

## **Clerk's Planning Report**

### **8<sup>th</sup> March 2021**

#### **APPLICATIONS**

21/00428/APP 40 Willis Road Haddenham Buckinghamshire HP17 8HF

Demolition of existing rear extension and garage, erection of side extension, single story rear extension and alteration of front entry which involve partially moving, extending front wall by 1meter

This application follows Buckinghamshire Council's refusal in January of an application for a Lawful Development Certificate for a proposed development 20/03848/ACL

21/00621/APP Land Off Aston Road Haddenham Buckinghamshire

Demolition of existing buildings and erection of two dwellings

An application for the erection of two dwellings on this site was previously submitted in 2019 and refused by Buckinghamshire Council: 19/01806/APP (see attached decision)

The Parish Council submitted the following comments to 19/01806/APP:

The Parish Council opposes this application for the following reasons:

This small site is surrounded on 3 sides by what will become the open space on the adjoining Aston Road/Stanbridge Road development, originally approved in outline on appeal in 2016 for 280 houses (application reference 14/02666/AOP). This is one of the three principal sites which will contribute the majority of Haddenham's 50% growth of over 1000 homes as a VALP strategic settlement. Its design is therefore of critical importance to the future of the village. Following the appeal and disposal of the site to developer Dandara, considerable care and resources have gone into the layout and design, which Dandara has discussed with the Parish Council and with AVDC in great detail. Phases 1 and 2 are now on site; phases 3 and 4 are the subject of a current reserved matters application. A particular feature of the overall layout has been to retain the rural feel along Aston Road in its approach to Church End, and into the heart of the Conservation Area. The new homes are accordingly set well back from the existing village boundary and from the Conservation Area on the western edge of the scheme, being separated by a large area of open space comprising a new cricket ground and a new burial ground. Similarly the southern edge of the development is set well back from Aston Road, being separated by a green belt, including a large swale. No new building is due to take place on Aston Road itself, so that the current last house in the village on the north side (7 Aston Rd) will remain the last property directly situated on Aston Road, and the rural approach into Church End will thereby be largely retained. All of the green spaces on the development will be transferred to the Parish Council to manage as open space in perpetuity. This proposal for 2 homes negates the above design concept by inserting 2 new buildings which will look incongruous and out of keeping with

both the surrounding new development and the existing settlement. They will also intrude into, and be detrimental to the setting of, the green and calm ambience of the adjoining burial and cricket grounds.

The Parish Council indeed anticipated a potential issue arising from this derelict land in its response to AVDC at the time of Dandara's initial application reference 17/01841/ADP: "The PC is concerned that a small parcel of derelict land on the north side of Aston Road opposite Tiggywinkles is not included within the development and looks likely either to remain an eyesore or could come forward again for development. Either way, the outcome is a discordant intrusion which will detract from the success of Dandara's proposals. The PC calls on AVDC to use its compulsory purchase powers to acquire this site for open space in the interests of completing this development and making it a success."

The Parish Council strongly urges AVDC to refuse this application and calls on AVDC to action compulsory purchase in the interests of delivering a satisfactory outcome for the larger development.

In the unlikely event that AVDC were minded to approve this development, the PC would wish to see a more sympathetic elevational treatment, perhaps taking its cue from one of Dandara's design/materials styles. The PC would also wish to see a construction site management plan with all construction traffic approaching from Stanbridge Road and none via Church End.

The Parish Council will send a representative if this application goes to committee.

## **DECISIONS**

21/00255/ALB 11 Rudds Lane Haddenham Buckinghamshire HP17 8JP

Conversion of existing outbuilding with new doors and windows

**Application withdrawn**

20/04374/APP & 20/04375/ALB The Anchor 12 Church End Haddenham Buckinghamshire HP17 8AH

Demolition of existing out buildings, single storey rear extension and internal alterations.

**Application withdrawn**

20/03701/APP Haddenham Care Home Tibbs Road Haddenham Bucks HP17 8FH

Variation of condition 8 (revised construction traffic management plan) relating to application

20/01672/APP

**Buckinghamshire Council - Approved**

## **APPEALS**

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

**Appeal non-determination – Dismissed**

20/01129/APP 19 And 20 Fort End Haddenham Buckinghamshire HP17 8EJ

Mixed use development including the demolition, extension, alteration and conversion of 19/20

Fort End, Haddenham and comprising an A3 unit with five dwellings together with parking and amenity space.

**The application has gone to appeal for non-determination: 20/00102/NONDET. Any further comments must be submitted within 5 weeks of the appeal start date (17 February 2021).**

## **UPDATES ON MAJOR DEVELOPMENT SITES**

### **Airfield site**

Nothing to update.

### **Aston Road Glebe Site – Dandara**

A meeting was held with Dandara representatives on 2<sup>nd</sup> March 2021.

- The burial ground land is now being prepared with heavy groundwork underway to disperse the spoil from the site across the area to raise the ground level as agreed.
- Work to surface the footpath link to Churchway is underway, tree work has been carried out along the length of the path in advance. The footpath remains closed for safety reasons while this work is carried out, however some walkers are moving the heras fencing to gain access. There has been a delay installing the street lights on the path due to lantern supply issues. The work is still on track to complete in April.
- Dandara have met with flood officers from Buckinghamshire Council due to flooding reported on the land adjacent to Tiggywinkles being attributed to the development. It was confirmed that the flooding wasn't related to the development. Dandara were asked to test the culvert on the corner of Aston Road / Stanbridge Road which has been done and a recording of water flowing through sent to BC to confirm there is no blockage.
- Progress is slow with planning application [20/03764/APP](#) there is hope a meeting with Philippa Jarvis (Planning Officer) and Jonathan Bellows can be arranged soon to clarify discrepancies in approach to the layout of the site.
- There is a difference of opinion on whether a commuted sum is due on the burial ground land which is the only outstanding item delaying progress with the land transfer agreement. The S106 Monitoring Officer has informally supported the PC's view that a commuted sum would be payable.

### **Land West of Churchway (HAD007)**

The Parish Council has received a letter from Redrow Homes thanking them for the invitation to the last Planning Committee meeting. Both parties have expressed a wish to co-operate on design and delivery of the proposals.

## **CORRESPONDENCE**

Nothing in addition to above.

## **CONSULTATIONS**

## **BIODIVERSITY ACCOUNTING SUPPLEMENTARY PLANNING DOCUMENT**

**New guidance to enhance biological diversity**

Buckinghamshire Council is going further in its commitment to preserve and improve Buckinghamshire's environment. The Council is working with partners to tackle climate change and its causes; reducing the county's carbon footprint and delivering environmental net gain.

As part of this commitment, the council has drafted guidance to ensure developers increase biological diversity on their development sites.

Biological diversity, otherwise known as biodiversity is the richness and variety of plant and animal species within habitats, including previously developed land, fields, hedgerows and rivers.

Humans need a diversity of species for food production, climate change adaptation, flood regulation, crop pollination and enhancing human mental and physical well-being.

Using the guidance, developers will need to calculate the biodiversity on the existing site, and design their scheme to ensure there is a greater diversity on the site once completed.

A public consultation on this draft guidance runs from 19 February until 19 March 2021.

Responses can be made using the consultation portal, which can be accessed through 'Your Voice Bucks', in writing, or by email, before 23:59pm on 19 March 2021.

Cllr Warren Whyte, Buckinghamshire Council Cabinet Member for Planning & Enforcement, commented; "We need a natural world that is complex, resilient, thriving, and full of variety. While Buckinghamshire is growing to accommodate more people, we need to ensure that the natural world can cope with any changes we make. By introducing this guidance on the measurement and improvement of biodiversity on development sites the council demonstrates its commitment to preserve and improve Buckinghamshire's environment."

The web address for this consultation is: <https://yourvoicebucks.citizenspace.com/>  
Or directly: <https://aylesburyvaledc.oc2.uk/>

The email address for this consultation is: [planningpolicyteam.bc@buckinghamshire.gov.uk](mailto:planningpolicyteam.bc@buckinghamshire.gov.uk)

The postal address is:

Planning Policy, Biodiversity Accounting, King George V House, King George V Road, Amersham, Buckinghamshire. HP6 5AW

## **MHCLG CONSULTATION ON THE MODEL DESIGN CODE**

PC2-21 | MODEL DESIGN CODE

### Summary

The Ministry for Housing, Communities and Local Government (MHCLG) have recently launched a consultation seeking views on proposals to create a new Office for Place which would involve each local planning authority drawing up its own design code in consultation with local people that developers would have to adhere to. This would involve some changes to the National Planning Policy Framework (NPPF). There is currently an eight-week consultation on the

proposals which will close in late March. The main consultation document can be downloaded [here](#) .

## Context

The consultation itself follows directly from the Planning White Paper suite of consultations last summer. NALC responded to the Planning White Paper: Planning For The Future, Changes To The Current Planning System and Land Data consultations last Autumn (you will need to log into the members' area of the NALC website [here](#) to access these three responses).

The rationale, proposals and specific questions for this consultation, as well as the draft text updates to the NPPF and the annexed draft National Model Design Code (which is referenced in the main consultation questions) can be downloaded from [here](#).

In this consultation, the government is acting to implement some of the main recommendations from the [Building Better, Building Beautiful Report](#) .

For the expressions of interest to test out a new code - it would be advisable for county associations to contact the local planning authorities (LPA) in their area, to ascertain whether they are considering making a bid for pilot status and, if so, to emphasise to the LPA that the bid will be considerably strengthened if there is local council backing and involvement throughout.

## NALC's current policy positions

The following paragraphs outline NALC's current policy positions, account of which will steer the response which we are likely to make to this consultation.

NALC agrees with the government that the planning system could be improved and should have more emphasis on building design, (we endorsed the recommendations in the report 'Living with beauty' published by the Building Better, Building Beautiful Commission – as we said in our overarching statement in response to the Planning White Paper and Changes to the Current Planning System consultation last year.

The NALC Policy Committee on 6 October 2020 adopted a suite of planning positions including the following one directly relevant to this consultation: "NALC will support changes to the planning system which it perceives will strengthen the system and the voice of democracy and lead to better quality, appropriately sited developments. It will not support planning changes which it perceives will work in the opposite direction."

## Other NALC Views:

- We welcome the proposed change in the NPPF to the definition of 'sustainable development' and also the section covering the presumption in favour of sustainable development (paras. 7 and 11), the strengthened wording for turning down poor development (para. 133) and the integration of design codes (para. 109). The other

aspect which can be supported are the proposals in respect of development in protected landscapes (para. 175).

- We are concerned about the restrictions that are proposed for the use of Article 4 Directions (para. 53).
- In Chapter 12 we would advocate that the default for the expression of local character and design preferences should be through a neighbourhood plan (though we do not advocate that every community area should be required to go through the neighbourhood plan exercise). We are suggesting that if a neighbourhood plan has a policy on design or develops a design code - that this is the standard against which design will be measured in their area.
- Whilst NALC agrees that local-specific policies on beauty will be needed, the concept of Supplementary Planning Documents might provide a simpler solution, which could embrace individual village design statements and their urban equivalents. We think there is no reason why where Village Design Statements were adopted - they could not be updated and incorporated into the local design codes.

## Consultation Questions

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member councils in response to these questions to help inform its own submission to MHCLG:

Chapter 2: Achieving sustainable development

Q1: Do you agree with the changes proposed in Chapter 2?

Chapter 3: Plan-making

Q2: Do you agree with the changes proposed in Chapter 3?

Chapter 4: Decision making

Q3: Do you agree with the changes proposed in Chapter 4? Which option relating to change of use to residential do you prefer and why?

Chapter 5: Delivering a wide choice of high quality homes

Q4: Do you agree with the changes proposed in Chapter 5?

Chapter 8: Promoting healthy and safe communities

Q5: Do you agree with the changes proposed in Chapter 8?

Chapter 9: Promoting sustainable transport

Q6: Do you agree with the changes proposed in Chapter 9?

Chapter 11: Making effective use of land

Q7: Do you agree with the changes proposed in Chapter 11?

Chapter 12: Achieving well-designed places

Q8: Do you agree with the changes proposed in Chapter 12?

Chapter 13: Protecting the Green Belt

Q9: Do you agree with the changes proposed in Chapter 13?

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Q10: Do you agree with the changes proposed in Chapter 14?

Chapter 15: Conserving and enhancing the natural environment

Q11: Do you agree with the changes proposed in Chapter 15?

Chapter 16: Conserving and enhancing the historic environment

Q12. Do you agree with the changes proposed in Chapter 16?

Chapter 17: Facilitating the sustainable use of minerals

Q13. Do you agree with the changes proposed in Chapter 17?

National Model Design Code

Q15. We would be grateful for your views on the National Model Design Code, in terms of:

- a) the content of the guidance
- b) the application and use of the guidance
- c) the approach to community engagement.

Public Sector Equality Duty

Q16. We would be grateful for your comments on any potential impacts under the Public Sector Equality Duty.

Your evidence

Please email your responses to this consultation to [chris.borg@nalc.gov.uk](mailto:chris.borg@nalc.gov.uk) by 17.00 on Friday 12 March 2021. County associations are asked to forward this briefing onto all member councils in their area.

© NALC 2021

Council consults on new Statement of Community Involvement (SCI)

### **BUCKINGHAMSHIRE COUNCIL STATEMENT OF COMMUNITY INVOLVEMENT**

The Statement of Community Involvement (SCI) is a document that we must produce and keep up to date to ensure effective community involvement at all stages in the planning process. It sets out how anyone who lives, works, plays or carries out business in the Buckinghamshire Council area can be involved in plan making (local plans), Supplementary Planning Documents, neighbourhood plans, planning applications, and planning enforcement. The main aim of the SCI is to make consultation and involvement in planning more transparent, accessible, collaborative, inclusive and consistent.

Consultation on the SCI will run from today (16 February) to 22 March 2021.

We will then review all of the comments received and then take this to Cabinet for formal adoption. This is expected to be around June 2021.

The SCI is available on 'Your Voice Bucks' during the consultation period

<https://yourvoicebucks.citizenspace.com/planning/sci-2021>

Warren Whyte, Cabinet Member for Planning and Enforcement said: "We recognise that planning affects people's daily lives, as the decisions we make shape the place we live and work in. As a result, we want to involve communities as early in the process as possible.

There are many benefits for involving communities in planning matters, these include a greater focus on local needs and priorities; planning decisions informed by local knowledge; increased community understanding of how planning policies are developed.

We want our residents and business community, to feel empowered to get involved with planning if they wish. We aim to make consultation and involvement in planning transparent, accessible, collaborative, inclusive and consistent. We will do this through the methods set out in this SCI."

### **TOWN AND PARISH CHARTER – AVALC PROPOSAL**

Your AVALC Executive has come to the view that a charter needs to be a one-page document expressed in principles and values - rather than the mix of specifics and generalities that this document contains.





# The all Buckinghamshire Councils' Charter

## Our Promise to the Citizens of our County

The new unitary Buckinghamshire Council and all the Parish & Town Councils of the County are committed to improving the wellbeing of everyone who lives, works, studies, visits and plays in our beautiful towns, villages and countryside.

Every councillor and every officer of all of the Bucks councils, know that we can do this best when we work in partnership together, serving all our local citizens. This charter is our declaration of intent to do this and to do it well. To this end, we promise to:

- always treasure the contributions made by parish, town and unitary council members and officers to the lives of local people
- work together, across organisational boundaries whenever needed, to do what we can to help local people achieve their ambitions and dreams
- provide quality, value for money public services that make a lasting difference
- encourage greater public engagement and involvement in public life
- respect every councillor and every council officer by practising only the highest standards of courtesy and understanding of each other's roles and responsibilities
- listen to and learn from the people of our localities and endeavour to weave such matters into our policies and practices
- seek to co-produce and co-design local initiatives with local people wherever we can
- focus on achieving outcomes (not just on outputs and processes) such as improving health or enhancing the beauty of our surroundings
- communicate easily and swiftly with each other, ensuring that the flow of information supports the achievement of such outcomes as efficiently and effectively as possible
- allow each other adequate time to respond to consultations, planning applications, requests for repairs (etc), recognising the different cycles and timescales we work to
- work to make local Community Boards dynamic problem solving and forward looking forums that cooperate with creativity and tenacity
- support cross county liaison between first and second tier councils to ensure that wider and strategic matters can be scrutinised and resolved
- champion and support democracy at every level and in every institution, providing training and development where needed to help do this
- ensure that all local development matters are dealt with transparently and proportionately, fully cognisant of local and neighbourhood plans, and community interests
- work together to plan for how best to respond to threats to civic life including pandemics, flooding and climate change
- plan the distribution of shared public assets (such as parks and buildings) according to what is in the greatest public interest
- always remember that we are here to serve all citizens equally and take action to tackle any form of discrimination
- always remember that we are here to safeguard all citizens, especially vulnerable members of our communities, in all that we do
- measure and reflect on what we do, together and separately, learning lessons along the way and always endeavour to practise continuous improvement