

MINUTES
PLANNING COMMITTEE MEETING

Monday 20th July 2020, 7.00pm
Held remotely by Zoom

Present: Cllrs Mr. Hoare, Mr. O’Hanlon, Mr. Sharp and Mr. Truesdale (Chair).

Bucks Cllrs: Mrs. Brandis and Mr. Foster.

Clerk: Ms. Gilbert

Acting Deputy Clerk: Ms. Allman

Assistant Clerk: Ms. Griffiths

Members of the public: 5

P21 10 APOLOGIES

No apologies were received from Mr Young or Ms Poole.

P21 11 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There were no requests for public participation.

P21 12 MINUTES

The minutes of the meeting held on 29th June 2020 were AGREED as a true record. The Chair will sign the agreed minutes in the Parish Council office at a later date.

P22 13 PLANNING APPLICATIONS

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

- (i) 20/02068/APP 4 Marriotts Lane Haddenham Buckinghamshire HP17 8BN
Dropped kerb (Amendment to approval 19/02475/APP)
The Parish Council has no objection subject to clarification of the width of the proposal, as two different widths were provided within the application.
- (ii) 20/01816/APP & 20/01817/ALB 2 Fern Lane Haddenham Buckinghamshire HP17 8EL
Erection of a trellis fence (retrospective)
The Parish Council has no objection.
- (iii) 20/02105/APP 2 Waggoners Court Haddenham Buckinghamshire HP17 8RW
Single storey side/rear extension
The Parish Council objects to the application for the reasons set out below.

Context

2 Waggoners Court is part of a recent infill development of 6 houses built on the site of the former 23 High Street (a mid-20th century pub-restaurant known in recent times as the “Peking Rendezvous” – now demolished) approved under planning application 14/01099/APP as amended under 15/02736/APP. In those applications, 2 Waggoners Court was Plot 4.

The entire site of 23 High Street, now Waggoners Court, is bounded by High Street and Stockwell, both part of Haddenham's historic street pattern. It lies within the Haddenham Conservation Area (as comprehensively reviewed in 2008); and also within the wider setting of several listed buildings, notably the Methodist Church on High Street and the Baptist Church on Stockwell.

The decision notice for 23 High Street includes the following condition and informative material to the present planning application:

Condition 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage, buildings, structures or means of enclosure shall be carried out or erected on the site or within the curtilage of any dwelling which is the subject of this permission, other than those expressly authorised by this permission.

Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions or garages, buildings, structures or means of enclosure, etc. having regard for the character and size of the site, its CA setting, the proximity to historic wychert walls and in order to protect the 4m exclusion zone either side of the centre line of the stream which crosses the site and to comply with policies GP35 and GP53 of the Aylesbury Vale District Local Plan and the advice in the NPPF.

Informative 9 The applicants are advised that irrespective of planning permission, under the terms of the Water Resources Act 1991, the prior consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of bank of the Haddenham Stream, designated a main river.

Objections

1. *Exclusion Zone 2 Waggoners Court immediately adjoins the Haddenham Stream watercourse and the proposed extension is affected by the Environment Agency's exclusion zone in order to create a wildlife corridor. The PC notes that the EA's letter of 3rd September 2015 in responding to 15/02736/APP makes clear that it would have wanted a full 8m exclusion zone as originally proposed rather than 4m. The PC trusts that the EA has been consulted on this new application.*
2. *Loss of designated parking space 2 Waggoners Court (Plot 4) has two approved longitudinal parking spaces. The drawings attached to the present application do not make clear that one of these spaces would be lost, so that the resulting car parking provision would be in contravention of the planning permission for 23 High Street and of the Neighbourhood Plan.*
3. *Design*
 - (a) *Considerable care was taken in the design of the Waggoners Court development in view of its location within the Conservation Area and the setting of listed buildings, particularly the two churches. The form and appearance of the proposed extension: harms the existing building by obliterating detail on its eastern elevation; harms the overall design concept of the Waggoners Court development; and given the overall context, harms the Conservation Area and the setting of the nearby listed buildings referenced in the original design.*
 - (b) *The National Design Guide published in October 2019 as part of the Government's collection of Planning Practice Guidance must be taken into account by local planning authorities when taking decisions. The Guide stresses that Para 130 of the NPPF "states clearly that permission should be refused for development of poor design".*

The Council's response to the following amended planning application was AGREED:

- (i) *19/04063/APP 36 Station Road Haddenham Buckinghamshire HP17 8AN
Two storey side extension, rear dormer and new rooflights
The Parish Council has no objection to the amended application, however, the opportunity should be*

taken to urge restoration of the entire witchert wall in accordance with the former AVDC's Advice Guide: 'How to look after your Witchert Building'.

P21 14 DECISIONS

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 (NON DETERMINATION) – DISMISSED

19/03535/APP The Green Dragon 8 Churchway Haddenham Buckinghamshire HP17 8AA

Change of use public house to single residential dwelling

APPEAL - 19/00098/REF - DISMISSED

20/00838/APP Land North Of Pegasus Way Haddenham Airfield Haddenham Buckinghamshire_Variation of Condition 5 of planning permission **18/01772/APP** - Changing of plant species and removing area of existing path and replacing with Landscaping. Change drawing referenced to P17-0532_01-C

Application withdrawn

20/01059/AAD The Cooperative Pegasus Way Haddenham Buckinghamshire

Two fascia signs, one totem sign, five wall mounted signs and two car park directional signs

Bucks Council – Advert Consent

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. Change fenestration and remove tile hanging to previous extension and re-render the previous extension.

Amendment to 19/03076/APP & 19/03077/ALB

Bucks Council – Householder approved & Listed Building Consent

P21 15 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

The transfer of amenity land is still in progress, and solicitors are providing updates more regularly.

Dollicott site - CALA homes

The 20mph speed limit change has been signed off but no date given for implementation as yet.

Stanbridge Road sites - Rectory Homes

The 30mph speed limit extension has been signed off but no date given for implementation as yet.

Aston Road Glebe Site – Dandara

The PC has now received the legal advice from its solicitor prior to entering into the legal agreement to adopt the open space land. Mr Truesdale and the Clerk held a phone conference with the solicitor to run through the report. This will be reviewed at the full Council meeting.

Land West of Churchway (HAD007)

The decision notice has still not been issued.

The PC has received notification that some archaeological investigations will be taking place on the site.

Land South of Lower Road

No update.

P21 16 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

A complaint has been received regarding noise disturbance from HGVs driving over the speedbumps on Pegasus Way, which is waking residents of the new homes on Westland Close in the early hours of the morning. The speed bumps were installed before the houses were built. Buckinghamshire Councillor Clive Harriss has helped with the inquiry and the Clerk is now trying to identify with Bucks Council officers if the speed bumps are on adopted highway or the private road in the business park. If they are on the private road this will need to be discussed with the owner.

An update has been received from a resident regarding their contact with Bucks Council about noise disturbance caused by PDX Logistics.

The Parish Council provided additional comments on the following amended application, as the deadline for response was prior to the meeting:

[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

Previous Parish Council Comments dated 2 March 2020 (for reference):

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".

Additional Parish Council comments, in response to June 2020 amendments:

The Parish Council notes that some 26 new documents have been posted online in June. These are difficult to assimilate and little time has been given for response. Therefore, the PC has concentrated on the following documents:

- A planning statement
- An operations statement
- New landscape plan

The planning statement is confusing. It appears to have been cobbled together from the two previous statements, both by different consultants, so both their identities appear. Indeed, the document has two different numbers for car parking spaces on consecutive pages; one page says 20 spaces; the next says 75.

Taking the documents together; the main changes seem to be:

1. A reduction in car parking spaces from 75 to 20
2. the car park has been moved so that instead of being behind the barn on the west side it will be next to the main house on the east side – and closer to neighbours

3. the access drive has been moved via a "sinuous curve" to feed the relocated car park, using the altered access off the A418 we saw last time, which the highway authority has previously accepted
4. an in-house minibus service will ferry the majority of guests to and from wedding receptions

The PC welcomes any initiative designed to lessen car use, but does foresee several practical difficulties in making this work as envisaged. These difficulties have been comprehensively addressed in the updated comments by Andrew Napier and Chris Butcher, and the PC shares their concerns.

The principal issue with this application remains potential noise and disturbance in a quiet rural environment. We now learn that there will be 40 weddings per year, so close to weekly. The operations plan talks about keeping all windows closed and all guests indoors. This just isn't credible at a wedding, and the sound of guests leaving late at night after celebrations will carry regardless of whether they are using cars, coaches or a minibus.

The PC's previous comments highlighted Government advice on noise, but we can see no evidence that this has been properly addressed. There has been no update on the noise report in the original application. This was analysed in a report by acoustic consultants commissioned by the residents which raised serious concerns and deserves a technical response. It does seem likely that the noise impact will be at the "disruptive" end of the scale. The residents of Gibraltar & Dinton, who have objected in huge numbers, will not feel any more reassured by these amendments.

It is also noted that there's still no information on surface water run-off and drainage. Should this be included with the application?

In light of the above, The Parish Council maintains its objection.

P21 17 DATES OF FUTURE MEETINGS

Monday 10th August 2020.

CLOSURE OF THE MEETING

The meeting closed at 7.20pm.

Signed: _____
Chair

Date: 10th August 2020.