



Clerk's Planning Report

29th January 2024

Application History

[23/04009/AOP](#) Land South Of Lower Road And East Of Fairfields Close Haddenham

Outline planning application with all matters reserved except access for the erection of up to 86 dwellings (Use Class C3) including affordable housing, together with creation of new areas of open space and a LAP, a new access off Lower Road and through Fairfield Close, landscaping and all enabling and ancillary works.

Several applications have previously been submitted for this site:

1. [19/02145/APP](#) 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
Outcome: This application went to appeal for Non-Determination ([20/00059/NONDET](#)). The appeal was dismissed and planning permission refused.
2. [21/01984/APP](#) Erection of 14no. dwellings, incorporating 4no. affordable homes, with new access, parking, landscaping and associated works.
Outcome: Refused by Bucks Council.
3. [23/00843/APP](#) Proposed erection of 15 residential dwellings including affordable housing together with a proposed access off Lower Road, parking, landscaping and all enabling works.
Outcome: Approved by Bucks Council

[24/00140/ALB](#) 1 And 4 The Paddocks Haddenham Buckinghamshire HP17 8AG

Listed building application for repair and consolidate the deteriorating wychert wall along the south boundary of the property facing onto the village green

The Parish Council supported a previous application for witchert wall repairs between 3 and 4 The Paddocks ([23/00092/ALB](#)) which was granted listed building consent by Bucks Council.

Decisions

[23/00311/AOP](#) Land At Churchway Haddenham Buckinghamshire

Outline planning application for demolition of existing structures and residential development up to 89 dwellings, open space, landscaping, drainage features and associated infrastructure.

Detailed approval is sought for principal means of access with all other matters reserved

Bucks Council – Outline Permission Refused

[22/03485/VRC](#) Land West Of Churchway Haddenham Buckinghamshire

Variation of condition 1 (plan numbers) and 5 (details of doors, porches and wychert wall)

relating to application 21/00215/ADP (Application for approval of Reserved Matters (pursuant to outline consent ref: 17/02280/AOP for 273 dwellings) relating to Phase 1 of the site and seeking

approval for 153 dwellings and associated landscaping and open space. (appearance, scale, layout, and landscaping))

Bucks Council – Withdrawn

[23/03248/APP](#) & [23/03249/ALB](#) 4 Stockwell Haddenham Buckinghamshire HP17 8AX
Householder application & Listed Building application for removal of existing smooth lime render to front elevation and replace with rough cast finish lime render. Finished with lime wash and colour to match existing

Withdrawn

[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)

Withdrawn

[23/03312/APP](#) 18 Hedgehog Way Haddenham Buckinghamshire HP17 8FX
Householder application for garden studio in rear garden

Bucks Council – Householder Approved

[23/03777/APP](#) 115 And 117 Stanbridge Road Haddenham Buckinghamshire HP17 8HN
Householder application for two storey rear extension and front porch to 115 and 117 Stanbridge Road

Bucks Council – Householder Approved

[23/03687/APP](#) 58 Churchway Haddenham Buckinghamshire HP17 8HA
Householder application for single storey front extension and installation of roof windows

Bucks Council – Householder Approved

[23/03313/VRC](#) Moorland High Street Haddenham Buckinghamshire HP17 8ER
Variation of condition 2 (plans) 3 and 5 (materials) relating to application [23/00410/APP](#) (Householder application for removal of existing pitched roof and replacement with mono pitched and flat green roofs at single storey level and mono pitched roof first floor extension to replace existing first floor accommodation. Removal of existing conservatory and erection of single storey rear extension. Conversion of existing garage to living accommodation. Removal of existing shed and greenhouse and replacement garage/cycle store and fenestration alterations)

Bucks Council – Householder Approved

[23/03868/APP](#) 3 Willoughby Lane Haddenham Buckinghamshire HP17 8FU
Householder application for single storey rear extension and partial garage conversion

Bucks Council – Householder Approved

[23/03694/APP](#) 2 Paine Close Haddenham Buckinghamshire HP17 8FZ
Householder application for single storey rear and two storey side extension

Bucks Council – Householder Approved

Enforcement

Following a visit to Bradmoor Farm last week for a meeting in the Decorare unit the Clerk observed that there appeared to be more units being constructed on the site than were included in the planning permission for two log cabins. A large amount of spoil on the remainder of the site has been cleared and used to form bunds around the perimeter. Photos were taken and have been sent through the Planning Officer who is dealing with the current retrospective planning application and copied Andy MacDougall the Team Leader. Andy has responded to say there is already an enforcement investigation underway and he has passed the additional information on to the investigating officer. Bucks Council are also investigating if the units comply with building regulations.

Updates on Major Development Sites

Airfield site (CALA Homes)

The highway work to repair the loose man hole covers on Tibbs Road has now been carried out.

Aston Road (Glebe Site – Dandara)

Meetings with ECB, HCC and PCMS are scheduled to discuss the cricket pavilion.

Land West of Churchway (HAD007)

A response was received from Planning at Buckinghamshire Council regarding the recent flooding in the area after concerns were escalated by Cllr. Greg Smith.

Following contact with Redrow Homes regarding the Sustainable Drainage System. Bucks Council has advised that the outfall into the ditch/ swale for the attenuation pond was capped off whilst the landscaping within the basin was installed and unfortunately this coincided with the recent wet weather. Redrow Homes took the decision to store as much as the water on site. In order to minimise effects downstream and to keep the water level in the pond at a manageable level, they have also been pumping water into temporary storage ponds within the site, which will be emptied when levels allow.

Whilst the water levels on site may appear alarming, it is important to note that this is due to the fact that the SuDs system has not been fully constructed as part of the phased build out of the site. Redrow have confirmed that they have commenced the installation of the separate flood alleviation system, which includes an attenuation tank and a cut-off ditch to the northern boundary. This system will accommodate flows from land to the North owned by others, and once this has been concluded (along with the existing system being fully opened and operational) should represent an overall improvement, as demonstrated by the hydraulic modelling undertaken at planning.

Land adjacent to Haddenham Garden Centre

No updates.

Correspondence