



MINUTES

INFORMAL PLANNING MEETING

Monday 19th July 2021, 7.00pm

Conference Room, Haddenham Village Hall and remotely via Zoom

Present in the room: Cllrs Mr. O’Hanlon and Ms. Poole

Clerk: Ms. Gilbert

Public: Cllrs Mr. Brown and Mr. Kidby.

Joining remotely via Zoom: Cllr Mr. Truesdale

Deputy Clerk: Mrs. Marsden

Assistant Clerk: Ms. Griffiths

Members of the public: 7

Mr Truesdale was self-isolating and therefore was unable to attend the meeting in person, so joined instead by zoom. As a result, although a quorum was achieved in the hybrid meeting, insufficient members of the committee were present in person for the meeting to be legally quorate. Due to the requirement to submit responses before the consultation deadline it was agreed to proceed as an informal meeting of the planning committee and ratify decisions at the next planning meeting. The Clerk can use delegated powers to submit responses in circumstances where a response is needed prior to the next meeting.

P22 14 APOLOGIES

Apologies for absence were received and accepted from Mr Sharp (personal) and Mr Hoare (work). Apologies were accepted from Mr Truesdale who joined the meeting remotely.

P22 15 VICE-CHAIR OF THE COMMITTEE

This item was DEFERRED to the next meeting as there was not a quorum.

P22 16 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

1. Will the Parish Council request a construction transport statement as part of its response to 10A Townsend (21/02087/APP)?
A request for a construction management plan will feature in the Parish Council’s comments.
2. A reminder was given that 20th July is the final day for comments to be submitted to the planning inspectorate in regards to the appeal for 14 Townsend (planning ref: [20/02897/APP](#) Appeal Ref: 21/00039/NONDET Planning Inspectorate Ref: APP/J0405/W/21/3273365)
3. Mr Truesdale was thanked for his hard work and thorough approach to reviewing planning applications.

P22 17 MINUTES

The minutes of the meeting held on 28th June 2021 were noted. They will be agreed and signed at the next formal planning committee meeting on 9th August 2021.

P22 18 PLANNING APPLICATIONS

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

- (i) [21/02379/AAD](#) Bright Horizons Family Solutions Pegasus Way Haddenham HP17 8SB
Erection of 3 Signage for Children's Nursery
The Parish Council notes that the description refers to three signs but four are included in the drawings for the application (three attached and one free-standing). The Parish Council has no objection subject to inclusion of a condition that these are all non-illuminated signs which shall not in the future be amended or replaced with illuminated alternatives, in order to avoid disturbance to the adjacent flats.

- (ii) [21/02413/ALB](#) 11 Rudds Lane Haddenham Buckinghamshire HP17 8JP
Demolition of existing rear single storey extensions, erection of new two storey and single, storey rear and side extensions, new chimney and extended dormer, part conversion of outbuilding (Part retrospective)
The Parish Council has no objection subject to any requirements of the Heritage Officer.

- (iii) [20/04081/APP](#) Farm Shop And Cafe Bradmoor Farm Stanbridge Road Haddenham HP17 8JX
Proposed new extension to Farm Shop Cafe and Restaurant and conversion of Egg Grading Building to (Class E) Retail.
The Parish Council notes the following errors/discrepancies in the application:
 - I. The Transport Statement is dated 2018 and relates to an earlier phase of work, referring to a nursery and 169 parking spaces, but which Highways appear to have accepted.
 - II. The Planning Statement refers at various points to Banks Park shops as including a florist. This is in fact a long-standing fresh fruit and vegetable shop.
 - III. The Planning Statement's survey of edge/out-of-town and of farm shop outlets omits any reference to the farm shop (with butcher's, grocery, provisions, and café) directly to the south on Stanbridge Road at Haddenham Garden Centre providing a similar service.
 - IV. The Planning Statement appears to contain some confusion of terms, referring to the site at 5.7 as "out-of-centre" and later as "edge-of-centre (eg 5.27). Nevertheless, the Parish Council agrees with the thrust of the sequential test argument. Indeed, this study entirely vindicates the Parish Council's long-held position that Haddenham was not a sustainable settlement for such major growth because of the relatively poor retail provision (compared say with Wendover's 93 units) necessitating travel for many shopping needs.

Whilst the Parish Council has no objection in principle, it submits a holding objection subject to resolution of the following matters:

1. The present landscaping is poor. The opportunity should be taken to require landscaping of the site to include surfaces, paving, pedestrian safety, properly laid

out and marked spaces for vehicle parking, disabled spaces, delivery/collection spaces, cycle parking, planting, trees, and biodiversity measures.

2. Buckinghamshire Council must apply an Article 4 direction 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 Permitted Development regime.
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- (iv) [21/02381/APP](#) 1 Dollicott Haddenham Buckinghamshire HP17 8JL
Single storey side infill extension, single storey extension to existing garage with replacement roof, replacement roof to existing outbuilding
The Parish Council has no objection in principle subject to any requirements of the Heritage Officer, and the inclusion of an Informative stating "The applicant is advised that Townsend Green is a registered village green on which no vehicles or storage of building materials, plant or equipment should take place".
 - (v) [21/02087/APP](#) 10A Townsend Haddenham Buckinghamshire HP17 8JW
Demolition of garage and two storey side extension with new garage and two storey side extension
The Parish Council has no objection subject to the inclusion of a Construction Management Plan including site access, respect for the surrounding heritage environment and an obligation to repair any damage, no blocking of the adjacent public footpath, and strictly no vehicles or storage on, or verge damage to, Townsend Green which is a registered village green.
 - (vi) [21/02229/APP](#) 12 Townside Haddenham Buckinghamshire HP17 8BG
Two storey extension as an extrusion of the original dwelling, with addition of a front entry porch.
The Parish Council has no objection in principle, subject to clarification of where the 2 parking spaces required under Haddenham Neighbourhood Plan policy TGA1 will be accommodated.
 - (vii) [21/02493/ALB](#) Stockwell Farm 17 High Street Haddenham HP17 8ES
Widening the opening in front boundary wall
The Parish Council has no objection.
 - (viii) [21/02629/APP](#) 2 Hotspur Close Haddenham Buckinghamshire HP17 8QE
Single storey rear extension (retrospective)
The Parish Council objects. The Government is currently championing improved design and proposals are expected both nationally and locally. The original proposal for facing brick should have been respected. The Parish Council has been unable to inspect but understands the render is grey rather than white. Would a possible compromise be to re-render in cream?
 - (ix) [21/02565/APP](#) 8 Flint Street Haddenham Buckinghamshire HP17 8AL
Installation of an air source heat pump sited in garden
The Parish Council has no objection subject to Environmental Health confirmation that the decibel level shown is correct and acceptable in this location.
 - (x) [21/02663/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 E(b) (formerly A3) unit with five dwellings together with parking and amenity space.

This outcome is an indictment of the failure to deal with this application when originally submitted in 2018 and then re-submitted in March 2020. The appeal outcome makes a mockery of the Neighbourhood Plan's policy to resist the loss of such services, particularly given the VALP's promotion of Haddenham as a strategic settlement. The appeal decision left the door open for this application. The Parish Council objects and remains very concerned about matters we and others have raised previously, but have not been addressed:

1. There is a shortfall of 5.75 parking spaces. Where is this parking going to take place? Fort End is already heavily parked. Should these flats be conditioned as a strictly "no vehicle" development?
2. The access to and from the highway is on a blind bend and is hazardous. This is the same bend which is part of a current Bucks Council "active travel" scheme to promote walking & cycling, and will be part of our joint "Streetscape" feasibility project to limit through traffic, improve pedestrian safety and change driver behaviour through design.
3. The amenity space is poor quality generally, with no separation between the flats, commercial and parking, and no landscaping or planting. How does this meet the National Design Code?
4. Two flats are potentially family accommodation with children present. Amenity space is particularly poor for children.
5. There are no details about bins and refuse arrangements, nor for storage separation between residential and commercial refuse.
6. There is no information about ventilation, extraction and resultant noise of units in relation to the commercial kitchen and restaurant, nor how the resultant flues, vents, fans etc will look in this heritage environment, or will impact on the residential occupiers.
7. Do all these units meet national space standard requirements?
8. How is sound transmission to be limited between units in this traditional construction?
9. How exactly is lateral separation between flat 2 and the restaurant to be achieved within what is currently an open fire-place?
10. Flat 6 places a living room over the bedroom in Flat 2 with potential noise transmission problems, rather than the usual convention of stacking like rooms above each other.
11. Headroom in the three 2nd floor bedrooms is limited, with space for hanging clothes particularly difficult.
12. Does the relocation of rooflights from a southerly to a northerly elevation give adequate natural lighting to those rooms?
13. Can full fire separation between units and uses, together with means of escape requirements, be met? Have building regulations colleagues been consulted?

The Parish Council urges Buckinghamshire Council to negotiate with the applicant to ensure a satisfactory scheme.

- (xi) [21/02709/ADP](#) Land Adjacent To Haddenham Nurseries Stanbridge Road Haddenham Buckinghamshire HP17 8HN
Application for approval of reserved matters pursuant to outline permission [18/01037/AOP](#) relating to layout, scale, appearance and landscaping of a residential development of 16 dwellings.
The Parish Council has no objection in principle and makes the following comments:

- The Parish Council is disappointed that there is no information about energy future-proofing given both Bucks Council's and the Parish Council's commitments to CO₂ reduction and zero carbon, and it would be a marketing advantage.
- The Parish Council notes the small deficit against the requirement for visitor parking spaces and has been unable to find reference to cycle parking. It requests that these matters be checked and rectified.
- The Parish Council asks to be included in consultation on the Construction Management Plan when available, and is particularly concerned that no construction traffic should approach the site via Station Road/Church End/Aston Road or via Thame Road/Banks Road/Woodways.

(xii) [21/02737/APP](#) 31 Churchway Haddenham Buckinghamshire HP17 8HB
Demolition of side extension and store outbuilding. Erection of single storey side extension and porch extension
The Parish Council has no objection.

(xiii) [21/02474/APP](#) 18 Marriotts Way Haddenham Buckinghamshire HP17 8BW
Single storey rear extension, alterations to front flat roof and garage conversion
The Parish Council has no objection.

P22 19 PROPOSED SOLAR FARM AT FORD

It was AGREED to submit the following response to the nearby solar farm application:

[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

The Parish Council shares the concerns of others about the scale of this proposal, and also about the general lack of a planning policy context. It is unclear how this proposal fits with Bucks Council's biodiversity and afforestation ambitions. Similarly, it is unclear how the loss of so much agricultural land relates to post-Brexit farming and food production, and the healthy eating agenda following the recent Henry Dimpleby report.

On the other hand, in common with Buckinghamshire Council, the Parish Council, has declared a climate emergency and seeks to contribute to zero carbon initiatives. More solar energy capacity is needed, and the Parish Council is aware of the precedent set by Bucks Council's approval in June 2021 of the similar, although smaller, 47 Ha site at Great Horwood, with no objection from Great Horwood Parish Council and Winslow Town Council. The Parish Council is also mindful of proposals submitted to the VALP for a new settlement in the vicinity of Callie's Farm, which the Parish Council does not wish to see realised.

On balance, Haddenham Parish Council is minded not to object in principle, but subject to the conditions set out at Great Horwood, including a construction traffic management plan and a community benefit fund currently absent from the proposal.

P22 20 DECISIONS

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

Replacement extended porch

Bucks Council – Householder approved

[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

Withdrawn

[21/01546/APP](#) Haddenham Care Home Tibbs Road Haddenham Bucks HP17 8FH

Variation of condition 7 (The Construction Transport Management Plan (recv. 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'

Withdrawn

[21/01719/APP](#) 11 Willis Road Haddenham Buckinghamshire HP17 8HL

Single storey rear extension

Bucks Council – Householder approved

[21/02015/APP](#) 45 Thame Road Haddenham Buckinghamshire HP17 8EP

Single storey front extension. Raising of flat roof to the rear.

Bucks Council – Householder approved

P22 21 BUCKINGHAMSHIRE COUNCIL PLANNING & ENVIRONMENT SERVICE UPDATE

Mr Truesdale reported from the meeting in which Buckinghamshire Council provided an update on the following:

- There has been a 36% increase in planning applications since the beginning of 2021 and it is now dealing with approximately 1300 per month.
- The Council is in the process of making digital improvements and will be amalgamating the historic systems from the four district councils.
- A call for brownfield sites has been undertaken and this will be reopened in the Autumn.
- A community consultation for an all of Buckinghamshire local plan will be carried out.

P22 22 COMMUNITY SPEEDWATCH REPORT

Following approval from Thames Valley Police to restart the Community Speedwatch, volunteers have been out in Haddenham with the speed monitoring equipment during June and July.

The following is a summary of information recorded from the outings:

Pegasus Way 1st June 2021, 15:25 - 16:45: 25 vehicles were recorded exceeding 35mph in all, with 10 of those exceeding 40mph, 4 of those exceeding 45mph and 1 of those exceeding 55mph.

Stanbridge Road (south) leaving the village 5th July 2021, 15:35 – 16:50: 58 vehicles were recorded exceeding 35mph in all, with 21 of those exceeding 40mph, 7 of those exceeding 45mph, 5 of those exceeding 50mph and 2 of those exceeding 55mph.

P22 23 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

CALA would like to start the process of handing over the next phase of open space land, around

the drainage ponds on the southern side of phase 2, and an area that is still in Lands Improvement ownership to the north of phase 1.

Aston Road Glebe Site – Dandara

Dandara has confirmed it would be willing to meet and discuss some alterations to the shared space area of the public footpath, however no response has yet been received from Highways Development Management at Buckinghamshire Council.

The Cricket Club has asked for more details on the cricket pitch specification to ensure it will meet ECB standards otherwise ECB grant funding wouldn't be available in future. Dandara will share the specification and have agreed to a meeting if necessary.

Dollicott

WE Black initially proposed Carwithen Furlong in response to the Parish Council's suggestion of Cartwithen Close for the new street name but has accepted the use of Carwithen Close.

Land West of Churchway (HAD007)

Nothing to update.

Land South of Lower Road

Nothing to update.

Land adjacent to Haddenham Garden Centre

See reserved matters application above.

P22 24 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Buckinghamshire Council has issued new guidance on Parish and Town Council involvement in Planning Applications. Town and Parish Councils now have powers to call in planning applications from 1st July.

[21/02629/APP](#) 2 Hotspur Close – a neighbour has raised objections to the amended plans and pointed out that the retrospective plans do not reflect the actual materials used.

P22 25 DATES OF FUTURE MEETINGS

9th August 2021.

CLOSURE OF THE MEETING

The meeting closed at 8.34pm.

Signed: _____

Date: 9th August 2021

Chair