



DRAFT MINUTES
PLANNING COMMITTEE MEETING
Monday 28th September 2020, 7.00pm
Held remotely by Zoom

Present: Cllrs Mr. Hoare, Mr. O’Hanlon, Ms. Poole, Mr. Sharp, Mr. Truesdale (Chair) and Mr. Young.
Clerk: Ms. Gilbert
Assistant Clerk: Ms. Griffiths
Members of the public: 10

P21 35 APOLOGIES

Mr Young apologised for his late attendance, which was due to technical issues.

P21 36 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

One member requested to participate regarding the application of 14 Townsend. He expressed concern on behalf of himself and his neighbours regarding the application. He considers it contravenes the draft VALP. *Mr Truesdale confirmed the Parish Council will be objecting to the application on broadly the same basis as it did when the when the application was first submitted three years ago.*

P21 37 MINUTES

The minutes of the meeting held on 24 August 2020 were AGREED as a true record and signed.

P21 38 PLANNING APPLICATIONS

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

- (i) 20/02897/APP 14 Townsend Haddenham Buckinghamshire HP17 8JW
Alteration and demolition of existing buildings, and erection of five detached dwellings with access, parking and amenity space
The Parish Council OPPOSES this application for the following reasons:
- 1. Contrary to Draft VALP and Planning Brief** *The Housing Land Availability Assessment (HELAA) carried out for the draft Vale of Aylesbury Local Plan (VALP) includes the parcel of land behind 14 Townsend as part of site HAD007. Document ED202J “Haddenham Amended Policy Map” dated 22nd July 2019 submitted to the VALP Inspector at the Examination showed this land as “not built development”. The Council’s planning brief for HAD007 similarly shows that the land behind 14 Townsend is to be retained as a green buffer.*
 - 2. Highway access and safety concerns** *The proposed access to the site via Townsend raises significant safety concerns with insufficient pedestrian and highway vision splays at the exit. The development would be accessed from, and add traffic to, a sensitive heritage environment.*
 - 3. Conservation and heritage concerns** *The principles in NPPF Paras 184 - 202 “Conserving and Enhancing the Historic Environment” apply to this application which impacts on the Conservation Area. AVDC undertook a thorough review of the Conservation Area in 2008 which was supported by the Parish Council. The Parish Council wholeheartedly endorses the comments of the Heritage Team that this application would cause serious harm to the Conservation Area, to the setting of nearby*

listed buildings, and to 14 Townsend itself which itself is a designated "Building of Note" within the Conservation Area.

4. **Backland development** The development as shown would constitute backland development, which is particularly not acceptable in this sensitive heritage location.
5. **Cramped accommodation** The proposed amenity space provision for both 14 and 14A Townsend will be cramped and unsatisfactory.
6. **Parking provision** Parking provision for 14A Townsend with a single off-plot parking space is contrary to the Neighbourhood Plan policy TGA1.
7. **Scale and need** Large 5-bedroom properties are inappropriate for the location by virtue of their scale, design and impact on adjoining properties. They would not meet need housing need which is primarily for smaller homes.

(ii) 20/02969/APP 35 Townside Haddenham Buckinghamshire HP17 8BQ

Glazing and doorset infill to existing garden room

The Parish Council has no objection subject to the following:

1. Inclusion of a condition ensuring that the proposed garden room (together with its adjoining room) is to be used for ancillary accommodation only and not used for independent or habitable accommodation.
2. There is a requirement for the rendering to the rear elevation to the High Street to be completed, as specified in the approval for application reference 08/02536/APP, to ensure the development fits in with other buildings within the street and its Conservation Area setting. Although a base render was applied, the top render coat has never been done, leaving an unsightly appearance onto High Street which detracts from this sensitive heritage location.

(iii) 20/02105/APP 2 Waggoners Court Haddenham Buckinghamshire HP17 8RW

Single storey side/rear extension

The Parish Council maintains its objection for the following reasons:

1. Exclusion Zone

The development remains contrary to the Environmental Agency restriction. 2 Waggoners Court immediately adjoins the Haddenham Stream watercourse and the proposed extension and secondary parking space is affected by the Environment Agency's exclusion zone in order to create a wildlife corridor. The Parish Council notes that the Environment Agency has objected to the proposal.

2. 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".

(iv) 20/03084/APP 17 Old Mill Close Haddenham Buckinghamshire HP17 8HQ

Demolition of detached garage and erection of a ground floor rear extension

The Parish Council has no objection subject to confirmation of provision of 2 parking spaces to comply with policy TGA1 of the Haddenham Neighbourhood Plan.

(v) Hopefield House 15 Station Road Haddenham Buckinghamshire HP17 8AN

20/03108/APP - Detached garden annexe

The Parish Council has no objection subject to any comments by the Heritage Officer and a requirement for Listed Building consent as the proposal appears to be within the curtilage of a Listed Building.

20/03183/ALB - Alterations to convert a cloak room to a study, form a W.C. and replacement glass to one sash window

The Parish Council has no objection.

(vi) 20/03115/APP 10 Dovecote Close Haddenham Buckinghamshire HP17 8BS

Converting the existing garage to create a utility room and lounge area, a first floor extension above the garage and a loft conversion.

The Parish Council has no objection subject to confirmation of the provision of 2 parking spaces to comply with policy TGA1 of the Haddenham Neighbourhood Plan.

P21 39 ENFORCEMENT

It was noted that the Clerk has submitted a request for the enforcement team to investigate if the new Morrisons signage at Banks Parade is lawful.

P21 40 DECISIONS

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

Two storey side and rear extension

Bucks Council – Householder approved

20/02339/APP 11 Old Mill Close Haddenham Buckinghamshire HP17 8HQ

Demolition of existing conservatory and erection of a single storey rear extension

Bucks Council – Householder approved

20/01672/APP Haddenham Care Home Westland Close Haddenham Bucks HP17 8FJ

Erection of Care Home (Use Class C2) with 69no. bedrooms to accommodate up to 81no. residents, 1no. visitors bedroom, access, parking, landscaping and associated works. (amendment to approval 19/00172/APP)

Bucks Council – Approved

20/02068/APP 4 Marriotts Lane Haddenham Buckinghamshire HP17 8BN

Dropped kerb (Amendment to approval 19/02475/APP)

Bucks Council – Householder approved

20/01697/APP & 20/01698/ALB Dragon Tail Cottage 1 Dragon Tail Haddenham Buckinghamshire HP17 8AR

Demolition of existing outbuilding and rebuild new outbuilding

Bucks Council – Householder Approved and Listed Building Consent

20/00525/ALB Manor Farm 11 Church End Haddenham Buckinghamshire HP17 8AH

Replacement of existing tiles on roof with new

Bucks Council: Listed Building Consent

20/02575/APP 25 Westland Close Haddenham Buckinghamshire HP17 8FJ

Single storey rear extension

Bucks Council – Householder approved

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

First floor side extension

Bucks Council – Householder approved

20/01050/ALB Byre House Dollicott Haddenham Buckinghamshire HP17 8JG

Removal of existing openings on the ground floor south elevation and formation of new openings, together with internal alteration

Bucks Council – Listed Building Consent

P21 41 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

The final pitch inspection has taken place and the Parish Council has received a copy. The report recommended some maintenance tasks are undertaken but was generally good.

The results of the play area inspection haven't yet been received.

The transfer to the Parish Council can go ahead once all reports have been received and any issues arising resolved.

Dollicott site - CALA homes

The Clerk has reported to CALA homes that the line of trees planted along the outer edge of the open space appear to be dead or dying so will need to be replaced before adoption of the area by the Parish Council at the end of the maintenance period. CALA have responded that they are aware and the trees have died due to disease, they are therefore in discussion with the planning department to agree an alternative replacement.

Stanbridge Road sites - Rectory Homes

The final surface on the new footway has still not been laid and the Clerks have been unable to find out when this will be done.

Aston Road Glebe Site – Dandara

The Clerk asked for an update on the re-opening of the right of way on the site which was promised by the end of September. Dandara have responded that the recommencing of work on the site following lockdown has been hampered by furloughed contract staff, mainly brick layers and ground workers, failing to return to work. They are working with the contractors to resolve the issue but it has caused delays to building work. When they have a revised schedule the Parish Council has been promised a revised date. Dandara has contacted Buckinghamshire Council to arrange the initial sign-off inspection for the amenity land within the completed phase of the development. Once this has been completed, there will be a two-year maintenance period followed by final sign-off before the transfer to the Parish Council is complete.

Land West of Churchway (HAD007)

The decision notice has still not been issued.

The application for 14 Townsend which forms a small parcel of land within HAD007, but with access via Townsend has been resubmitted (see agenda).

Land South of Lower Road

No update.

P21 42 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

An email from the owner of the Green Dragon has been received in response to the Parish Council's submission to the change of use planning application for the pub. The owner disputes the impact of the overage on the ability to raise finance for the purchase of the pub.

P21 43 DATES OF FUTURE MEETINGS

Monday 12th October 2020. (*subsequently cancelled*)

CLOSURE OF THE MEETING

The meeting closed at 7.29pm.

Signed: _____ DRAFT _____
Chair

Date: 12th October 2020.