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DRAFT MINUTES **PLANNING COMMITTEE MEETING**

Monday 2nd February 2026, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

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

Clerk: Ms. Gilbert

Committee and Communications Officer: Mr. Fox

Members of the public: 1

Joining remotely via Zoom:

Members of the public: 3

P26 113 APOLOGIES

It was **RESOLVED** to accept apologies from Cllr. Smith. No apologies were received from Cllr. Milo.

P26 114 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There were no requests to participate.

P26 115 MINUTES

It was **RESOLVED** to accept the minutes of the meeting held on 15th December 2025.

Cllr. Truesdale **NOTED** that the response to PL/25/5105/FA, as recorded in the minutes of the 12th January 2026, was missing one of the points raised in the Parish Council's objection. The Clerk was asked to confirm and if necessary resubmit the full response which should be as follows:

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 integrity of the original building is at risk of being overwhelmed, particularly at the rear. 2) The rear extension has an awkward relationship with 24's extension. 3) 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. 4) 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). It was **RESOLVED** to **ACCEPT** this change.

Both sets of minutes were signed by the Chair.

P26 116 PLANNING APPLICATIONS

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

(i) [PL/25/5583/HB](#) Listed building consent for replacement of existing weep vents, sealing of cables entering the building, application of water stop to existing stonework, replacement of existing doors.
- 11 High Street Haddenham Buckinghamshire HP17 8ES.

The Parish Council objects to this application.

The Parish Council appreciates this may be an insurance requirement but would like to see further technical assessment by the Council, particularly on the appropriateness of weep holes in a witchert wall with stone grumplings, and the breathability of the proposed Waterstop product. The PC is aware of surface water flooding incidents on 23rd September 2024 and 22nd March 2025 affecting this and the adjoining property at 9 High Street caused by both the watercourse bursting its bank, and by surface water from the street. The Parish Council is also aware of mitigation which may help to relieve matters.

We understand that it was subsequently discovered (by BC Highways) that the drain along the north side of 11 High Street linking the street drain to the watercourse was blocked by builder's rubble, possibly arising from the previous extension of no.11. This has now been cleared.

Following these 2 flood events, the PC hosted a meeting attended by many of riparian owners along, and responsible for, the watercourse. We understand that some owners may have now removed vegetation to improve the flow along the stream. The Parish Council is currently considering whether we can help with further advice to owners.

(ii) [PL/25/6182/FA](#) Ground floor porch extension beneath existing roof.
- 4 Wykeham Gate, Haddenham, Buckinghamshire, HP7 8DF.

The Parish Council has no objection to this application.

(iii) [PL/25/6144/FA](#) Single storey rear extension incorporating roof lantern.
- 17 Hedgehog Way, Haddenham, Buckinghamshire, HP17 8FX.

The Parish Council has no objection to this application.

(iv) [PL/25/6669/FA](#) Single storey rear extension.
- 24 Maslin Elms, Haddenham, Buckinghamshire, HP17 8FT.

The Parish Council has no objection to this application.

P26 117 TREE WORK APPLICATIONS

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

(i) [PL/26/00331/KA](#) Re-reduce nine Yew trees to remove 1-2m's of regrowth (Haddenham Conservation Area).
- The Old Vicarage, 22 Church End, Haddenham, Buckinghamshire, HP17 8AE.

The Parish Council has no objection, subject to the arboriculturist's report.

(ii) [PL/25/00348/KA](#) Tree works as shown on the plan/specification (Haddenham Conservation Area).
- White Hart Studio, 15-17 Churchway, Haddenham, Buckinghamshire, HP17 8AB.

The Parish Council has no objection.

However, concerns have been raised that the application has been submitted from a neighbour in relation to the overhang of two trees that are not in their ownership. It is unclear whether this proposed work has been discussed or agreed with the trees' owner. It would be preferable for any works to be undertaken in coordination with the owner of the trees, as joint management would be more beneficial for the long-term health and appearance of the trees. Unilateral pruning from one side only may result in an unbalanced or visually incongruous outcome.

P26 118 RE-REGISTERING ASSETS OF COMMUNITY VALUE

It was **AGREED** that the Parish Council would re-register The Rising Sun and Kings Heads Pub as Assets of Community Value. It was **NOTED** that research needs to be conducted by Parish Council staff to finalise why the Parish Council feels they are assets of community value, and to gather witness statements describing the use of the property by groups for community use as per the requirements from Buckinghamshire Council.

P26 119 STREET NAMES

It was **AGREED** that 'Janaway', 'Cox', and 'Eight Acres' are three of the five street names to be submitted to Buckinghamshire Council for approval concerning the development taking place at the land west of Churchway. It was **NOTED** that these originated from an 1820 map of Haddenham and had previously been accepted as appropriate by the Buckinghamshire Council Street Naming Officer. It was **DELEGATED** to the Clerk in consultation with the Chair to propose an additional two street names, these could potentially come from the 1820 map of the village.

P26 120 DECISIONS

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

(i) [PL/25/3540/FA](#) Change of use from residential institution with housekeeper's accommodation (use class C2) to house in multiple occupation (a *sui generis* use) with separate two bedroom apartment.
- Stonehill House, 106 Churchway, Haddenham, Buckinghamshire, HP17 8DT.
Buckinghamshire Council – approved.

(ii) [PL/25/6373/KA](#) 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.
- Street Record, Townside, Haddenham, Buckinghamshire.
Buckinghamshire Council – no Tree Preservation Order made, work may be carried out.

P26 121 UPDATES ON MAJOR DEVELOPMENTS

Airfield:

It was **NOTED** that Cllr. Truesdale and the Clerk had a meeting with Lands Improvements Holdings where they discussed the location of the school and the 3G pitch. Lands Improvements Holdings proposed that the Parish Council will receive a financial contribution to ensure that the new football pitch can be incorporated into the existing site with minimal loss of established trees and hedges. It was **NOTED** that more work needed to be done.

Aston Road:

It was **NOTED** of the dangers posed towards pedestrians using the access to Haddenham St Mary's Church of England school via Aston Road and the damage occurring to the surrounding verges and village green as a consequence of the pedestrian access gate that adjoins the vehicle entrance being closed, and the only access being via the St. Marys Church footpath. It was **NOTED** that the Police and Crime Commissioner has a highway safety grant scheme that could help cover the costs of constructing a pedestrian safety rail along the side of the pedestrian footpath within the school grounds making this a safe alternative pedestrian access.

Land west of Churchway (Redrow)

It was **NOTED** that there are no further updates, and that phase 2 reserved matters is still to be determined.

Land East of Churchway (Greencore)

It was **NOTED** that there are no further updates. It was **AGREED** to submit an additional response to the application that includes Cllr. Truesdale's photos and raise concerns over the proposed arrangements for pedestrians crossing the Stanbridge Road / Churchway junction.

Dollicott (rear of Carwithen Close)

It was **NOTED** that at the recent meeting with Lands Improvement Holdings, it was confirmed by them that the strip of land to the north of the site will be laid out as a cycle and pedestrian path connection to the east and west.

Land at Station Road

It was **NOTED** that there were no updates.

Lower Road

It was **NOTED** that there were no updates.

P26 122 PROJECT UPDATES

Burial ground Aston Road

It was **NOTED** that the submission of the planning application has been slightly delayed while a soft-landscaping plan is agreed.

Aston Road Pavilion

It was **NOTED** that there were no updates.

Village Hall Improvements

The minutes of the meeting held on 16th January 2026 were **NOTED**, no decisions had been finalised concerning the final option for the refurbishment.

Future Haddenham

It was **NOTED** that there were no updates.

P26 123 SPEEDWATCH REPORT

Mr. Fox presented ideas for speedwatch data graphs that would be useful for repetitive use in order to refer back to and track speeding offences within future Planning Committee meetings.

A report was received from the Speedwatch volunteers for January 2026. During the week 12th-18th January, the Community Speedwatch group held 5 sessions, all of which were held in overcast weather: 2 of which were at the junction of Cricketers Way and Stanbridge Road; 2 on Aston Road; and 1 just before the Garden Centre on Stanbridge Road.

During the 5 sessions, the number of passing vehicles was 683, of which 50 were logged travelling over 35mph, with the fastest travelling at 48mph.

Noticeably: the total percentage of speeders on Stanbridge Road (both directions) was recorded at 7.5%, which is higher than the percentages of previous years; during 'rush hour' on the 15th January, the percentage of speeders was almost 10% with the fastest vehicle travelling at 48mph; the percentage of vehicles speeding on Aston Road was recorded to be 6% (this was with the MVAS sign located near the school).

The MVAS equipment was also deployed on Stanbridge Road (between the Garden Centre and Cricketers Way) recording both Northbound and Southbound flows of traffic between the 1st December and 9th December. Despite the sign alerting drivers they were within a 30mph zone, the data conveys that the speeding occurring along Stanbridge Road is excessive and dangerous – of the first 9 days in December, 14% of vehicles were logged over 35mph with the fastest recorded at 70mph.

This data highlights that Thames Valley Police should urgently consider deploying a speed camera on Stanbridge Road, especially during 'rush hour' morning and evening times so that offenders receive a stronger penalty than what is received using Community Speedwatch data. Thames Valley Police should also consider implementing a speed restriction on Stanbridge Road for the safety of residents and other road users.

During the remainder of December and January, the MVAS sign was positioned near St Marys School on Aston Road. The data highlights that speeds are lower during busy periods and that most speeding occurs during nighttime (between 10pm and 4am). The fastest speed recorded during December at this location was 50mph.

With the MVAS unit providing an exhaustive list of data, the Speedwatch Group intends to develop a high level report with useful graphical information to relevant stakeholders, including Haddenham Parish Council, Buckinghamshire Council's planning and roads departments, Thames Valley Police, as well as local organisations and residents.

P26 124 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

ENFORCEMENT (to be included as a standing agenda item in the future).

The following have been reported to Bucks Council since the last planning committee meeting (12/01/26):

- (i) 15/01/26: 9 Church End – Shed / outhouse constructed in rear garden with no planning permission.

The following responses to prior planning enforcements were **NOTED**:

- (i) Concerning Bradmoor Farm's failure to submit a soft landscaping scheme within the required timeframe; removal of cycle racks; and failure to install an EV charging point - reported by the Parish Council on the 12th January 2026: Buckinghamshire Council responded "Bradmoor Farm is a site the Planning Enforcement Team are aware of. There are three planning applications in on the site at present which are attempting to regularise the site: PL/25/4078/FA ... PL/25/4079/FA ... PL/25/4080/FA. I will make sure the Planning Officer is aware that the current use of the residential units may not be restricted to the wedding use and ask that the EV points and landscaping corns are considered. The enforcement case has been closed as there are planning applications

in that if granted will resolve the issues and if not further investigation will take place".

CORRESPONDENCE

The development Management Team Leader's response regarding the implementation of Buckinghamshire Council's Parking Policy was **NOTED**.

The Planning Officer's response to Cllr. Smith regarding parking at Stonehill House was **NOTED**.

Cllr Truesdale had circulated Planning Resource articles which provide useful summaries of the changes to planning legislation:

- 35 Things you need to know about the Planning and Infrastructure Act 2025.
- 60 Things you need to know about the rewritten NPPF.

He is currently working his way through the documents, with particular emphasis on the implications for neighbourhood planning. He noted that some key changes are a presumption in favour of development within a settlement boundary, presumption in favour of development close to railway stations, presumption in favour of redevelopment on previously developed sites, and a requirement for hollow bricks for bird nesting. Neighbourhood plans remain and there is guidance on place making.

There is also a review of the process for agreeing S106 agreements where there is an opportunity to discuss the role for parish councils. NALC are drafting a response and the Parish Council could submit a comment.

There is a consultation running until 10th March 2026 on the new National Planning Policy Framework (NPPF), if after reviewing the documents Cllr Truesdale feels a response to the consultation is required consideration of this will be included on the next agenda.

P26 125 DATE OF FUTURE MEETINGS

23rd February 2026.

CLOSURE OF THE MEETING

All the business on the agenda having been transacted, the Chair closed the meeting at 20:00.

Signed: _____
Chair

Date: 2nd February 2026.