



DRAFT MINUTES
PLANNING COMMITTEE MEETING
Monday 9th March 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 and Mr Foster.
Clerk: Ms. Gilbert.
Assistant Clerk: Ms. Griffiths.
Members of the public: 4

P20 103 APOLOGIES

No apologies for absence were received. Mr O'Hanlon apologised for his late arrival.

P20 104 DECLARATIONS OF INTEREST

Ms Poole declared an interest in 7 Roberts Road and did not participate in the discussion or vote on the response.

PUBLIC PARTICIPATION

There were no requests for public participation.

P20 105 MINUTES

The minutes of the meeting held on 17th February 2020 were AGREED as a true record and signed.

P20 106 PLANNING APPLICATIONS

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

- (i) 20/00584/APP 7 Roberts Road Haddenham Buckinghamshire HP17 8HH
Demolish existing conservatory and bbq servery and erection of single storey rear extension
The Parish Council has no objection subject to no daylighting infringement to the adjoining property.
- (ii) 20/00525/ALB Manor Farm 11 Church End Haddenham Buckinghamshire HP17 8AH
Replacement of existing tiles on roof with new
The Parish Council has no objection subject to the Heritage Officer being satisfied with the details.
- (iii) 19/02145/APP Land South Of Lower Road Haddenham Buckinghamshire
Erection of 43 two and two and a half storey flats and houses, including 35% affordable housing, together with a proposed new access off Lower Road, parking, landscaping and all enabling works
The Parish Council sustains its previous objections to the application:

1) The wider site was assessed as HAD009 in the Jan 2017 HELAA (Housing & Economic Land Availability Assessment) for the VALP. Only one section of the site, fronting onto Stanbridge Road, was considered suitable for development of 43 houses. These houses have now been built. The HELAA concluded that the remainder of HAD009, including the proposed site, was unsuitable for development due to its poor relationship with the north and south of the village and the impact on

views from the Chilterns.

2) A subsequent application for 14 houses on immediately adjacent land on Stanbridge Road to the south at Fairfields Farm by Rectory was approved as infill, and is currently under construction. A yet further application for 16 houses adjacent to Haddenham Garden Centre is still to be determined but would fill the gap as far as Haddenham Garden Centre. These 30 houses are together already in addition to the VALP allocation.

3) The VALP is now well advanced, the housing numbers (30,233) have been agreed between AVDC and the Inspector, and there is no requirement for a further allocation in Haddenham; indeed there has been a slight fall in the number for Haddenham in the "Modifications" now with the Inspector.

4) AVDC's most recent April 2019 5 Year Housing Land Supply position is positive at 5.9 years (as Rectory Homes acknowledge).

5) An application for 72 houses on a site further north on land east of Churchway, HAD002 in the HELAA, was rejected on appeal. This decision sets a more appropriate precedent than the two appeals quoted by Rectory in their application. The reason for rejection was: "the rest of the site is poorly related to existing development from the east and the south, including long distance views to the Chilterns". This decision mirrors the HELAA assessment in relation to both HAD002 and HAD009; essentially that eastwards expansion into open countryside should be resisted.

6) If further development is required in a future plan period, this site is unlikely to be high in the ranking of possible suitable sites.

7) Housebuilders on two of the sites currently under construction in Haddenham are experiencing very slow sales, indicating over-supply, market saturation, and loss of buyer confidence.

8) Rectory are making much of their proposal for a higher proportion of smaller units. The PC would support this approach in principle, but only in the event of an additional housing requirement in Haddenham. It was of course open to Rectory to have built smaller homes on their two Stanbridge Road sites nearby.

9) Haddenham's selection as a 'strategic settlement' in the VALP is based principally on the assumption that the ease of access to Haddenham and Thame Parkway station makes development sustainable. This site is well beyond the distance that it is acknowledged commuters would be willing to walk rather than drive to a station. Therefore, the site is not sustainable for Haddenham and will lead to increased vehicle movements and issues with parking close to the station.

10) The junction of Stanbridge Road and Lower Road is a local accident hot-spot in the village with cars failing to slow down on approach to the village via Lower Road, and vehicles traveling south or north along Stanbridge Road regularly overshooting the junction and ending up in the gardens of properties. The proximity of the proposed new access road close to this junction is likely to add to the hazards. If AVDC were minded to approve this application a feasibility study for traffic calming around the junction should be carried out and implementation conditioned as a S106 requirement.

11) There is a strong feeling in this community that it has exhausted its capacity to absorb the cumulative impact of 50% growth (1000 homes) in such a short time period in what is a village, not a town. Haddenham lacks some critical functions of a town, most particularly a retail high street or market square. No attention is being given to the growth impact on highways in particular. The cumulative impact of sequential development is causing disintegration of the village roads, parking problems and endless road works. Most shopping trips and all secondary school trips are by road. We receive a huge daily influx of cars using the Parkway railway station (shared with the Thame) along what is a country lane, with some choosing to park on village roads to avoid station car park charges causing frustration and hostility. We have seen an increased number of HGVs on minor village roads, not suitable for such vehicles with property being damaged, valued heritage assets degraded, access restrictions and weight limits ignored. The outcome is an inherently unsatisfactory form of development sprawling into open countryside and ever increasing traffic. Enough is enough.

12) In short, this is a hostile application and should be refused without further ado.

- (iv) 20/00638/APP 4 Wyre Close Haddenham Buckinghamshire HP17 8AU
first floor rear dormer
The Parish Council has no objection.
- (v) 20/00767/APP 1 Stokes Lane Haddenham Buckinghamshire HP17 8DY
Two storey side and rear extension and garage conversion
The Parish Council has no objection subject to the front parking area being a permeable surface.

P20 107 APPEALS

It was noted that an appeal has been made to the Secretary of State in respect of the following applications:

- (i) 19/03535/APP The Green Dragon 8 Churchway Haddenham Buckinghamshire HP17 8AA
Change of use public house to single residential dwelling
Appeal Ref: 19/00098/REF
Appeal Start Date: 18th February 2020.
- (ii) 19/00005/APP - 41 High Street Haddenham Buckinghamshire HP17 8ET
Demolition of garage to form parking, erection of dwelling and outbuilding, first floor extension over existing extension on existing dwelling, re-modelling of link extension between 41 High street and barn, conversion of barn to residential use and erect pitched roof over existing barn lean-to.
Appeal ref: 20/00005/NONDET
Appeal Start Date: 26th February 2020.

The Parish Council's existing comments for both applications have been re-submitted directly to the planning inspectorate.

It was noted that any further comments need to be submitted to the planning inspectorate within 5 weeks of the appeal start date.

P20 108 DECISIONS

19/04486/APP 16 Dovecote Haddenham Buckinghamshire HP17 8BP
Single storey rear extension
AVDC Householder approved

19/02701/APP 13 Sheerstock Haddenham Buckinghamshire HP17 8EZ
First floor rear extension
APPEAL – DISMISSED
Appeal ref: 19/00084/FTHA

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
APPEAL NON DETERMINATION – DISMISSED AND FULL PLANNING PERMISSION REFUSED
Appeal ref: 19/00062/NONDET

P20 109 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

Objections have been raised to the planting of a hedge along the rear of the properties on Willis Road as it will prevent access to the footpath. The heaped earth at this site has also been objected to.

The temporary closure order for footpaths 15 & 16 has been extended until 19th September 2021.

Land West of Churchway (HAD007)

The decision notice has still not been issued.

Land South of Lower Road

No update.

P20 110 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

The Parish newsletter from AVDC contained an update on the Vale of Aylesbury Local Plan (VALP) – it is now likely that the plan won't be found sound before the transition to the new Buckinghamshire Council which will then take over responsibility for the VALP.

The UK 2070 commission has published a report into regional inequalities called 'Make No Little Plans' with suggestions on how to tackle inequality across the UK.

P20 111 DATES OF FUTURE MEETINGS

Monday 30th March 2020.

CLOSURE OF THE MEETING

The meeting closed at 7.28pm.

Signed: _____ Draft _____
Chair

Date: 30th March 2020.