



HADDENHAM Parish Council

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MINUTES

PLANNING MEETING

Monday 9th August 2021, 7.00pm

Conference Room, Haddenham Village Hall and remotely via Zoom

In the room: Cllrs Mr. Hoare, Mr. O'Hanlon, Mr. Sharp and Mr Truesdale (Chair)

Clerk: Ms. Gilbert

Members of Public: Mr. Kidby and Mr. Thawley.

Joining remotely via Zoom:

Deputy Clerk: Mrs. Marsden

Members of the public: 5

P22 26 VICE-CHAIR OF THE COMMITTEE

It was AGREED to appoint Mr Sharp as Vice-chair of the committee.

P22 27 APOLOGIES

Apologies were received and accepted from Ms. Poole.

P22 28 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

None.

P22 29 MINUTES

The minutes of the meeting held on 28th June were AGREED as a true record and signed. The informal minutes of the meeting held on 19th June 2021 were noted.

P22 30 RATIFICATION OF PRIOR PLANNING RESPONSES

The following responses to planning applications made under delegated authority, after discussion at the informal Planning Committee meeting on 19th July 2021, were AGREED:

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.

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.

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.

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".

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.

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.

21/02493/ALB Stockwell Farm 17 High Street Haddenham HP17 8ES

Widening the opening in front boundary wall

The Parish Council has no objection.

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?

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.

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.

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.

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.

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.

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 Dimbleby 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 31 PLANNING APPLICATIONS

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

(i) 21/02406/ALB 57 Townside Haddenham Buckinghamshire HP17 8AW

Removal of a section of wall

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

- There is no concurrent planning application (despite Buckinghamshire Council advice that this was required);
- The application fails to recognise in the Design & Access Statement that the wall is also listed;
- The heritage statement is not in any recognised format for assessing harm;
- On principle, the Council resists the loss of a heritage asset to accommodate the motor car.

(ii) 21/02813/APP & 21/02814/ALB 15 Flint Street Haddenham Buckinghamshire HP17 8AL

Garden room

The Parish Council has no objection in principle subject to any requirements of the Heritage Officer.

(iii) 21/02848/APP 64 Stokes Croft Haddenham Buckinghamshire HP17 8DZ

Loft conversion with 3no. rear rooflights. single storey rear extension to garage and enlargement of existing ground floor space

The Parish Council makes a holding objection subject to clarification of the parking arrangements. Although the drawings show occupation as a 3-bed house, the house will be capable of occupation as a 5-bed house requiring 3 parking spaces under Haddenham Neighbourhood Plan policy TGA1.

- (iv) 21/02776/APP Waterslade House Thame Road Haddenham Buckinghamshire HP17 8NT
Erection of building to form 6 x two bed apartments. Rearrangement of car parking.
The Parish Council objects for the following reasons:
- The plans will result in a cramped form of development and overdevelopment of the wider site;
 - There will be poor amenity space for these flats and a loss of the already limited amenity space for the proposed Waterslade House flats;
 - The appearance looks truncated in an effort not to be higher than Waterslade House;
 - The impact on premises to east;
 - The impact on the outlook of adjoining proposed flats at Waterslade House;
 - The inadequate overall parking and loss of parking spaces for Waterslade House. The approved drawings for Waterslade House showed 73 spaces including on this site per 20/01298/COUR and 20/02747/APP. This now shows 57 spaces for both developments;
 - We question the statement that the proposal will result in only one additional vehicle movement at peak times and only 13 additional movements per day;
 - The plans use refuse storage and motorcycle spaces approved for Waterslade House flats with no additional provision
- (v) 21/03125/COUOR Land At Haddenham Industrial Estate Pegasus Way Haddenham
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 doesn't have the resources to undertake a detailed compliance assessment but objects in principle for the following reasons:
- Loss of employment contrary to the Neighbourhood Plan
 - There is no provision for refuse storage or collection.
 - The noise survey is unrepresentative as undertaken during lockdown.
 - The amenity space is poor and sandwiched between two busy roads with high numbers of HGVs and potentially high level of pollutants from HGV traffic.
 - There is no provision for cycle parking.
 - There is no key to the meaning of various letters on the site plan.
- (vi) 21/03046/APP 12 Rudds Lane Haddenham Buckinghamshire HP17 8JP
Two storey side extension, Porch, bay window and dormer windows to front, rooflights to rear
The Parish Council accepts in principle that an extension may be possible but objects for the following reasons:
- Loss of character to the original cottage, a designated heritage asset (of Local Note) in the 2008 Conservation Area review.
 - It is unacceptable to propose to use the public highway for the additional parking requirement which could potentially be accommodated within the plot.
- (vii) 21/03060/APP & 21/03061/ALB 4 High Street Haddenham Buckinghamshire HP17 8ER
Single storey utility extension
The Parish Council has no objection.

P22 32 DECISIONS

The following recent decisions were NOTED:

21/02062/APP 1 Potash Close Haddenham Buckinghamshire HP17 8JY
Single storey side extension and conversion of part of existing garage.
Bucks Council – Householder approved

21/02318/APP 4 Townside Haddenham Buckinghamshire HP17 8BG
Single storey rear extension
Bucks Council – Householder approved

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.
Bucks Council – Approved

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)).
Bucks Council – Prior Approval Granted

P22 33 DELEGATION FOR SUMMER RECESS

It was AGREED to delegate to the Clerk, following consultation with the committee by email, to respond to minor planning applications that require a response prior to the next meeting.

P22 34 PLANNING POLICY UPDATES

The new version of the National Planning Policy Framework and the final version of the National Model Design Code, both published on 20 July 2021, were noted.

P22 35 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

No updates.

Aston Road Glebe Site – Dandara

No updates.

Dollicott

Buckinghamshire Council has erected a Section 18 notice on the WE Black site off Dollicott, advising of the proposed street name 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

Nothing to update.

P22 36 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Mr Truesdale had attended a Buckinghamshire Council Planning Service update meeting and reported that there had been a massive increase in the number of planning applications since January, up 36% to around 1,300 per month. This is in line with what is being seen in the rest of the country. Recruitment of additional planning officers is underway. The new Councillors are being trained and digital improvements are being made.

The Parish Council has been forwarded a letter sent on behalf of the Buckingham Society and other local groups from across Buckinghamshire, to Buckinghamshire Council regarding concerns over the planning process.

21/02406/ALB 57 Townside - Neighbours have been in to the council office to voice their objections. Their concerns include the removing of an earlier hedge, loss of an attractive wall / loss of street scene and how this will detrimental to the conservation area.

The Council has received notice from Thame Town Council that they have started the process of updating the Thame Neighbourhood Plan. An initial consultation opened on 2nd August and the Council is invited to submit a comment.

A meeting has been scheduled at the Oculus on 13th September for Buckinghamshire Council to give an update on the Ox-Cam ARC. Cllr Truesdale will attend.

Cllr Truesdale has circulated a collection of briefing notes for the Streetscape Project.

P22 37 DATES OF FUTURE MEETINGS

20th September 2021.

CLOSURE OF THE MEETING

The meeting closed at 7.45pm.

Signed: _____

Chair

Date: 11th October 2021