



DRAFT MINUTES **PLANNING COMMITTEE MEETING**

Monday 12th January 2026, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Desmier, Cllr. Hoare, Cllr Kidby, Cllr Matharu; Cllr Millo, Cllr. Smith, Cllr. Thawley and Cllr. Truesdale (Chair)

Clerk: Ms. Gilbert

Members of the public: 0

Joining remotely via Zoom:

Members of the public: 2

P26 102 APOLOGIES

There were no apologies for absence as all members were present.

P26 103 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There were no request to participate.

P26 104 MINUTES

It was **NOTED** that the minutes of the meeting held on 15th December 2025 are to be signed at the next meeting on 2nd February 2026 due to a delay with the Parish Council's response to the Bradmoor Farm application.

P26 105 PLANNING APPLICATIONS

The Council's responses to the following new planning applications were **AGREED**:

(i) [PL/25/5105/FA](#) Proposed demolition of existing rear flat roof extension and front lean-to porch and construction of a single storey front extension and two storey side and rear extension.

26 Crabtree Road Haddenham Buckinghamshire HP17 8AT

The Parish Council objects to this application. While the Parish Council accepts that some extension may be possible, in reviewing the proposals against VALP SPD Design Guide Section 8 policies DES 57-64 the following concerns are transcended, particularly given the location of the property is within the ambit of the Conservation Area: 1) The rear extension has an awkward relationship with 24's extension. 2) The Block Plan shows an angle presumably relating to daylight, but in the absence of a drawing it is not clear whether 24 is impacted. 3) The drive at the side of 26 is currently used for parking and will be lost. Clarification is sought on whether 2 vehicles can still be accommodated without entailing additional parking on the highway (DES 64).

- (ii) [PL/25/5203/FA](#) Part two storey, part single storey extension, rear dormer, alterations to front dormer, extend drive, other associated alterations.
1 Wyre Close Haddenham Buckinghamshire HP17 8AU.
The Parish Council has no objection.
- (iii) [PL/25/5279/FA](#) Single storey front extension with front porch canopy roof.
79 Sheerstock Haddenham Buckinghamshire HP17 8EY.
The Parish Council has no objection. It was NOTED that the consultee comment request deadline of 7th January had already passed and the application had already been determined.
- (iv) [PL/25/5548/FA](#) and [PL/25/5498/HB](#) Installation of photovoltaic panels.
Wheatclose Cottage Mill Lane Haddenham Buckinghamshire OX9 3RZ.
The Parish Council supports this application.

P26 106 TREE WORK APPLICATIONS

The Council's responses to the following tree work applications were **NOTED**:

- (i) [PL/25/6373/KA](#) Notification of proposed works to trees in a conservation area. Proposal: T1 Maple- 20% (2.5m) crown reduction, re-balance, and cut back from garage, T2 Maple- 20-30% (1.5m) reduction, re-balance, and cut back from property, T3 Holly – Fell.
8 Townside, Haddenham, Buckinghamshire, HP17 8BG.
The Parish Council has no objection subject to the arboriculturalist's report.

P26 107 DECISIONS

The following recent Local Planning Authority decisions were **NOTED**:

- (i) [PL/25/3536/FA](#) Demolition of existing garage and construction of 1.5-storey side extension with front porch.
91 Willis Road, Haddenham, Buckinghamshire, HP17 8HG.
Buckinghamshire Council – approved subject to conditions.
- (ii) [25/01655/VRC](#) Variation of condition 10 (plans) relating to application [20/01672/APP](#) (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](#))).
Haddenham Care Home, Tibbs Road, Haddenham, Buckinghamshire, HP17 8FH.
Buckinghamshire Council – approved.
- (iii) [PL/25/5852/KA](#) G2 Lawson Cypress Hedge – Reduce height of left hand hedge section down by around 2 metres to suitable growth points. Reduce height of right hand section to around 4 meter height.
Stockwell Farm Cottage, 5 Stockwell, Haddenham, Buckinghamshire, HP17 8AX.
Buckinghamshire Council – approved, no tree preservation order made.

P26 108 UPDATES ON MAJOR DEVELOPMENTS

It was **NOTED** that the following applications have been reported to the Buckinghamshire Council enforcement department:

- a. Post Office, 165-167 Churchway: New illuminated signs installed without planning permission.
- b. 7 Woodways: Unauthorised change of use for car sales business.
- c. Bradmoor Farm, Stanbridge Road, HP17 8JX: 1) advertising holiday lets which are conditioned to be let only as ancillary to use with the wedding venue. 2) failure to submit a soft landscaping scheme within the required timeframe. 3) Cycle racks have been removed. 4) EV charging point has not been installed.
- d. House of Spice, 19 Fort End, HP17 8EJ: Rooflights have been installed on the front elevation of the roof (which had originally been denied planning permission 25/00977/NAPP), planning permission was given for rooflights on the rear elevation.

It was **NOTED** 9 Church End has a new structure in the back garden which doesn't have planning permission. This will be reported.

Airfield:

It was **NOTED** that Cllr. Truesdale and the Clerk attended a planning surgery held on 12th January 2026 to discuss the application for the north of the site along with the Station Road application with Officers. The following items were discussed:

1. Additional primary education provision: There are two options in the application, one to extend Haddenham Community Junior school, and the other to build a new one form entry school on the Airfield site. There seemed to be consensus that a new school would be a better option due to parking and pedestrian safety issues already being experienced surrounding the existing school, however the Education Officer hasn't yet submitted their response. A new traffic regulation order for parking restrictions on Tibbs Road would be included if it remained the access for a new school.
2. Sports and recreation: This is currently underprovided on the site and further discussions are needed about off site contributions which is dependent on the on-site provision. The inclusion of an all-weather pitch at the junior school and issues with access and maintenance was discussed.
3. Lands Improvement Holdings have requested a meeting to discuss the sports provision, with the Junior School.

There has been no progress with the transfer of phase 2 public open space on the Cala Homes site.

Land at Station Road:

It was **NOTED** that Cllr. Truesdale and the Clerk requested a planning surgery which was held on 12th January 2026 to discuss the application along with the Airfield application but no site specific details were discussed.

Aston Road:

It was **NOTED** that Dandara have agreed to fund the replacement trees as well as planting costs and have asked if the Parish Council is willing to take on the ongoing maintenance in recognition of the value of the land being transferred (the former milking shed area is not part of the planning application site). Complete Trees are providing a quote to source and plant the trees.

Land west of Churchway (Redrow)

No updates, it was **NOTED** that the phase 2 reserved matters is still to be determined.

Land East of Churchway (Greencore)

It was **NOTED** that a meeting was held on 7th January 2026 with representatives of Greencore, it was agreed that Greencore would be submitting an amended plan that change the way the frontages over-look the play area; these changes haven't included all of the changes that Buckinghamshire Council have requested as Greencore wish to stick to their principles of providing net zero housing. The Parish Council highlighted the dangers posed towards pedestrians leaving the playground onto the junction of Churchway and Stanbridge Road via the proposed new footpath across the grass island at the interchange of Rudds Lane, Churchway and Stanbridge Road. This design had been pre-approved by Buckinghamshire Council at the outline application stage. The Parish Council will include Greencore's survey within next month's newsletter to gather where there is further community support for the building of net-zero houses.

P26 109 PROJECT UPDATES

Burial ground Aston Road

It was **NOTED** that a meeting was held with CDS to run through the planning statement for the planning application. The documents are now ready and will be considered at the full Parish Council meeting.

Aston Road Pavilion

Nothing to update.

Village Hall Improvements

It was **NOTED** that the next meeting of the working group has been rescheduled for 16th January 2026. The Village Hall Management Committee have now completed a detailed inventory of items requiring storage.

Future Haddenham

No updates.

P26 110 SPEEDWATCH REPORT

A report was received from David Moore, Speedwatch Coordinator: Speed data for December 2025 was collected using the MVAS at two locations: Stanbridge Road (outside the Garden Centre) from 1–9 December, and Aston Road (outside St Mary's School) from 11–31 December.

Over a 9-day period, almost 19,000 vehicles were recorded, averaging 28.6 mph. Approximately 14% of vehicles were exceeding the speed limit, with an average speeding speed of around 39 mph and a maximum recorded speed of 70 mph. Traffic volumes exceeded 100 vehicles per hour for around 12 hours each day. Speeds were generally lower during busy daytime periods, with higher levels of speeding occurring overnight (7pm–7am). A total of 2,655 vehicles exceeded 35 mph in just 9 days (excluding those travelling at 30–35 mph), indicating a significant speeding issue at this location.

Aston Road (St Mary's School):

During the 21-day monitoring period, almost 19,000 vehicles were recorded with a lower average speed of 24.1 mph. Around 1.5% of vehicles were speeding, with an average speeding speed of approximately 38 mph and a maximum of 50 mph. Traffic levels averaged over 60 vehicles per hour for about 11 hours per day. As with Stanbridge Road, speeds were slower during busy

periods, with most speeding occurring overnight (10pm–4am). A total of 2,076 vehicles exceeded 35 mph over the 21 days (excluding 30–35 mph).

Overall Observations:

The proportion of speeding vehicles on Aston Road was significantly lower than previously observed during Speedwatch sessions. This is likely due to the camera's location nearer to parked cars and a winding section of road, which may naturally reduce vehicle speeds.

The Council would like to give a note of thanks for such a comprehensive report.

P26 111 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

- (i) The clerk was asked to include a standing agenda item for enforcement from the next planning meeting.
- (ii) It was **NOTED** that the Bucks Council Local Plan is unlikely to be published until 2028 with public consultation taking place next year. The draft National Planning Policy Framework has been published with consultation on the proposed changes set to run until 10 March 2026. One key area for Haddenham is that any planning application close to an active train station will be approved.
- (iii) It was **NOTED** that the Cllr Truesdale was contacted by the Aston Sandford Parish Meeting Chair regarding the unauthorised development of Blackburn Farm, and has been invited to attend the planning surgery arranged to discuss enforcement.
- (iv) Concerns raised about the use of cement in the render of the Wychert walls for the building work at the House of Spice.
- (v) Concerns about HGVs getting stuck on Dollicott when trying to access the business park from Thame Road.
- (vi) Response from Buckinghamshire Highways regarding the request for change to the extents of the HGV restrictions on Dollicott. Estimated costs for the changes to the signage was £20,000.

P26 112 DATES OF FUTURE MEETINGS

2nd February 2026, 23rd February 2026, 16th March 2026.

CLOSURE OF THE MEETING

All the business on the agenda had been transacted. Meeting closed 19:57

Signed: _____ DRAFT _____
Chair

Date: 2nd February 2026.