

Clerk's Planning Report

29th March 2021

APPLICATIONS

21/00385/ALB & 21/00384/APP Byre House Dollicott Haddenham Buckinghamshire HP17 8JL
Remove the stone work on the side of the barn and replace with new stone work all the way along

This application was considered at the previous meeting and the following comments were submitted: 'The Parish Council has no objection, subject to any requirements by the Heritage Officer'

The Heritage Officer comments have now been provided. In summary, the Heritage Officer concluded that the application 'does not comply with the relevant heritage policy and therefore unless there are sufficient planning reasons, it should be refused for this reason'.

21/00764/APP & 21/00765/ALB The Anchor 12 Church End Haddenham Bucks HP17 8AH
Demolition of 20th century extensions, a replacement extension, and internal and external alterations

These applications follow on from the withdrawn applications 20/04374/APP & 20/04375/ALB submitted in January.

The Heritage Officer has responded to the most recent application to say that 'Further information and amendments are required before the application can be fully assessed'.

21/00863/APP Land To Rear Of Churchway House 108 Churchway Haddenham HP17 8NU
Erection of 2 x two-bedroom flats, alterations to existing garages to create 6 x carports, provision of dedicated bin & cycle stores, the realignment of the existing vehicular access, and associated landscaping.

Details of the site history can be found under 106 Churchway.

DECISIONS

20/02747/APP Waterslade House Thame Road Haddenham Buckinghamshire HP17 8NT
Replacement windows and new doors, render panels, privacy screens and balconies. Erection of bin store. (following approval of 20/01298/COUOR)

Buckinghamshire Council – Approved

21/00200/APP Abbey Barn Roundhill Court Aylesbury Road Haddenham Buckinghamshire HP17 8TR

Garage conversion and new front gate

Buckinghamshire Council - Householder Approved

UPDATES ON MAJOR DEVELOPMENT SITES

Airfield site

Nothing to update.

Aston Road Glebe Site – Dandara

Residents have raised concerns about the shared footpath and car park area. These have been escalated to Bucks Council. The strategic planning officer at Bucks has contacted the highways delivery team regarding the matter and has also responded in the meantime. The officer explained that Dandara had asked whether they could install bollards to deter the parking, but the footway is a lot narrower than 2m and the bollards would narrow this further and are difficult to maintain. In the officer's opinion, the only real option, subject to measuring the carriageway width, would be to reconstruct a 2m wide footway in its place with a full height kerb. The extra width would need to be taken from the adjacent verge, not carriageway. This is within Dandara's gift and would be at their expense, but is not enforceable. Dandara have a technically approved scheme that they have constructed as per the drawings. Resident pressure is the only way to alter the design and construction. The strategic planning officer does not have grounds to refuse its design or implementation. The Clerk will try to arrange a meeting of the relevant parties to discuss options further.

Land West of Churchway (HAD007)

Redrow has circulated a newsletter to 150 residential and business addresses located around Land West of Churchway. The newsletter featured an item about Redrow's plans to construct temporary earth bunds along the southern boundary of the site. They are proposing to construct two temporary 0.5m high earth bunds adjacent, but set back, from the boundary to the neighbouring properties along Rosemary Lane. These temporary bunds are intended to prevent any storm water egress to the existing properties along Rosemary Lane until the permanent drainage strategy of the development is implemented. Redrow aim to complete the bund works in March (subject to ground conditions) and envisage being on site for around three days.

Land at Dollicott (Platers Road)

The PC has been invited to inspect the amenity land site in advance of CALA applying to Buckinghamshire Council to issue the Final Certificate with a view to transferring ownership. CALA's solicitor has also written to the PC and asked to progress the transfer paperwork, the PC's solicitor has been instructed and is currently confirming fees with CALA who will pay the PC's reasonable legal costs.

The street lights have yet to be transferred, CALA are investigating how the unmetered supply is billed so the PC can take over the payments.

VALP UPDATE

The Vale of Aylesbury Local Plan (VALP) is reaching its latest phase, as further Hearing Sessions have been scheduled for mid-April. The sessions follow the completion of a public consultation, which ran from Dec to early February on the Further Main Modifications to the plan.

There were just over 370 responses to the latest consultation, which have been used as the basis for the four Hearing Sessions, and the Inspector will not be accepting any new comments on the plan. The virtual sessions will be held virtually from 13 – 16 April 2021. The events are by invitation only, but they will be recorded and made available online afterwards. More

information and the agendas for each session are available on [the VALP pages of the Bucks Council website](#).

CORRESPONDENCE

Buckinghamshire Council contacted the Parish Council for suggestions of appropriate sport and leisure projects for inclusion in the S106 funding for 20/01129/APP - 19 And 20 Fort End, which is currently at appeal. The Parish Council proposed the following projects:

1. Replacement / refurbishment of the MUGA at Haddenham Junior School, Woodways, Haddenham
2. Equipment for the sports facility at Tibbs Road Recreation Area (former Airfield)
3. Rebuilding / refurbishment of Haddenham Village Hall, Banks Road, Haddenham
4. Rebuilding / refurbishment of the pavilion at Woodways Recreation Area, Woodways, Haddenham

Buckinghamshire Council has advised that sport/leisure S106 can't be put towards school projects as they are not accessible to all throughout the day but the other projects (numbers 2,3 & 4) can be included.