

**MINUTES**  
**PLANNING COMMITTEE MEETING**

Monday 4<sup>th</sup> January 2021, 7.00pm  
Held remotely by Zoom

**Present:** Cllrs Mr. Hoare, Mr. O’Hanlon, Mr. Sharp, Mr. Truesdale (Chair) and Mr. Young.  
**Bucks Cllrs:** Mrs. Brandis  
**Clerk:** Ms. Gilbert  
**Deputy Clerk:** Mrs. Marsden  
**Acting Deputy Clerk:** Ms. Allman  
**Assistant Clerk:** Ms. Griffiths  
**Members of the public:** 6 including Cllr Thawley as a member of public.

**P21 72 APOLOGIES**

Apologies for absence were received and accepted from Ms Poole.

**P21 73 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**PUBLIC PARTICIPATION**

There were no requests to participate.

**P21 74 MINUTES**

The minutes of the meeting held on 14<sup>th</sup> December 2020 were AGREED as a true record and signed.

**P21 75 PLANNING APPLICATIONS**

The Council’s responses to the following planning applications were AGREED:

- (i) 20/04284/APP 10 Dovecote Haddenham Buckinghamshire HP17 8BP  
Proposed single storey rear extension, conversion of existing integral external store, and external roof, material and fenestration alterations to existing house  
*The Parish Council has no objection.*
  
- (ii) 20/04081/APP Farm Shop And Cafe Bradmoor Farm Stanbridge Road Haddenham Buckinghamshire HP17 8JX  
Erection of extension to Farm Shop and conversion of workshops to A1 Retail  
*The Parish Council submits a holding objection due to insufficient information having been provided with the application for the council to properly assess it. The proposals constitute a major development with a substantial increase in floor space and the council is concerned about the following:*
  - 1. *No Planning Statement has been provided.*
  - 2. *No Design & Access Statement has been provided.*

3. *There is no Transport Statement for the proposal.*
4. *The application states there will be no change to the existing parking capacity of 210 spaces; indeed, this figure has to be taken on trust as no spaces are actually marked out on site. The increase in retail space will surely require additional parking and delivery/collection spaces.*
5. *The application says no sustainable drainage of surface water is proposed and the main sewer option on the application form is selected.*
6. *The application states waste storage and collection will be as existing.*
7. *The application gives conflicting information about the increase in retail floor space – it is unclear whether it will be double or nearly treble the current size.*
8. *The application states that no people are currently employed and gives no information on how many will be employed.*
9. *The application states that the hours of opening are not relevant, yet is in a predominantly residential area so opening hours should be restricted.*
10. *The application uses the old Use Classes Order.*
11. *Contrary to the personal statement about Covid-related issues, these proposals will, of course, be for the long-term.*
12. *The opportunity should be taken to require landscaping of the site to include surfaces, paving, pedestrian safety, designated parking and delivery/collection spaces, planting and biodiversity.*
13. *Buckinghamshire Council should apply Article 4 directions to all retail uses on the site to safeguard against future change of use to residential under proposed future changes to the Use Classes Order and/or permitted development.*

**P21 76 DECISIONS**

20/03636/APP 32 Wykeham Way Haddenham Buckinghamshire HP17 8BX

Front and rear extensions

**Buckinghamshire Council – householder approved**

20/03115/APP 10 Dovecote Close Haddenham Buckinghamshire HP17 8BS

Converting the existing garage to create a utility room and lounge area, a first floor extension above the garage and a loft conversion.

**Buckinghamshire Council – householder approved**

20/03751/APP 12 Sheerstock Haddenham Buckinghamshire HP17 8EU

Proposed two storey rear extension and single storey front extension

**Buckinghamshire Council – householder approved**

**P21 77 SOUTH OXFORDSHIRE LOCAL PLAN**

It was noted that the South Oxfordshire Local Plan 2035 was adopted on 10 December 2020.

**P21 78 BUCKINGHAMSHIRE COUNCIL PLANNING UPDATE**

- (i) Mr Truesdale provided a report from the Planning Services meeting held on 15<sup>th</sup> December 2020. Mr Truesdale explained that Buckinghamshire Council had provided an update on what the planning department had been working on since the unitary council was established in April 2020. A new enforcement team has now been put together with a new enforcement process. Work is starting on a new local plan.

- (ii) It was noted that, as part of the next stage of the Vale of Aylesbury Local Plan, the Further Main Modifications are out for consultation until 9<sup>th</sup> February 2021. None of the modifications will impact on Haddenham, so a response was not considered necessary.
- (iii) It was noted that a 16-week co-design and engagement program is underway for the Aylesbury Greenway Project and a workshop will be hosted on MS Teams on 11<sup>th</sup> January at 6.00pm, which councillors are invited to attend.

## **P21 79 UPDATES ON MAJOR DEVELOPMENTS**

### **Airfield site**

There is no further update on the issue of the Final Certificate to allow the land transfer to complete.

### **Aston Road Glebe Site – Dandara**

Dandara are arranging for an inspection of the play area and country park open space in February, prior to the issue of the provisional certificate.

A meeting has been arranged with the Clerk and Chair on 2<sup>nd</sup> February 2021 to discuss the hand over process and timings for the burial ground and sports pavilion land, which may be possible as early as July 2021.

The site operations manager is investigating installing some bollards to protect the footpath where it has shared space with the car park area of the flats behind Willis Road.

There is ongoing discussion relating to some of the concerns raised by the Parish Council in response to the current application.

The footpath to Churchway (HAD/15/1 and part of HAD/16/1) are now scheduled to reopen at the end of January 2021.

### **Land West of Churchway (HAD007)**

Nothing to update.

### **Land South of Lower Road**

Nothing to update.

## **P21 80 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA**

Although listed by Buckinghamshire Council as a non-material amendment, comments were submitted on 30 December 2020 under delegated powers for the following application:

19/B1084/NON PLOT N Haddenham Business Park Pegasus Way Haddenham Buckinghamshire Non Material Amendment sought on planning permission 19/01084/ADP relating to Minor amendment to include a combination of shrub planting and wildflower meadow planting along the west boundary of the site. Additional planting areas have been included to increase the overall soft landscape.

*The Parish Council is OPPOSED to the proposed amendment.*

*Although the Parish Council has not been consulted on this 'non-material amendment' to the landscaping for this application, we have been made aware of the application and are very concerned that it makes a significant change to remove the footpath access to the adjoining site. During the application process the PC negotiated with the owner of the site to include a footpath link from the field (designated HAD007 in the VALP) on the eastern boundary, which now has approval for a housing development, into Pegasus Way. The footpath was agreed and included in the application and is shown on approved plan PL-025a.*

*The delivery of this pedestrian link is vital for the sustainability of the HAD007 development and must not be lost.*

Mrs Brandis will look into this matter.

The Parish Council has been made aware that the expiry of the five year listing period for the Asset of Community Value for the Kings Head, 52 High Street had expired in December 2020. The listing period for the Asset of Community Value has also expired for the Green Dragon and the Rising Sun. The Clerk was asked to pursue re-listing these pubs.

**P21 81 DATES OF FUTURE MEETINGS**

Monday 25<sup>th</sup> January 2021.

**CLOSURE OF THE MEETING**

The meeting closed at 7.34pm.

Signed: \_\_\_\_\_  
Chair

Date: 25<sup>th</sup> January 2021