



Clerk's Planning Report

8th January 2024

Application History

[23/03819/VRC](#) 41 Townside Haddenham Buckinghamshire HP17 8AW

Variation of condition 2 (plans) relating to application [22/02685/APP](#) (Householder application for repair/restoration of north and west walls of car-port with replacement garage door at ground floor level. New rainwater goods to front elevation. Demolition and rebuild of the existing first floor accommodation above the carport and single storey rear extension with 3 rooflights. Alteration of external fenestration's to existing rear annex)

The revised application contains plans for a smaller carport.

The Parish Council responded to the original application ([22/02685/APP](#)) as follows:

The Parish Council (PC) has no objection in principle, subject to the Heritage Officers comments, however questions whether the rebuilt car-port could be more subservient to the principal cottage.

[23/03816/APP](#) 24 Rudds Lane Haddenham Buckinghamshire HP17 8JP

Demolition of the existing dwelling and the erection of a replacement dwelling with parking and amenity space together with alterations to existing access and parking.

This follows on from the approved certificate of lawfulness application for existing occupation of building as an independent self-contained residential unit (C3) ([23/02155/CPE](#)).

The Parish Council commented on [23/02155/CPE](#):

An independent residential use in this location would appear unlikely to have been granted planning permission had an application been made circa 2012/13. The Parish Council notes the submitted statement in support of the application and suggests 3 questions:

1. Is there separate evidence of continuous occupation (perhaps from the tenants?) since the lodging agreement was signed in 2016?
2. Is the accommodation genuinely independent, including in terms of all mechanical (water, sewage, drains, gas etc) and electrical services, as opposed to reliant on the principal building?
3. Does the building meet fire safety building regulations for a dwelling?

[23/02850/APP](#) Bradmoor Farm Stanbridge Road Haddenham Buckinghamshire HP17 8JX

Erection of buildings and use as four retail units (Use Class E) (retrospective)

Additional plans have been added to this application.

The Parish Council previously commented on the original documents in October 2023:

The Parish Council (PC) has concerns as follows:

While the PC does not object in principle to farm diversification in this location, there has never been any overall site development appraisal, and no proposal was raised during formulation of the Neighbourhood Plan. Chapter 11 of the Haddenham Neighbourhood Plan on retail, business and jobs has full weight, and policy HWS2 supports the enhancement of local facilities and services. However, the incremental (and in part retrospective) development of Bradmoor Farm over the last few years has denied the opportunity to assess the site and its setting, and there has

been no opportunity to consider the impact on the village or to require any community benefit through S106 for a development of this scale.

Accordingly, the PC urges Bucks Council to:

1. Require a s106 contribution for a full width level pavement crossing for pedestrian access from the village across Stanbridge Road as envisaged in the Parish Councils Streetscape report prepared by transport consultants Phil Jones Associates to mirror two similar crossings at locations further along Stanbridge Rd accessing the health centre and the garden centre. This would provide safer pedestrian access from the village into Bradmoor Farm, preferably with better separation between pedestrians and vehicles (at present both are funnelled into the site together). It would also help reduce traffic speeds along Stanbridge Rd. Our Speedwatch monitoring shows these are the highest in the village, and are an impediment to visiting Bradmoor Farm on foot (speeds up to 50mph have been recorded). Buckinghamshire Council (BC) transport colleagues have further details of our Streetscape project which was part-funded by BC as a Neighbourhood Plan objective; they are also on the PCs website.
2. Prior to any further approvals, require an overall scheme of access, landscaping, planting and tree planting for Bradmoor Farm as a whole. At the very least a landscaping, planting and access plan should be required around and between these additional buildings while relating them to the rest of the site.
3. Establish whether all the units on the site are authorised. In particular a new unit 24 has recently appeared close to the proposed holiday lets, themselves the subject of a concurrent planning application.
4. Question the relevance to Haddenham of the retail analysis which concentrates on Wendover, and to a lesser extent Aylesbury. However, Wendover has little relevance to Haddenham; most residents use Thame (just 2 miles away) for retail outside the village, and should surely be the relevant centre for analysis.
5. We support the Highways comment about Electric Vehicle provision, but also ask for cycle stands on the wider site; the area and sign previously announcing cycle parking by the farm shop has been largely obliterated by an array of heat pumps.

Decisions

[23/02068/APP](#) & [23/02069/ALB](#) Fern Barn Fern Lane Haddenham Buckinghamshire HP17 8EL
Listed building application for single storey rear extension, insertion of first floor roof light, alteration of existing rooflight and replacement of carport with garage/workshop

Bucks Council – Householder Approved & Listed Building Consent

[23/03374/APP](#) 2 Stokes End Haddenham Buckinghamshire HP17 8DX
Householder application for single-storey rear extension to the existing house, a garage conversion, and a new (replacement) flat roof over the existing single-storey elements

Bucks Council – Householder Approved

Updates on Major Development Sites

Airfield site (CALA Homes)

There is an ongoing exchange of emails between residents, CALA and BC Highways to resolve the issue of loose and noisy manhole covers on Tibbs Road.

Aston Road (Glebe Site – Dandara)

We are waiting for replacement tree planting, a play area inspection report and confirmation of the commuted sum before the transfer of phase 1 land can complete. All legal work is now signed off.

Land West of Churchway (HAD007)

Redrow Homes have arranged to hold resident liaison meetings in the Conference Room at the Village Hall from 12:30-13:30 on the following dates 26th January, 23rd February and 29th March. Further dates will be booked dependant on the attendance / usefulness of these sessions. The Parish Council has also been updated regarding a further s73 application that will be submitted this week to vary conditions 14 (off-site highway works) and 23 (bridleway upgrade) on the outline permission. This is to seek permission to push back the triggers for completion of the works due to issues identified in carrying them out.

With regards to the Churchway footpath this is because of the additional consents now needed for utility diversions and culverting of the watercourse that weren't previously envisaged as being required. Redrow are proposing to implement a temporary route on-site between the new site access on Churchway and the path into Rosemary Lane to ensure the first occupiers of homes on the development can still get access to the rest of the village on foot (see attached plan). The new trigger proposed for the Churchway works is 25 occupations.

With regards to the bridleway upgrade, there is a temporary diversion of the public footpath in place until 2026 to allow Redrow to safely construct the development without causing a danger to users of the path. It is proposed to upgrade the route to a surfaced bridleway in time for bringing it back to its permanent route once they have constructed the majority of the new dwellings that lie to the east of it. This will mean that once its open there won't need to be regular crossing by construction vehicles to keep everyone as safe as possible. The new trigger proposed for this condition is 77 dwellings, which ties in with the delivery of the adjacent play area.

Land adjacent to Haddenham Garden Centre

No updates.

Correspondence

Pre-planning application consultation from the owners regarding work to the witchert wall facing Church End Village Green.