visually prominent from a considerable distance away across open countryside.

It should be noted that both the block and location plans are incorrect and out-of-date in that the single storey extension flanking the courtyard of Dadbrook Farm ends at the boundary with Roundhill Farmhouse, which itself has a newer extension on its eastern flank.

The PC notes that in June 2001 an application was refused for various alterations to the elevations and roof on the grounds of being contrary to DG2 and having a "detrimental impact on the character and appearance of the converted barn". This decision must surely be material to the present, and considerably more extensive, proposals.

The PC also notes that in June 2016 an application for a small single storey out-building of traditional appearance was approved, but has not been implemented.

The PC objects on the grounds that the proposals are contrary to the DG2 design principles and would have a detrimental impact on the character and appearance of the converted barn. In particular:

- The 2 storey flank extension would be contrary to the character and symmetry of the twin courtyards

with their single storey extensions described above;

- The proposed front dormer would disrupt the traditional roof structure of the original barn and is contrary to DG2 which states that dormers will be resisted;
- The proposed conservatory is entirely contrary to DG2, would be visually prominent from afar, and would obliterate the special character of the original witchert across the two properties;

If approved, the property would become a 4-bedroom property, and the garage would be lost.

Haddenham Neighbourhood Plan Policy TGA1 requires 3 on-plot parking spaces for a property of 4+ bedrooms. The revised plans do not show how the parking would be accommodated on the site.

19/02490/APP Erection of a triple carport / garage with storage above

The Parish Council has been asked to amend its original comments to separate the original joint response to two concurrent applications.

In its original response the PC noted the following in respect of the car port:

‘Although a car port may be acceptable in principle (bearing in mind the 2016 approval) the ridge of the proposed car port exceeds the height of the eaves of the barn and should be lowered to form a single storey structure without external steps and roof storage, possibly with a small out-building at the side or behind if storage is still required. The PC notes too BCC’s comments about the sizes of the parking spaces and manoeuvrability’.

The PC notes that since making its original comment in August 2019, revised plans have been submitted in October 2019 which were considered minor and the PC was not re-consulted. Also, a Highway’s response was added in November 2019.

Having been asked to re-submit its response it would seem inappropriate not to consider this revised and additional information. The revised block plan and elevations indicate that the carport/ garage is reduced in footprint and height from the original plans, and the external steps and storage have been removed. The PC welcomes the height reduction. However, the opinion of BCC highways is that the port would be of sufficient size to accommodate 2 vehicles, rather than 3 as on the application, and that there is sufficient room for manoeuvre.

If application 19/02489/APP were to be approved, the property would become a 4-bedroom property.

Haddenham Neighbourhood Plan Policy TGA1 requires 3 on-plot parking spaces for a property of 4+ bedrooms. The plans show 2 parking spaces within the proposed car port.

Provided the additional parking space can be demonstrated on site the Parish Council would have no further objection to the proposal.

Bigstrup Farm

Revised applications for an outreach education centre and wedding venue have been submitted for Bigstrup Farm:

20/00059/APP&20/00060/ALB Bigstrup Farm Aylesbury Road Haddenham Buckinghamshire HP17 8TX.

The plans will be considered at the next planning meeting.

P20 92 DATES OF FUTURE MEETINGS

Monday 17th February 2020.

PUBLIC PARTICIPATION

Three residents from Platers Road commented on the application made by GGR. They explained the problems they experience with noise and light pollution living next to the GGR site. They explained that the acoustic barrier on the perimeter of the site is not high enough and the noise from the testing of the cranes can be heard in their homes, which is shrill and unpleasant. The cabs on the cranes are also higher

than the fence, meaning they are able to see into the second storey of certain homes, impacting on privacy.

A member of public informed the committee that he will be attending the Chiltern House appeal on behalf of the Village Society where he will be opposing the application on the same grounds that the Parish Council made in its response to the planning application.

CLOSURE OF THE MEETING

The meeting closed at 7.44pm.

Signed: _____
Chair

Date: 17th February 2020.