



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

Monday 29<sup>th</sup> March 2021, 7.00pm  
Held remotely by Zoom

**Present:** Cllrs Mr. Hoare, Mr. O’Hanlon, Ms. Poole, Mr. Sharp, Mr. Truesdale (Chair) and Mr Young  
**Bucks Cllrs:** Mrs Brandis and Mr. Foster  
**Clerk:** Ms. Gilbert  
**Assistant Clerk:** Ms. Griffiths  
**Members of the public:** 13 including Cllr Thawley

**P21 111 APOLOGIES**

No apologies were received from Ms Poole, who joined the meeting late.

**P21 112 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**PUBLIC PARTICIPATION**

There were no requests to participate.

**P21 113 MINUTES**

The minutes of the meeting held on 8<sup>th</sup> March 2021 were AGREED as a true record and signed.

**P21 114 PLANNING APPLICATIONS**

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

- (i) 21/00670/APP 31 The Croft Haddenham Buckinghamshire HP17 8AS  
Single storey rear extension  
*The Parish Council has no objection.*

21/00764/APP & 21/00765/ALB The Anchor 12 Church End Haddenham Bucks HP17 8AH  
Demolition of 20th century extensions, a replacement extension, and internal and external alterations  
*The Parish Council maintains its previous objection regarding parking and regret that we have not heard from the applicants further on this. In particular, the revised rear extension should be designed to permit all parking to be contained on-plot. The revised proposals to the rear are an improvement and potentially workable. The Parish Council has been unable to assess the situation internally and supports the updated comments of the Heritage Officer.*

- (ii) 21/00437/APP & 21/00427/ALB The Old Vicarage 22 Church End Haddenham Bucks HP17 8AE  
Remove existing conservatory and link. Construct new garden room and replacement link. Internal alterations to kitchen/dining area.  
*The Parish Council supports this application.*
- (iii) 21/00863/APP Land To Rear Of Churchway House 108 Churchway Haddenham HP17 8NU  
Erection of 2 x two-bedroom flats, alterations to existing garages to create 6 x carports, provision of dedicated bin & cycle stores, the realignment of the existing vehicular access, and associated landscaping.  
*The Parish Council has no objection, subject to the following conditions:*  
1. *Provision of biodiversity measures within the proposed development*  
2. *The implementation of tree protection measures as described in the application*  
3. *A requirement for the proposed kitchen window looking into the rear of 120 to be obscured glass.*
- (iv) 21/00905/ACL 57 Willis Road Haddenham Buckinghamshire HP17 8HG  
Application for a lawful development certificate for an existing outbuilding  
*The Parish Council has no objection, subject to the use of the outbuilding remaining ancillary to the principal dwelling.*
- (v) 21/00915/APP Unit 4 Bradmoor Farm Stanbridge Road Haddenham HP17 8JX  
Change of use to 'Sui Generis' for use as a Tattoo Studio.  
*The Parish Council has no comment.*
- (vi) 21/00916/APP Witchert Gibson Lane Haddenham Buckinghamshire HP17 8AP  
Fenestration alterations including replacement of bay window with bi-fold doors  
*The Parish Council has no objection.*
- (vii) 21/00491/APP 3 Cricketers Way Haddenham Buckinghamshire HP17 8FL  
Construction of single storey rear extension  
*The Parish Council has no objection.*
- (viii) 21/00385/ALB & 21/00384/APP Byre House Dollicott Haddenham Bucks HP17 8JL  
Remove the stone work on the side of the barn and replace with new stone work all the way along  
*The Parish Council has no further comments to add.*
- (ix) 21/00974/APP 96 Churchway Haddenham Buckinghamshire HP17 8DT  
First floor rear extensions  
*The Parish Council has no objection.*

## **P21 115 DECISIONS**

20/02747/APP Waterslade House Thame Road Haddenham Buckinghamshire HP17 8NT  
Replacement windows and new doors, render panels, privacy screens and balconies. Erection of bin store. (following approval of 20/01298/COUOR)

**Buckinghamshire Council – Approved**

21/00200/APP Abbey Barn Roundhill Court Aylesbury Road Haddenham Buckinghamshire HP17 8TR

Garage conversion and new front gate

**Buckinghamshire Council - Householder Approved**

#### **P21 116 VALE OF AYLESBURY LOCAL PLAN UPDATE**

The Vale of Aylesbury Local Plan (VALP) is reaching its latest phase, as further Hearing Sessions have been scheduled for mid-April. The sessions follow the completion of a public consultation, which ran from December to early February on the Further Main Modifications to the plan.

There were just over 370 responses to the latest consultation, which have been used as the basis for the four Hearing Sessions, and the Inspector will not be accepting any new comments on the plan. The sessions will be held virtually from 13 – 16 April 2021. The events are by invitation only, but they will be recorded and made available online afterwards. More information and the agendas for each session are available on [the VALP pages of the Bucks Council website](#).

#### **P21 117 REGISTERING ASSETS OF COMMUNITY VALUE**

Mr. Truesdale ran through a report he had prepared explaining the background to the legislation allowing the registration of Assets of Community Value (ACV).

The Haddenham Neighbourhood Plan recommended registering several places in Haddenham and as a result applications were made in 2015 for 4 pubs, and 3 were accepted. The pub registrations expired at the end of 5 years in 2020.

It was AGREED to apply to Buckinghamshire Council to re-register the following pubs whose previous registrations as Assets of Community Value have expired:

- (i) The Green Dragon, 8 Churchway, Haddenham, HP17 8AA
- (ii) The Kings Head, 52 High Street, Haddenham, HP17 8ET
- (iii) The Rising Sun, 9 Thame Rd, Haddenham, HP17 8EN

It was also PROPOSED and AGREED to include The Rose and Thistle, 6 Station Road, Haddenham, HP17 8AJ which was previously put forward and rejected as the reasons for refusal were considered to be weak.

The land bounded by Snakemoor Nature Reserve, Haddenham and Thame Parkway Station and Thame Road, was also identified in the Haddenham Neighbourhood Plan as being of potential Community Value but to date an application has not been made to register it. Research into the site has identified the following:

This site belongs to Aylesbury Vale Estates (AVE) and is rented to a farmer. It was referenced in a report to Buckinghamshire Council's Cabinet meeting on 16<sup>th</sup> February 2021 which reviewed the operation of AVE and approved its 2021-2024 business plan. AVE was formed as a 20-year Joint Limited Partnership (JLP) in October 2009 and is a 50-50 partnership between the council and private investors who collectively form Akeman Partnership LLP. At inception most of AVDC's property portfolio except operational buildings were transferred to AVE, including Aylesbury's Hale Leys Centre. Management was contracted for 20 years to Akeman Asset Management LLP for rent collection, asset management, accounting and reporting.

The 2021-2024 business plan lists several small "non-core" and community assets described as "negative net value" sites "to be reviewed and sold/developed where possible". They include the land by Snakemoor, valued at £60,000 in 2019, the highest value of all the non-core sites. A note

says “the potential of this site has not been progressed due to political sensitivities, which should be addressed in due course. There is significant potential residential development value attributed to this large site immediately adjacent to Haddenham station”. The report also states “The AVE business plan is not subject to consultation with local councillors and community boards”.

The Parish Council may wish to express concern about both the intended course of action, and the denial of consultation. It is not the intention to carry out an options appraisal here, but even a cursory look raises the problem of transgressing the natural settlement boundary of the railway line. Even if that were acceptable, other uses may have higher community priority for example, expanding Snakemoor, providing a low-cost station car-park to resolve the on-street commuter parking problem, or genuinely low-cost and properly designed housing. What the community may wish to resist is yet another volume housebuilder “anywhere” development. At the very least the Parish Council should expect its local authority to consult the community on the future of the site. It is **recommended** that we make our position clear in the first instance by requesting that the land be registered as an ACV.

- (iv) It was AGREED to apply to Buckinghamshire Council to register the land bounded by Snakemoor Nature Reserve / Haddenham & Thame Parkway Station and Thame Road as an Asset of Community Value.

## **P21 118 UPDATES ON MAJOR DEVELOPMENTS**

### **Airfield site**

Nothing to update.

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

Residents have raised concerns about the shared footpath and car park area. These have been escalated to Bucks Council. The strategic planning officer at Bucks has contacted the highways delivery team regarding the matter and has also responded in the meantime. The officer explained that Dandara had asked whether they could install bollards to deter the parking, but the footway is a lot narrower than 2m and the bollards would narrow this further and are difficult to maintain. In the officer’s opinion, the only real option, subject to measuring the carriageway width, would be to reconstruct a 2m wide footway in its place with a full height kerb. The extra width would need to be taken from the adjacent verge, not carriageway. This is within Dandara’s gift and would be at their expense, but is not enforceable. Dandara have a technically approved scheme that they have constructed as per the drawings. Resident pressure is the only way to alter the design and construction. The strategic planning officer does not have grounds to refuse its design or implementation. The Clerk will try to arrange a meeting of the relevant parties to discuss options further.

Joan Hancox, the Director of Strategic Transport and Infrastructure at Buckinghamshire Council, has been assigned as a Community Board champion for the Haddenham and Waddesdon board. The Parish Council will approach Joan Hancox regarding the shared footpath and car park area.

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

Redrow has circulated a newsletter to 150 residential and business addresses located around Land West of Churchway. The newsletter featured an item about Redrow’s plans to construct temporary earth bunds along the southern boundary of the site. They are proposing to construct two temporary 0.5m high earth bunds adjacent, but set back, from the boundary to the neighbouring properties along Rosemary Lane. These temporary bunds are intended to prevent

any storm water egress to the existing properties along Rosemary Lane until the permanent drainage strategy of the development is implemented. Redrow aim to complete the bund works in March (subject to ground conditions) and envisage being on site for around three days.

#### **Land at Dollicott (Platers Road)**

The Parish Council has been invited to inspect the amenity land site in advance of CALA applying to Buckinghamshire Council to issue the Final Certificate with a view to transferring ownership. CALA's solicitor has also written to the Council and asked to progress the transfer paperwork, the Council's solicitor has been instructed and is currently confirming fees with CALA who will pay the Council's reasonable legal costs.

The street lights have yet to be transferred, CALA are investigating how the unmetered supply is billed so the Parish Council can take over the payments.

#### **P21 119 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA**

Buckinghamshire Council contacted the Parish Council for suggestions of appropriate sport and leisure projects for inclusion in the S106 funding for 20/01129/APP - 19 And 20 Fort End, which is currently at appeal. A response was needed within 24 hours to fit in with the appeal timetable.

After circulating to the Council the Clerk proposed the following projects:

1. Replacement / refurbishment of the MUGA at Haddenham Junior School, Woodways, Haddenham
2. Equipment for the sports facility at Tibbs Road Recreation Area (former Airfield)
3. Rebuilding / refurbishment of Haddenham Village Hall, Banks Road, Haddenham
4. Rebuilding / refurbishment of the pavilion at Woodways Recreation Area, Woodways, Haddenham

Buckinghamshire Council has advised that sport/leisure S106 can't be put towards school projects as they are not accessible to all throughout the day but the other projects (numbers 2,3 & 4) can be included.

On 18<sup>th</sup> March, the Transport Secretary announced that the Oxford to Cambridge Expressway has been cancelled.

#### **P21 120 DATES OF FUTURE MEETINGS**

Monday 19<sup>th</sup> April 2021.

*Post-meeting note – this meeting was cancelled as the notice period could not be achieved due to the mourning period following the death of HRH The Prince Philip, The Duke of Edinburgh.*

#### **CLOSURE OF THE MEETING**

The meeting closed at 7.52pm.

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

Date: 28<sup>th</sup> June 2021