

MINUTES
PLANNING COMMITTEE MEETING
Monday 17th February 2020, 7.00pm
Day Centre Lounge, Haddenham Village Hall

Present: Cllrs Mr. Hoare, Mr. O’Hanlon, Ms. Poole, Mr. Sharp, Mr. Truesdale (Chair) and Mr. Young.
District Cllrs: Mrs Brandis.
Clerk: Ms. Gilbert.
Assistant Clerk: Ms. Griffiths.
Members of the public: 6

P20 93 APOLOGIES

No apologies for absence were received. Ms Poole apologised for her late arrival.

P20 94 DECLARATIONS OF INTEREST

There were no declarations of interest.

P20 95 MINUTES

The minutes of the meeting held on 27th January 2020 were AGREED as a true record and signed.

PUBLIC PARTICIPATION

It was AGREED to bring forward the public participation.

It was confirmed to a resident of Dinton that the Parish Council had received his submissions in regards to the Bigstrup Farm ([20/00059/APP&20/00060/ALB](#)) planning application .

P20 96 PLANNING APPLICATIONS

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

(i) [20/00059/APP&20/00060/ALB](#)

Bigstrup Farm Aylesbury Road Haddenham Buckinghamshire HP17 8TX
Conversion and restoration of redundant barns to create an Outreach Education Centre and Wedding Venue, plus the demolition of a former silage barn and erection of a replacement restaurant/kitchen building and formation of associated new access drive and car park, plus change of use of Wychert and Byre Barn to self-catering accommodation

The Parish Council submits a holding objection until the following are confirmed:

- (1) BCC Highways Officers approve the access from the A418.*
- (2) The information requested by the BCC SUDs team is submitted and any surface water drainage issues can be mitigated.*
- (3) The Heritage Officer is satisfied that there is no harm to the listed buildings.*
- (4) Noise – see below*

The PC has looked at Government advice contained in:

- *The Government’s Noise Policy Statement (DEFRA - 2010)*
- *The National Planning Policy Framework (NPPF)*
- *Planning Practice Guidance (PPG) on Noise (updated July 2019)*

The PPG flows the Policy Statement in distinguishing between noise which is “disruptive”, in which case the appropriate action is to “avoid” (ie refuse), and noise which is “intrusive”, in which case the action is to “mitigate and reduce”.

The Parish Council acknowledges the concerns raised by the neighbours regarding noise disturbance; their own consultant’s evidence is persuasive and should be taken seriously. The above policy documents also advise against allowing noise in an environment previously quiet and peaceful, like a rural farm. The PC is concerned that there is not adequate information provided with the application to assess the extent and impact of the noise. It would like to see a report from the Environmental Health Officer that offers reassurance that the lives of neighbours will not be adversely impacted by the development, and recommends either conditions for mitigation, or refusal if the impact looks likely to be “disruptive”.

- (ii) 20/00248/APP 5 Scotsgrove Cottages Aylesbury Road Scotsgrove Buckinghamshire OX9 3RY
Single storey side extension
The Parish Council has no objection.

- (iii) 20/00378/APP Land North Of Pegasus Way Haddenham Buckinghamshire
Variation of Condition 2 to include plan CR03 Rev 05 and plant noise impact assessment project ref 87808/rev: 03 dated December 2019 and condition 9 to include the plant noise impact assessment project ref 87808/rev: 03 dated December 2019 relating to permission 18/01772/APP
The Parish Council has no objection subject to:
 - 1. AVDC being satisfied that noise levels to the flats above (in particular, flat 12) will be acceptable.
 - 2. Daytime only hours of operation of the air condition units are conditioned.

- (iv) 20/00407/APP 4 Yolsum Close Haddenham Buckinghamshire HP17 8DG
Single storey front and single storey side extension
The Parish Council has no objection.

- (v) 20/00439/APP & 20/00440/ALB 11 Rudds Lane Haddenham Buckinghamshire HP17 8JP
Demolition of rear single storey extensions. Erection of two storey & single storey rear & side extensions and chimney. Part conversion & extension to outbuilding.
The Parish Council has no objection, subject to the Heritage Officer being satisfied that there is no significant harm to the building’s listed status.

- (vi) 20/00388/APP & 20/00389/ALB 21 Churchway Haddenham Buckinghamshire HP17 8AB
Internal rearrangements and changes to ceiling, windows, walls and doorways. Part demolition of existing single storey rear extension, demolition of existing garage and outbuilding. Removal of lintel, and small wall above over gateway. Single storey rear extension. Erection of new detached garage.
The Parish Council has no further objection.

The Council’s response to the following amended application was **AGRRED**:

- (vii) 19/04063/APP 36 Station Road Haddenham Buckinghamshire HP17 8AN
Two storey side extension, rear dormer and new rooflights
The Parish Council maintains its previous objection.

P20 97 DECISIONS

19/03865/APP 4 Franklin Road Haddenham Buckinghamshire HP17 8LE
Single storey front, part single storey and part two storey rear extensions
AVDC - householder approved

19/03051/APP & 19/03052/ALB 6 Churchway Haddenham Buckinghamshire HP17 8AA

Replacement of existing rear elevation windows with new windows. Internal alterations to existing kitchen to form a new galley kitchen, including removal of existing walls and ceiling to form vaulted area and installation of new rooflights over

AVDC – householder approved and listed building consent granted

19/04137/APP Bradmoor Farm Stanbridge Road Haddenham Buckinghamshire HP17 8JX

Demolition of existing Event and wedding Venue hall and erection of new Event and wedding Venue hall and new Wedding Ceremony oak pagoda

AVDC – approved

P20 98 VALE OF AYLESBURY LOCAL PLAN (VALP)

An update was received. It was noted that AVDC do not anticipate that the VALP will be found sound before the new authority (Buckinghamshire Council) is established. If this is the case, Buckinghamshire Council would then be responsible for ensuring the VALP is adopted.

P20 99 BLEDLow RIDGE HOUSEHOLD RECYCLING CENTRE

CM/0002/20 Bledlow Household Recycling Centre Wigans Lane Bledlow Ridge Buckinghamshire

Proposed continuation of the use of the land as a Household Waste Recycling Site as currently consented by planning permission no. CC/3/83

It was AGREED not to comment on the above planning application, given the Council has not received much feedback from the residents of Haddenham about the closure of the previous recycling centre.

P20 100 UPDATES ON MAJOR DEVELOPMENTS

Airfield site - No update.

Dollicott site - CALA homes

The 20mph speed limit change is expected to be implemented at the end of March / beginning of April.

Stanbridge Road sites - Rectory Homes

The 30mph speed limit change is expected to be implemented at the end of March / beginning of April.

Aston Road Glebe Site - Dandara

The Clerk attended a site meeting on 7th February. There is divided opinion between Willis Road residents about an additional stretch of hedge that has been planted on the boundary of the car parking area for the flats at one resident's request. The hedge is beech instead of hawthorn which is an error on the part of the landscapers who have been generally poor.

The open spaces are still not complete due to the issues with the landscapers.

Following the last meeting Dandara installed improved signage about the closed footpath, but walkers are still moving the herras fencing to get through, it doesn't seem there is much more that can be done. If signs are ignored this will be at people's own risk. The signage at the Churchway End of the path will be checked.

Dandara will be applying to keep the footpath closed for longer as work to build the boundary walls still needs to be started. Estimated late summer before it can re-open.

25 houses are now in private occupation and 8 more have been sold, sales have picked up recently.

Land West of Churchway (HAD007)

The decision notice has still not been issued.

Land South of Lower Road - No update.

P20 101 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

The Parish newsletter from AVDC, containing an update on the VALP and planning performance improvements, has been received and circulated.

P20 102 DATES OF FUTURE MEETINGS - Monday 9th March 2020.

CLOSURE OF THE MEETING

The meeting closed at 7.50pm.

Signed: _____
Chair

Date: 9th March 2020.