



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

Monday 28<sup>th</sup> June 2021, 7.00pm  
Conference Room, Haddenham Village Hall and remotely via Zoom

**Present:** Cllrs Mr. Hoare, Mr. O’Hanlon, Ms. Poole, Mr. Sharp and Mr. Truesdale (Chair)  
**Bucks Cllrs:** Mr. Smith  
**Clerk:** Ms. Gilbert  
**Deputy Clerk:** Mrs. Marsden  
**Assistant Clerk:** Ms. Griffiths  
**Members of the public:** 22 including 2 representatives from Rectory Homes (all joined remotely)

**P22 1 APOLOGIES**

No apologies for absence were received from Parish Councillors. Apologies were received and accepted from the following Buckinghamshire Councillors: Mr. Branston and Mr. Brown.

**P22 2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**PUBLIC PARTICIPATION**

The Chair allowed public participation for each application as it was considered.

**P22 3 MINUTES**

The minutes of the meeting held on 29<sup>th</sup> March 2021 were AGREED as a true record and signed. The informal minutes of the meeting held on 7<sup>th</sup> June 2021 were noted.

**P22 4 PLANNING APPLICATIONS**

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

- (i) [21/01984/APP](#) Land South Of Lower Road Haddenham Buckinghamshire  
Erection of 14no. dwellings, incorporating 4no. affordable homes, with new access, parking, landscaping and associated works.

Representatives from the developer, Rectory Homes, were invited to present an overview of their plans and to answer questions from the Committee and members of the public.

1. Steve Kerry from Rectory Homes confirmed that the application at Land South of Lower Road is on a smaller scale than the application previously submitted on the same site and does not extend further eastwards than the existing housing development to the south. The housing numbers have been reduced from 43 to 14 and the site includes environmental features such as air source heat pumps and electric vehicle charging points, as well as biodiversity measures.
3. Ms Poole pointed out that there is no communal open space in the plans.

4. Mr Kerry explained that there is some soft landscaping on site but he is not aware of any requirement for communal outdoor spaces on a site of this size, however he will take the comments on board.
5. Mr Truesdale explained that the main reason the previous appeal had been rejected was that the site encroached into open countryside on the edge of Haddenham. Given that the proposed homes are in the same location, what is Rectory's view on this?
6. Mr Kerry explained that there is a difference as the proposed site is smaller, in line with an existing site and doesn't encroach further into the countryside beyond Haddenham.
7. Do Rectory Homes still have an option on the rest of the site, which they had initially planned to build on?
8. Mr Kerry confirmed that Rectory Homes still retain an option on the rest of the site.

Response:

The Parish Council OPPOSES this application for the following reasons:

1. The proposal is contrary to the assessment of the wider site known as HAD009 in the 2017 HELAA (Housing & Economic Land Availability Assessment) for the Vale of Aylesbury Local Plan (VALP). Only one section of the site, fronting onto Stanbridge Road, was considered suitable for development of 43 houses. These houses have now been built. The HELAA concluded that the remainder of HAD009, including the proposal site, was unsuitable for development due to its poor relationship with the north and south of the village and the impact on views from the Chilterns.
2. The proposal is contrary to the Neighbourhood Plan objective at para 5.1 which states: "A key facet of the vision is to stay a village. In terms of the built environment, this includes retaining the mixture of building density, types and sizes currently enjoyed in the village and being sensitive, *particularly on the edge of the existing settlement, to the transition from the village to open countryside*" (our italics).
3. The proposal is contrary to the Inspector's findings on the appeal (Appeal Ref APP/J0405/W/20/3257840) by Rectory Homes for non-determination of their earlier planning application (Application Ref 19/02145/APP) for 43 homes on a larger site but essentially in the same location. In the planning balance the Inspector found that the development would harm the rural character and appearance of the area in conflict with Policies GP 35 and GP 38 of the AVDLP and dismissed the appeal. The Parish Council considers that present proposal does not overcome the Inspector's objections as expressed in paras 19-27 about character and appearance. They included the comments: "unacceptable encroachment into open countryside"; harm to the rural character of the surrounding countryside; introducing a suburban appearance when approaching the village from the Aylesbury direction; and "leap frogging" resulting in greater depth of build form both visually and physically. These are objections in principle, so surely would apply to any development on the site irrespective of size.
4. The proposed access road would become the new village boundary, and is clearly positioned to anticipate yet further leap frogging by eastward extension.
5. Approval would set a precedent for further development beyond the Stanbridge Road/Churchway road line, Haddenham's eastern boundary. It would undermine the recent 2018 appeal dismissal of an application for 72 houses on a site further north on

land east of Churchway, known as HAD002 in the HELAA (Appeal Ref APP/J0405/W/17/31884; Application Ref 17/01225/APP). The reason for refusal was the site's poor relation to existing development, including long distance views to the Chilterns. This decision mirrors the HELAA assessment for both HAD002 and HAD009; essentially that eastwards expansion into open countryside should be resisted.

6. The VALP is now well advanced at "Further Modification" stage with housing numbers agreed with the Inspector. Haddenham is a designated "strategic settlement" and recent approvals (already over 1100 homes) exceed the allocated total. There is absolutely no requirement for more housing in Haddenham, even leaving aside the wisdom of imposing so much growth on a village with limited services and infrastructure. There is a strong feeling in this community that it has exhausted its capacity to absorb the cumulative impact of 50% growth in such a short time period.
  7. The junction of Stanbridge Road, Woodways and Lower Road is a local accident black-spot with some vehicles failing to slow down in time on approaching the village via Lower Road encountering vehicles traveling south or north along Stanbridge Road overshooting the junction, and on occasions ending up in the gardens of properties adjoining the junction. The proximity of the proposed new access road close to this junction is likely to add to this hazard. If Bucks Council were minded to approve this application, a scheme of traffic calming and safe pedestrian crossing around the junction should be conditioned as a S106 requirement, along with extending the 30mph limit further east along Lower Road.
- (ii) [21/02013/APP](#) 28 Crabtree Road Haddenham Buckinghamshire HP17 8AT  
Two storey rear and side extension and part removal of frontage boundary wall and widening of access

Public participation:

The owner of a neighbouring property raised concerns about the proposed design features of western red cedar and they feel it is too contemporary looking and not in keeping with the rest of the house or the adjoining conservation area.

In discussion the members were divided in opinion on the design features. A vote was taken where 3 considered the design unacceptable and 2 thought it acceptable.

Response:

The majority view of Committee members was that the proposed extension as viewed from the rear was unsympathetic to the existing dwelling and to the Conservation Area in both appearance and materials, and a more traditional approach better respecting the age and style of the property would be preferred.

- (iii) [21/02015/APP](#) 45 Thame Road Haddenham Buckinghamshire HP17 8EP  
Single storey front extension. Raising of flat roof to the rear.

The Parish Council has no objection.

- (iv) [21/02062/APP](#) 1 Potash Close Haddenham Buckinghamshire HP17 8JY  
Single storey side extension and conversion of part of existing garage.

The Parish Council has no objection, subject to confirmation of no overlooking of the neighbouring property from the new windows on the western elevation.

- (v) [21/01731/APP](#) 140 Sheerstock Haddenham Buckinghamshire HP17 8EX  
Erection of garden fence, enclosed area to change use from amenity to residential  
The Parish Council objects as approval would set a precedent for other such amenity areas to be lost to the public realm, contrary to the estate's design principle and for which reason this should be resisted.

The Parish Council is aware that there is precedent of an appeal decision from 1991 which upheld an Aylesbury Vale District Council refusal to allow the enclosure of open amenity space (ref AV/1745/80) in order to preserve the original Sheerstock estate design concept with its walls, wide verges and amenity spaces. The same 1991 appeal also suggests that there might be covenants protecting the original overall estate design and its open spaces. The Parish Council is unable to verify this but would urge Buckinghamshire Council to do so.

More recently a planning application for a small extension to 8 Sheerstock (Ref 19/02212/APP) was refused, in part because it encroached on amenity land contrary to the estate's design ethos.

- (vi) [21/02239/APP](#) Townsend Garage Industrial Estate Thame Road Haddenham HP17 8BY  
Change of use of existing garage into an office with associated parking and erection of infill extension

The Parish Council has no objection but requests that Buckinghamshire Council issue an Article 4 direction in order to prevent future conversion to residential under permitted development rights.

- (vii) [21/02324/APP](#) 6 The Gables Haddenham Buckinghamshire HP17 8AD  
Demolition of conservatory and erection of single storey rear extension. Partial garage conversion and fenestration changes

The Parish Council issues a holding objection subject to confirmation that there is room for 3 parking spaces as required under Haddenham Neighbourhood Plan policy TGA1.

- (viii) [21/02318/APP](#) 4 Townside Haddenham Buckinghamshire HP17 8BG  
Single storey rear extension

The Parish Council has no objection subject to no daylighting infringement to neighbouring properties.

- (ix) [21/00384/APP](#) & [21/00385/ALB](#) Byre House Dollicott Haddenham HP17 8JL  
Removal of existing (failing) plinth wall and erection of replacement plinth wall, together with new access door and conversion of part of the existing store/ garage to habitable space

The Parish Council (PC) submits a holding objection as additional information is required on the following:

1. Better quality drawings and details are needed to understand the proposed work,

including addressing the findings of the recent structural survey.

2. The original application was for alterations only. The wording has now changed and refers to additional habitable space. It is not clear what this space comprises or where it is.

3. The PC notes a neighbour response on the website has advised that the property hosts Airbnb visitors, which causes parking issues on Dollicott, and raises concerns that the planned work will be used to increase Airbnb accommodation. Again, clarification is needed on whether additional accommodation is being created requiring additional parking.

## **P22 5 APPEALS**

It was noted that the following application has gone to appeal for non-determination:

[20/02897/APP](#) 14 Townsend Haddenham Buckinghamshire HP17 8JW

Alteration and demolition of existing buildings, and erection of five detached dwellings with access, parking and amenity space

**Appeal – Non Determination.**

**Appeal Ref:** 21/00039/NONDET

**Planning Inspectorate Ref:** APP/J0405/W/21/3273365

The **start date** for this appeal was **15 June 2021**.

Any comments made on the planning application will be forwarded to the Planning Inspectorate. Any further comments, should be sent to the Planning Inspectorate **within five weeks** of the **appeal start date**, quoting the Planning Inspectorate reference number (above).

Public Participation:

- The Appellant's Appeal Statement for 14 Townsend states that "the appointed Case Officer has continued to advise...that the principle of the development remains acceptable" contradicting the emerging Vale of Aylesbury Local Plan which shows the area as an area of "Not built development" as a landscape buffer between the Conservation Area and the new development at HAD007.
- Mr Smith will take this up in his capacity as a Buckinghamshire Councillor.
- The proposal for 14 Townsend is detrimental to the whole setting of Townsend Green and the surrounding houses. The proposed outlet is straight on to a blind corner and is a safety hazard.
- Mr Truesdale advised residents concerned about 14 Townsend to submit their comments directly to the planning inspectorate (details under the Appeals section of the agenda).

It was AGREED to resubmit the Parish Council's comments directly to the planning inspectorate.

The result of the following appeal was noted:

[20/01129/APP](#) 19 And 20 Fort End Haddenham Buckinghamshire HP17 8EJ

Mixed use development including the demolition, extension, alteration and conversion of 19/20 Fort End, Haddenham and comprising an A3 unit with five dwellings together with parking and amenity space.

**Appeal – Non-determination – Appeal dismissed and planning permission refused**

**Appeal ref:** [20/00102/NONDET](#)

**Costs Decision: Refused**

**P22 6 DECISIONS**

[21/02119/AGN](#) Grove End Farm Mill Lane Haddenham Buckinghamshire OX9 3RZ

Agricultural storage building for Straw, silage and farm machinery

**Bucks Council – Agricultural – No Objection**

[21/01542/APP](#) 11 Rosemary Lane Haddenham Buckinghamshire HP17 8JS

Single storey front extension and porch

**Bucks Council – Householder approved**

[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

**Withdrawn**

[21/01345/APP](#) 21 Dollicott Haddenham Buckinghamshire HP17 8JL

Erection of rear extension, replacement garage, new dormer and front porch

**Bucks Council – Householder approved**

[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

**Bucks Council – Householder approved**

[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**

## **P22 7 DELEGATED RESPONSES**

The following responses to planning applications made under delegated authority, including those discussed at the informal Planning Committee meeting on 7 June 2021, were noted:

[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)

The Parish Council deplores the removal from planning control of this change of use, entirely negating the intention of the Neighbourhood Plan to retain jobs and employment in Haddenham's designated industrial estate. The Parish Council looks to Buckinghamshire Council to raise this matter with Government.

From 6th April 2021, all Permitted Development homes must comply with the Government's nationally described space standard. Some units would appear to comply, but in the absence of information about person spaces or of measured drawings, the Parish Council is unable to assess compliance.

The Parish Council further notes the following obvious shortcomings:

- No provision for refuse storage or collection
- The noise survey is unrepresentative as undertaken during lockdown
- No account is taken of what is described as the principal noise source: traffic from Pegasus Way, itself likely to have been at a lower volume than usual because of the Covid-19 pandemic.
- Poor amenity space sandwiched between two busy roads with high numbers of HGVs; particularly not a safe environment for children, and with potentially high level of pollutants from HGV traffic
- No provision for cycle parking
- No key to the meaning of various letters on the site plan
- Flat 18 is described as a 2 bed but appears to have 1 bed
- Some awkward layouts with partition walls having angles to avoid windows eg flats 3, 5, 13

[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.

## **History**

### **2019**

Application ref: 19/00005/APP to:

- refurbish 41 High Street including a barn conversion and 1<sup>st</sup> floor rear extension; and
- erect a new dwelling on land behind 41

The Parish Council objected on multiple grounds. Application not determined.

### **2020**

Appeal for non-determination submitted to the Planning Inspectorate. Appeal was dismissed and the application refused, for reasons including the "overtly modern" design of the proposed new dwelling was Conservation Area. The Inspector indicated that the refurbishment of 41 (including the barn conversion and 1<sup>st</sup> floor rear extension) was acceptable in principle.

### **2020**

Concurrent planning and listed building applications refs: 20/02648/APP and 20/03949/ALB respectively for the refurbishment of 41 High Street including barn conversion and 1<sup>st</sup> floor extension. Note: 41 High Street is attached to the listed building at 43; 41 itself is not listed but is a building of local note in the Conservation Area. Both planning permission and listed building consent were granted.

### **2021**

The new concurrent planning and listed building applications are to:

- erect a new 2 bed dwelling (of different design from before) with demolition of garage and sheds on land behind 41 High Street



- insert a dormer to the north elevation replacing gable end window of the existing dwelling at 41.

The Parish Council OPPOSES the proposal for the new dwelling for the following reasons:

### **Harm to the character and appearance of the Conservation Area and impact on the setting of the nearby listed building**

The Haddenham Conservation Area is one of the first Conservation Areas declared by AVDC, and one of its most prominent; it was one of two which were selected first for a programme of comprehensive review in 2008. This review refers to the clues still apparent which give witness to Haddenham's rural past: particularly apposite at this site. Indeed, Haddenham's historic heritage with 120 listed buildings merits an entire chapter in the 2014 Buckinghamshire County Council "Historic Towns Project".

The Parish Council is particularly concerned about the cumulative harm caused by creeping "garden grabbing" and back-land style developments, of which there have been several examples in the last 20 years along and/or adjoining the length of High Street. Over time, these developments change the special character of an area, and damage the heritage legacy. In this case the new house would be squeezed into a narrow garden plot so will be close to the existing boundaries with neighbouring properties to both east and west, resulting in a cramped development. The argument in the heritage statement that the form of building would emulate enclosure in the traditional style of, say, Manor Farm is a fantasy; places like Manor Farm have evolved through centuries on spacious plots, not shoe-horned into garden land.

The Parish Council accepts that an attempt has been made to overcome the inappropriate "overtly modern" design of the 2019 proposal by substituting a shed-style building. However, the Parish Council notes that the Inspector's principal finding was that the setting of the old garden, witchert walls and historic buildings combined to make "a valuable contribution to the character and appearance of the Conservation Area and to the setting of the listed building at no 43". The Inspector continues: "Given that I find the garden is of significance to the appreciation of the CA and the setting of the listed building, I find that the dwelling proposed would be significantly detrimental to the historic setting". Surely this conclusion must hold good irrespective of the proposed design; any development would be a jarring inclusion into this setting and have the overall effect of harming heritage assets. The application should be refused as contrary to NPPF paras 193-197.

### **Harm to the setting of 41 High Street**

The proposed new dwelling will harm the setting of 41 High Street, which along with its barn are both designated Buildings of Local Note in the Conservation Area, and have been approved for renovation. But this proposal will cut 41 adrift from its natural and historic setting as a former farm or smallholding with an orchard, leaving only minimal amenity land, and greatly reducing the desirability of this heritage asset.

### **Highway and pedestrian safety**

There are restricted visibility splays on exiting this site by vehicles. This is particularly important because High Street is much used by pedestrians as a safe north-south village connecting route. Although a no-through road to vehicles, pedestrians can pass through via the path immediately before the King's Head pub, and thereby forming an easy and relatively safe link between Church End and the village centre at Fort End/Banks Road. Intensified use of the access by introducing a

second dwelling will increase the risk, particularly if walking northwards along the footpath on the east side of High Street. Vehicles exiting the site are forced well into the road in order to see whether it is safe to proceed, and are unlikely to exit easily because of parked cars on the far (west) side of High Street. The Parish Council doubts from the Highway comments that their appraisal is aware of the full picture, or of the Parish Council's agenda to promote safer walking and cycling.

### **Other impacts**

- The argument advanced for a new property on housing supply grounds is entirely marginal in a context where over 1100 new homes have been approved in Haddenham in the past decade, which exceeds the allocation required under the Vale of Aylesbury Local Plan, and is certainly not outweighed by the harm to heritage in the planning balance.
- The application states that one tree will be removed, but there are also off-site trees close to the boundary which are not shown and are likely to be affected. It doesn't seem credible that construction so close to the boundary will not have a detrimental impact, whatever the mitigation.
- Proximity to the neighbouring properties on both the east and west boundaries. The style of this submission prohibits measurement, but distances between the rear of existing dwellings and the proposed dwelling seem close and should be checked in relation to design guidance for new buildings (previously on the AVDC website). The objections from both 43 High Street and 35 The Croft include mock-ups of the likely impact and deserve serious consideration. While there is no right to a view, being in or adjacent to a Conservation Area creates the not unreasonable expectation that current views will be preserved.
- The concentration of glazing on the southern elevation of the proposed dwelling will inevitably generate localised light pollution.
- The application contains nothing about sustainable drainage.
- The application contains no provision for ecology proposals.

### **Works to 41 High Street and environs**

The Parish Council has no objection to the proposed dormer on the north elevation of the 1<sup>st</sup> floor extension, nor to the demolition of the garage and outbuildings.

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

The Parish Council has no objection.

[20/03048/APP](#) 7 Rudds Lane Haddenham Buckinghamshire HP17 8JP  
Change of use to mixed use to accommodate Childminding Business, to include use of entire property, garden and outbuilding (retrospective)

### **Revised Comments**

The Parish Council wishes to add the following additional comments to this application.

The Parish Council objects for the following reasons:

1. There have been numerous complaints from residents in neighbouring properties concerning the excessive noise during the operational hours of the business. They clearly find the impact distressing as it prevents them from making use of their gardens without disturbance. Several complaints have explained that the noise is such that they are unable to concentrate when

working from home.

2. Policy GP.08 of the Aylesbury Vale District Local Plan 2004 (ADVLP), which currently remains the adopted local plan, states 'planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents'.

3. Policy E4 of the Draft Vale of Aylesbury Local Plan (VALP) states that 'partial use of a residential property for business use will be permitted where there are no unacceptable impacts on residential amenity and it would not have an adverse effect on the character of an area, whilst making appropriate provision for access, parking and noise attenuation arising from the business activity.' Policy BE3 states that 'Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents'.

4. The testimony from neighbouring properties suggests that the application does not comply with the aforementioned policies from the ADVLP or the VALP.

5. The Parish Council's previous comments were based in part on information provided by the applicant when the application was considered at the Parish Council meeting on 12th October 2020. The Parish Council was advised that the childminding business had 6 under 5s attending per day. The Parish Council is now aware that a travel plan has subsequently been added to the application, in which it is stated that the business has a maximum of 9 under 5's and 9 5-8's per day. This is, therefore, a substantially larger operation than the Parish Council had realised and is not appropriate in a residential setting, given the impact on neighbouring properties.

[21/01432/APP](#) & [21/01435/ALB](#) Thieves Kitchen High Street Haddenham Bucks HP17 8ES  
Insertion of 2x conservation style rooflights to ground floor monopitch roof, together with internal alterations which include lobby partition and door and removal and lowering of part of ground floor

The Parish Council supports the comments of the Heritage Officer in respect of smaller roof lights preferred and further details needed about the internal alterations.

[21/01414/APP](#) Stockwell Farm 17 High Street Haddenham Bucks HP17 8ES  
Widening the opening in front boundary wall

The Parish Council objects for the following reasons:

In 2018 planning permission was granted for roof extension and alterations ([18/01389/APP](#)) . The Parish Council objected in part because of concerns regarding site access during any proposed building works and the likely damage to the top section of the opening (presumably created when 17 was built) in the wicket wall leading to the High Street. The Heritage Officer had similar concerns about the wall and AVDC imposed a condition requiring more detail about this matter.

Details were duly submitted ([18/A1389/DIS](#)). They included an undertaking to reinstate the top section of the wall on completion of the work saying that "the owners are keen to retain the feature". These details were approved. However re-instatement of the top section has not been carried out. This is in breach of planning control, requiring enforcement action.

The owners now want to enlarge the opening on the north side by 400mm "to increase manoeuvrability". The drawing submitted makes no reference to the missing top section, nor to moving the telegraph pole in the highway verge. Given the location of this pole already close to the kerb, it is difficult to see how removing 400mm of wall will in practical terms make any

difference to manoeuvrability, and may also put the pole at greater risk of accidental damage. Given also the previous heritage comment describing the wall as “an important part of the character and appearance of the Conservation Area”, the Parish Council would resist yet further erosion, for so little gain, of a heritage asset (said to be valued by the owners) in order to accommodate cars.

[21/01425/APP](#) 14 Yolsum Close Haddenham Buckinghamshire HP17 8DG  
Garage conversion into habitable accommodation

The Parish Council submits a holding objection in respect of the following:

- The application form states the "garage conversion will reduce parking availability by one space". In the absence of any further information, it is unclear whether the remaining number of parking spaces will comply with Policy TGA1 of the Neighbourhood Plan.
- The proposed windows on the front elevation detract from the overall appearance: could the design be improved?

[21/01345/APP](#) 21 Dollicott Haddenham Buckinghamshire HP17 8JL  
Erection of rear extension, replacement garage, new dormer and front porch  
The Parish Council has no objection, **subject** to no daylighting infringements to the rear of neighbouring properties.

[21/01542/APP](#) 11 Rosemary Lane Haddenham Buckinghamshire HP17 8JS  
Single storey front extension and porch

The Parish Council has no objection.

[21/01546/APP](#) Haddenham Care Home Tibbs Road Haddenham Bucks HP17 8FH  
Variation of condition 7 (The Construction Transport Management Plan (rev. 11 January 2021) submitted as part of application 20/03701/APP shall be adhered to throughout the demolition/construction period) relating to application 20/01672/APP to Minor amendments to the setting out of hoarding on site, refer to revised Construction Traffic Management Plan - 'Haddenham Care Home Construction Traffic Management Plan rev 13'

The Parish Council has no objection.

[21/01522/APP](#) 41 Townside Haddenham Buckinghamshire HP17 8AW  
Repair and upgrade of the West Facade, South Facade and South boundary wall. Including the demolition and reconstruction of the front door surround and bay at first floor. Raising of the existing ridge and eaves height

The Parish Council welcomes the restoration work and has no objection in principle, subject to supporting the comments of the Heritage Officer in relation to raising the roof and the use of upvc in the front bay reconstruction.

[21/01652/APP](#) 20 Wykeham Way Haddenham Buckinghamshire HP17 8BX  
Replacement extended porch

The Parish Council has no objection.

[21/01410/APP](#) 3 Hordern Close Haddenham Buckinghamshire HP17 8NA  
Single storey front extension

The Parish Council objects to this application for the following reasons:

- It is contrary to the Design Guide for Residential Extensions which generally does not permit front extensions.
- It creates a daylight infringement to the window on the front elevation of the adjoining property (45-degree angle exceeded).

[21/01683/APP](#) Land Off Aston Road Haddenham Buckinghamshire  
Demolition of existing buildings and erection of two dwellings

The Parish Council opposes this application for the following reasons:

This small site is surrounded on 3 sides by what will become the open space on the adjoining Aston Road/Stanbridge Road development, originally approved in outline on appeal in 2016 for 280 houses (application reference 14/02666/AOP). This is one of the three principal sites which will contribute the majority of Haddenham's 50% growth of over 1000 homes as a Vale of Aylesbury Local Plan (VALP) strategic settlement. Its design is therefore of critical importance to the future of the village.

Following the appeal and disposal of the site to developer Dandara, considerable care and resources have gone into the layout and design, which Dandara has discussed with the Parish Council and with Buckinghamshire Council in great detail. Phases 1 and 2 are now on site; phases 3 and 4 received *approval of reserved matters in January 2020*. A particular feature of the overall layout has been to retain the rural feel along Aston Road in its approach to Church End, and into the heart of the Conservation Area. The new homes are accordingly set well back from the existing village boundary and from the Conservation Area on the western edge of the scheme, being separated by a large area of open space comprising a new cricket ground and a new burial ground. Similarly, the southern edge of the development is set well back from Aston Road, being separated by a green belt, including a large swale. No new building is due to take place on Aston Road itself, so that the current last house in the village on the north side (7 Aston Rd) will remain the last property directly situated on Aston Road, and the rural approach into Church End will thereby be largely retained. All of the green spaces on the development will be transferred to the Parish Council to manage as open space in perpetuity. This proposal for 2 homes negates the above design concept by inserting 2 new buildings which will look incongruous and out of keeping with both the surrounding new development and the existing settlement. They will also intrude into, and be detrimental to the setting of, the green and calm ambience of the adjoining burial and cricket grounds.

The Parish Council indeed anticipated a potential issue arising from this derelict land in its response to the former Aylesbury Vale District Council (AVDC) at the time of Dandara's initial application reference 17/01841/ADP: "The PC is concerned that a small parcel of derelict land on the north side of Aston Road opposite Tiggywinkles is not included within the development and looks likely either to remain an eyesore or could come forward again for development. Either way, the outcome is a discordant intrusion which will detract from the success of Dandara's proposals. The PC calls on AVDC to use its compulsory purchase powers to acquire this site for open space in the interests of completing this development and making it a success."

The Parish Council strongly urges Buckinghamshire Council to refuse this application and calls on it to action compulsory purchase for the site, as an extension to the adjoining open *space*, in the interests of delivering a satisfactory outcome for the larger development.

In the unlikely event that Buckinghamshire Council were minded to approve this development, the Parish Council would wish to see a more sympathetic elevational treatment, perhaps taking its cue from one of Dandara's design/materials styles. The Parish Council would also wish to see a construction site management plan with all construction traffic approaching from Stanbridge Road and none via Church End.

[21/02119/AGN](#) Grove End Farm Mill Lane Haddenham Buckinghamshire OX9 3RZ  
Agricultural storage building for Straw, silage and farm machinery

The Parish Council does not have the resources to determine whether this is permitted development, but it can confirm that the former glider school is no longer operating from the former Haddenham airfield, which has reverted to agricultural use.

[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.

[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).

[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.

[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.

[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.

[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 agricultural barn 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.

## **P22 8 STREET NAMING**

It was AGREED to propose Carwithen Court or Carwithen Close, in homage to Doreen Carwithen, as an alternative to Partner Way for the name of the new street on the land off Dollicott development. Doreen Carwithen was a famous composer of classical and film music born in Haddenham. Next year will mark the centenary of her birth.

## **P22 9 STREETScape PROJECT**

The recommendation from the informal Planning Committee meeting for Cllr Truesdale, Cllr Thawley and Cllr Kidby to form a working group with interested members of the public was APPROVED.

## **P22 10 LAND SOUTH OF LOWER ROAD S106 AGREEMENT**

It was AGREED to include the same project proposals as the previous application for inclusion in the S106 agreement for Land South of Lower Road, which is yet to be determined. They are as follows:

- (1) To improve or replace the pavilion at Woodways Playing Field, Woodways, Haddenham and/or
- (2) Replacement of / Improvements to Haddenham Village Hall, Bank Park, Banks Road, Haddenham HP17 8EE and/or
- (3) Extension of the tennis courts at Woodways Playing Field to provide a fourth court and/or
- (4) Replacement / Improvement of play &/or exercise equipment at Woodways Playing Field, Woodways, Haddenham and/or
- (5) Replacement / Improvement of play &/or exercise equipment at Sheerstock Recreation area, Sheerstock, Haddenham and/or
- (6) Replacement / Improvement of play &/or exercise equipment at Banks Park, Banks Road, Haddenham HP17 8EE and/or
- (7) Replacement / Improvement of play &/or exercise equipment at Haddenham Airfield, Haddenham

## **P22 11 UPDATES ON MAJOR DEVELOPMENTS**

### **Airfield site**

The owner of the care home site has confirmed that building work stopped in early May due to the main contractor (Harvard Knight Construction) becoming insolvent. Work has been ongoing to re-let the building contract as soon as possible. A contractor will be tidying up the site and some drainage survey work will take place over the next fortnight.

It is expected that a replacement main contractor will be appointed shortly and start back on site properly during July, with building works completion now looking like the end of 2022.

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

We have contacted Bucks Council to confirm who is responsible for cutting the stretch of verge on Stanbridge Road that runs from the original location of the start of the 30mph limit to the new location.

The 30mph limit was moved last year because of the new housing developments on either side of the road but there hasn't been a change to the Parish Council's devolved service agreement, so we haven't been cutting the section between the old and new locations.

A resident has complained that the verge needed cutting due to visibility concerns pulling out of The Grove development. When this was reported to Bucks Council via fixmystreet the resident was informed that the verge cutting had been devolved.

The legal agreement for transfer of open spaces to the Parish Council is ready to be signed.

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

Nothing to update.

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

Nothing further to update.

### **Land adjacent to Haddenham Garden Centre**

Nothing to update.



**P22 12 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA**

The Parish Council has been contacted about concerns over plans for 2 new solar farms close to Aston Sandford. The first of which is currently being considered by Bucks Council:

[21/02310/APP](#) Callie's Solar Farm Owlswick Road Ford Buckinghamshire HP17 8XW  
Construction of a solar farm together with all associated works, equipment and necessary infrastructure

It was agreed to include this for discussion on the next agenda.

Mr O'Hanlon suggested that an item be included on the next agenda to consider setting land aside for dog owners to use to encourage social interaction.

**P22 13 DATES OF FUTURE MEETINGS**

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

**CLOSURE OF THE MEETING**

The meeting closed at 8.08pm.

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

Date: 19<sup>th</sup> July 2021