



HADDENHAM Parish Council

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MINUTES INFORMAL PLANNING COMMITTEE MEETING

Monday 7th June 2021, 7.00pm
held remotely by Zoom

Present: Cllrs Mr. Hoare, Mr. O'Hanlon, Ms. Poole, Mr. Sharp and Mr. Truesdale (Chair).

Deputy Clerk: Mrs. Marsden

Assistant Clerk: Ms. Griffiths

Members of the public: 4 including Cllr Kidby.

As the legislation permitting local authorities to formally meet remotely expired on 6th May 2021 and COVID-19 restrictions are still in place, the meeting was held informally. The delegations agreed at the Parish Council meeting on 26th April 2021 continue to apply. Any decisions will be ratified at the next formal meeting of the Parish Council or Planning Committee.

1 APOLOGIES

No apologies for absence were received.

2 DECLARATIONS OF INTEREST

None.

PUBLIC PARTICIPATION

Q: What is the Parish Council's position regarding the conversion of office buildings into residential?

A: The Neighbourhood Plan resists the conversion of employment space to residential. Over 1,000 homes have been approved in Haddenham since 2010, so the village is not short on new housing units.

3 PLANNING APPLICATIONS

The Council's responses to the following planning applications for submission under delegated authority were AGREED:

- (i) [21/01692/APP](#) Bright Horizons Family Solutions Pegasus Way Haddenham HP17 8SB Variation of Condition 2 (Amended drawings) and 9 (Noise Report) of planning permission 18/01772/APP (Development of a local centre comprising a nursery (D1), retail unit (A1), and seventeen residential apartments (C3)). To allow for additional external plant to serve the Nursery Unit to include 2No. Heat Pump Units within a proprietary Acoustic Enclosure and 1No. Condensing Unit, all within a designated enclosure.

The Parish Council has no objection subject to Environmental Health's requirements about limiting possible noise intrusion to adjoining flats.

- (ii) [21/01719/APP](#) 11 Willis Road Haddenham Buckinghamshire HP17 8HL
Single storey rear extension

The Parish Council has no objection subject to no daylighting infringement to the adjoining property (insufficient information shown to assess).

- (iii) [21/01776/APP](#) 5 Marriotts Way Haddenham Buckinghamshire HP17 8BW
Demolish existing conservatory. Proposed pitched roof over existing single storey elements. Fenestration and external material alterations to existing house

The Parish Council has no objection in principal but would prefer to see the roof material match the existing roof, as per the original submission.

- (iv) [21/01851/APP](#) 41 Townside Haddenham Buckinghamshire HP17 8AW
Demolition and rebuild of the existing carport and its accommodation above with a rear extension at first floor. Demolition of the ground floor, 'east facing' shower room to be replaced with a ground floor living room extension and side entrance below the carport. The proposal includes No. 2 x dormers on the east facing roof slope and demolition of a single chimney stack on the east slope of the existing roof which is currently redundant. Alteration of fenestrations within the existing rear annex. A garden storage shed deemed as permitted development in area & height

The Parish Council (PC) welcomes the refurbishment and the thoroughness of the submitted reports. The PC will be guided by the Heritage Officer's comments when available, but meanwhile makes the following observations:

- The existing car port seems an unsympathetic extension probably pre-dating heritage controls. It will remain a dominant addition. The PC wonders whether the opportunity could be taken to reduce the height of the proposed structure better to respect, and make subservient to, the principal cottage.
- The Ecology Officer's report refers to a protected species survey carried out by Phil Irving dated March 2021. This document does not appear to be available on the website.
- It is not clear whether the garden boundary at the eastern end of the plot is a witchert wall, but in any event access for maintenance will be difficult with the proposed outbuildings.

- (v) [21/01871/ALB](#) 19 Station Road Haddenham Buckinghamshire HP17 8AN
Replace existing heating boiler with an air source heat pump, replace solar roof to part of the rear roof, replace kitchen and replace balustrade from sun room to convert into garage space

The Parish Council has no objection subject to any comments by the Heritage Officer.

- (vi) [21/02051/COUAR](#) Chiltern House Thame Road Haddenham Bucks HP17 8EH
Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of B1 Offices into 12 flats (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b)).

The Parish Council (PC) deplores the extension of permitted development powers resulting in the loss of valuable employment in a business area contrary to the Neighbourhood Plan, and which will create tomorrow's slums as evidenced by the Planning Inspector's comment (in response to Appeal ref 19/00062/NONDET) "the proposed development would fail to provide a satisfactory living environment for future occupiers of the development" and citing "the significant and permanent harm which would be caused to the character and appearance of the area".

In 2018 the PC asked AVDC to impose Article 4 directions on at risk employment properties in the Haddenham business parks but was ignored. The PC is pleased that Buckinghamshire Council has resisted a similar determination at the nearby Park House (21/01397/COUOR). We urge Buckinghamshire Council to resist this likewise.

4 DECISIONS

[20/02543/APP](#) The Green Dragon 8 Churchway Haddenham Buckinghamshire HP17 8AA
Change of use public house to single residential dwelling
Appeal (APP/J0405/W/20/3260807) – Allowed and Planning Permission Granted

[21/00905/ACL](#) 57 Willis Road Haddenham Buckinghamshire HP17 8HG
Application for a lawful development certificate for an existing outbuilding
Bucks Council - Certificate Issued - Existing Development

[21/00561/APP](#) 2 Dovecote Close Haddenham Buckinghamshire HP17 8BS
Erection of first floor side extension, fenestration alterations and material alterations to existing house. New dropped kerb and driveway to be constructed to the front of the existing house
Bucks Council – Householder Refused

[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.
Buckinghamshire Council – Householder Approved and Listed Building Consent

[21/00670/APP](#) 31 The Croft Haddenham Buckinghamshire HP17 8AS
Single storey rear extension
Bucks Council – Householder Approved

[21/00974/APP](#) 96 Churchway Haddenham Buckinghamshire HP17 8DT
First floor rear extensions
Bucks Council – Householder approved

[21/01035/APP](#) The Gateway Haddenham Industrial Estate Pegasus Way Haddenham Buckinghamshire HP17 8LJ
Use of building as a food takeaway, together with provision of extraction system.
Bucks Council – Approved

[21/01397/COUOR](#) Park House Pegasus Way Haddenham Buckinghamshire HP17 8LB
Determination as to whether prior approval (Class O) is required in respect of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 offices to form 22 residential units (C3)

Approval Refused

[21/01350/APP](#) & [21/01351/ALB](#) 41 High Street Haddenham Bucks HP17 8ET
Demolition of garage and sheds. Erection of 1no. two bed dwelling with associated access and landscaping. Insertion of dormer to north elevation replacing gable end window of existing dwelling.

Bucks Council - Refused

[21/01356/APP](#) 38 Stokes Croft Haddenham Buckinghamshire HP17 8DZ
Erection of front porch and replacement cladding

Bucks Council – Householder approved

[21/00428/APP](#) 40 Willis Road Haddenham Buckinghamshire HP17 8HF
Demolition of existing rear extension and garage, erection of side extension, single story rear extension and alteration of front entry which involve partially moving, extending front wall by 1meter

Bucks Council – Householder approved

5 STREET NAMING

It was AGREED to recommend Partner Way as a name for the new street on the WE Black development on land off Dollicott.

6 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

No further updates.

Aston Road Glebe Site – Dandara

The problem of cars parking on the public right of way behind Willis Road on the section where it becomes a shared surface with the roadway has worsened significantly in the last 2 weeks. The recent escalation is due to Dandara carrying out surfacing work on the next section of road which has displaced vehicles from the occupied homes on that road. The Clerk and Deputy Clerk arranged to meet residents of Willis Road and were also joined by residents who have been parking their cars. There was some friction which was eased with explanations from both sides on what the issues are. The main issue is that the footpath area is paved in block paving that is a different colour from the roadway but the same colour as the parking spaces for the flats on the opposite side of the road, so it looks like additional parking with no indication that it is a footpath. There are also kerbs at either end that make the path less accessible. Mr. Truesdale has written to Joan Hancox the Service Director for Transport and Infrastructure and Community Board Service Champion at Buckinghamshire Council to invite her to Haddenham to discuss this and other local issues.

Land West of Churchway (HAD007)

21/00215/ADP – this reserved matters application has made no obvious progress since its submission in January 2021 with no new documents being added other than public comments since February 2021. The Parish Council has submitted an additional comment with respect to open spaces and play provision on the site.

Land South of Lower Road

A revised application has just been submitted and the Parish Council's response will be considered at the next Planning Committee meeting.

Land adjacent to Haddenham Garden Centre

The Parish Council has been informed that Rectory Homes will be developing the site on behalf of the owner and a reserved matters application will be submitted soon.

7 STREETScape PROJECT

It was AGREED to recommend that Cllr Truesdale, Cllr Thawley and Cllr Kidby form a working group with interested members of the public.

8 COMMUNITY SPEEDWATCH

It was noted that Thames Valley Police have allowed Community Speedwatch to restart and the equipment is now being booked out.

9 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Buckinghamshire Council has been selected as one of 14 pilot areas to help the Ministry for Housing, Communities and Local Government (MHCLG) test the use of Design Codes in the planning process. As part of the testing programme, the Council will be working with residents and stakeholders to develop a new Design Code for Buckinghamshire. The Parish Council will be keeping a look out for updates.

The collapsed wicket wall at Haddenham Hall has been reported via fixmystreet as it is obstructing the adjacent pavement. The Heritage Officer at Buckinghamshire Council is also aware of the collapsed wall and has reported it to the enforcement and building control teams.

10 DATES OF FUTURE MEETINGS

The next formal planning meeting is scheduled for Monday 28th June 2021.

CLOSURE OF THE MEETING

The meeting closed at 7.39pm.

Signed: _____
Chair

Date: 28th June 2021