

MINUTES
PLANNING COMMITTEE MEETING

Monday 29th June 2020, 7.00pm
Held remotely by Zoom

Present: Cllrs Mr. Hoare, Mr. O'Hanlon, Ms. Poole, Mr. Sharp and Mr. Truesdale (Chair).
District Cllrs: Mrs. Brandis, Mr. Foster and Mr. Lyons.
Clerk: Ms. Gilbert
Deputy Clerk: Mrs. Marsden
Acting Deputy Clerk: Ms. Allman
Assistant Clerk: Ms. Griffiths
Members of the public: 7

P21 1 APOLOGIES

No apologies for absence were received from Mr. Young.

P21 2 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

2 Members of the public requested to speak.

A resident from Platers Road explained that he continued to experience noise disturbance from the GGR site neighbouring his property. He is speaking with the environmental health team but the level and persistence of the noise is worsening and he would like to know what to do stop it.

Mr Truesdale advised that the Parish Council has every sympathy with the resident and had raised concerns at planning stage about permitting general industry next to a residential area as the Parish Council had anticipated this problem. He confirmed with the resident that they were aware of the information on environmental health on Buckinghamshire Council's website about the procedures that needed to be followed and explained that it may be necessary for the residents affected to instruct a solicitor to act on their behalf.

The second member of public explained that, although he lives further from the GGR site, he is also affected by the noise.

Mrs Brandis will continue to chase environmental health officers at Buckinghamshire Council for updates, although she hasn't been able to get a response yet and advised residents to continue to keep a diary and videos of the disturbances as evidence.

Mr O'Hanlon queried whether anything could be done to prevent Buckinghamshire Council from approving permission for B2 (general industry) next to residential areas.

Mr Lyons advised that he had asked the environmental health officers for a meeting regarding the problems and re-iterated the importance of keeping a diary as evidence for submission.

Mr Truesdale confirmed that a diary is very useful if involving the courts and confirmed he is happy to attend any meetings. Mr Truesdale suggested that the Parish Council could write to the leader of Buckinghamshire Council, Martin Tett, regarding the problems and to highlight that the same issues were likely to affect the HAD007 site, which is also due to border the same general industry site.

P21 3 MINUTES

The minutes of the meeting held on 9th March 2020 were agreed as a true record. The Chair will sign the agreed minutes in the Parish Council office at a later date.

P22 4 PLANNING APPLICATIONS

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

20/01658/APP 1 Crabtree Road Haddenham Buckinghamshire HP17 8AT

Two storey side and rear extension

The Parish Council supports the comments made by the Heritage Officer, that:

"The following further amendments are required before the application can be determined:

- The front elevation of the side extension should be set back from the existing building.*
- The ridge height of the side extension should be set lower than the existing building"*

20/01754/APP 76 Sheerstock Haddenham Buckinghamshire HP17 8EX

Single storey wooden garage in front garden

The Parish Council has no objection in principle, subject to the Highways Authority's concerns being resolved.

20/01806/APP 28 Rudds Lane Haddenham Buckinghamshire HP17 8JP

Two storey front extension, single storey side extension and garage

The Parish Council objects to the application for the following reasons:

- a) Front extensions are contrary to the Design Guide for Residential Extensions which generally does not permit front extensions.*
- b) Insufficient detail has been provided to assess whether the extension complies with the Design Guide for Residential Extensions in respect of daylighting infringement (45 degree angle) to the rear of the adjoining property.*

If, however, Buckinghamshire Council is minded to approve the application, the Parish Council suggests a condition for a Construction Transport Management Plan to limit potential harm to the Conservation Area by contractor's vehicles and due to safety concerns, given the proximity of the adjoining tight S-bend which lacks pedestrian protection and is single vehicle width only. This suggestion is made because of the regular damage caused by HGVs breaching the weight limit along Rudds Lane/Dollicott, and experience during construction of the new adjoining development.

20/01874/APP 8 Wyre Close Haddenham Buckinghamshire HP17 8AU

Single storey rear extension, single storey front extension, and extension of dormer roofs to front and rear.

The Parish Councils has no objection.

20/01909/APP The Wildlife Hospital Trust St Tiggywinkles Aston Road Haddenham Buckinghamshire HP17 8AF

Conversion of existing roofspace to provide additional teaching areas and minor internal alterations and amendments to window positions.

The Parish Councils has no objection.

20/01884/APP 1 Willow Rise Haddenham Buckinghamshire HP17 8JR

Erection of a dwelling

The Parish Council objects to this application for the following reasons:

- 1. The proposal will lead to overdevelopment of a restricted plot.*
- 2. The design fronts onto Willow Rise and will look incongruous in relation to the street scene and the style and appearance of the Willow Rise properties.*
- 3. Harm to the setting of the Conservation Area and of nearby listed buildings.*
- 4. Access is via, and cuts in front of, 1 Willow Rise; indeed, the red plot plan suggests that 1 Willow Rise will be denied its access: although apparently acceptable to the current residents, this is unacceptable in planning terms.*
- 5. The potential harm to immediately adjoining trees.*

6. *For a 3 bed family home there is limited amenity space, which itself abuts an electricity sub-station, generally making an unattractive environment.*
7. *It is unclear where bins are to be located, and looks likely they will be left on the front elevation.*
8. *There is no cycle storage provision as required by the Neighbourhood Plan.*

20/01960/APP 1 Yolsum Close Haddenham Buckinghamshire HP17 8DG

First floor side extension

The Parish Councils has no objection.

20/01999/APP 61 Thame Road Haddenham Buckinghamshire HP17 8EP

Removal of conservatory and erection of single storey rear extension including 2no rooflights to pitch roof

The Parish Council has no objection.

P21 5 DECISIONS

18/01037/AOP - Land Adjacent To Haddenham Nurseries Stanbridge Road Haddenham

Buckinghamshire HP17 8HN

Erection of 16 detached and semi-detached dwellings with access, parking, garaging, amenity space and landscaping.

Bucks Council – Outline Permission Approved

20/01267/APP 15 Yolsum Close Haddenham Buckinghamshire HP17 8DG

Erection of garage

Bucks Council – Householder refused

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

Bucks Council – Householder approved

20/01298/COUOR Waterslade House Thame Road Haddenham Buckinghamshire HP17 8NT

Determination as to whether prior approval (Class O) is required in respect of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 offices to form 36 apartments (C3).

Bucks Council – Prior approval granted

20/01303/ALB Fern Farm 4 Fern Lane Haddenham Buckinghamshire HP17 8EL

Installation of new wood burning stove within existing inglenook fire place including a new section of brickwork and chimney onto existing chimney

Bucks Council – Listed building consent

20/00767/APP 1 Stokes Lane Haddenham Buckinghamshire HP17 8DY

Two storey side and rear extension and garage conversion

Bucks Council – Householder approved

P21 6 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

Construction teams have returned to the Airfield site. The sales office has re-opened with reduced hours and social distancing measures in place.

The Parish Council has a new solicitor assigned to carry out the due diligence on the land transfer of the pitches, pavilion site, car park and play area so it is hoped things will now progress. CALA are in discussion with Bucks Council regarding the process of issuing the final certificate and the commuted sum.

Dollicott site - CALA homes

Transport for Bucks have confirmed that the work to implement the 20mph speed limit change will be carried out in late June / early July.

Stanbridge Road sites - Rectory Homes

Transport for Bucks have confirmed that the work to implement the 30mph speed limit extension will be carried out in late June / early July.

Further complaints about the condition of the new footpath to the garden centre have been received and it has been reported to us by a resident that Thames Water have carried out some work on the site. We have contacted Rectory Homes again to find out when the final surface will be laid.

Aston Road Glebe Site – Dandara

Further advice from the Parish Council's solicitor has been received about the agreement for the transfer of open spaces. The details are now close to being agreed.

A meeting was arranged by Judy Brandis at the request of Brian Bowman and held on site to discuss to re-opening of the footpath behind Willis Road. Follow-up correspondence has confirmed that the electrical connection has now been made and the hole filled in which will allow work to progress and the footpath to be re-opened by the end of September.

Land West of Churchway (HAD007)

The decision notice has still not been issued.

Land South of Lower Road

No update.

P21 7 STREET NAMING

Senior managers at Buckinghamshire Council are considering whether to start the process of changing the street name of Slave Hill after the Street Naming Officer received correspondence regarding the origin and appropriateness of the name. The Parish Council has also received correspondence about this matter. The Parish Council has been asked by Buckinghamshire Council if it could suggest an alternative street name for use if the change is agreed by the residents of Slave Hill.

The name Slave Hill was originally selected because it was the colloquial name given to a field, through which a pre-enclosure road used to run. It was full of stones that had made up the old road so one had to 'slave away' to cultivate it. There is a more detailed explanation in the Haddenham Chronicles No.4.

The Parish Council generally asks Alan Rose to check the 1820 map of the village to suggest names with a historical reference to the site. Alan has provided a copy of the relevant section of the map which shows that part of Slave Hill was built on Shipton Furlong.

It was AGREED to suggest Shipton Furlong as an alternative street name to Buckinghamshire Council.

P21 8 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

The Clerk has received a request for informal feedback from a potential buyer of the Green Dragon as to whether the Parish Council would be likely to object to a change of use of the building to offices. The Parish Council would object to the loss of a community asset, in particular a registered community asset such as the Green Dragon.

P21 9 DATES OF FUTURE MEETINGS

Monday 20th July 2020.

CLOSURE OF THE MEETING

The meeting closed at 7.56pm.

Signed: _____
Chair

Date: 20th July 2020.