



HADDENHAM Parish Council

Parish Council Office, Banks Park, Banks Road, Haddenham, Buckinghamshire. HP17 8EE
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MINUTES PLANNING MEETING

Monday 10th January 2022, 7.00pm
Conference Room, Haddenham Village Hall and remotely via Zoom

Present: Cllr. Hoare, Cllr. Poole, Cllr. Thawley and Cllr. Truesdale (Chair)

Clerk: Ms. Gilbert

Non-Committee Members: Cllr Kidby

No Members of Public.

Joining remotely via Zoom:

Deputy Clerk: Mrs Marsden

Assistant Clerk: Ms. Griffiths

Councillors: Cllr. O'Hanlon, Cllr. Sharp and Cllr. Smith

Bucks Councillors: Cllr. Smith

Members of the public: 11

P22 81 CO-OPTION TO THE COMMITTEE

- (i) It was AGREED to co-opt Cllr. Smith to the Planning Committee.
 - (ii) It was AGREED to co-opt Cllr. Thawley to the Planning Committee.
- Cllr. Thawley then joined the meeting.

P22 82 APOLOGIES

Apologies for absence were received and accepted from Cllr. O'Hanlon, Cllr. Sharp and Cllr. Smith for not attending the meeting in person.

The Chair agreed that Cllr. O'Hanlon, Cllr. Sharp and Cllr. Smith should be allowed to participate remotely on any agenda item, however they are not able to vote under current legislation which requires councillors to be present in the room.

P22 83 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There were no requests to participate.

P22 84 MINUTES

The minutes of the meeting held on 22nd November 2021 were AGREED as a true record and signed. The minutes of the informal meeting held on 13th December 2021 were noted.

P22 85 PLANNING APPLICATIONS

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

- (i) 21/04717/APP Albion House 11 Thame Road Haddenham Buckinghamshire HP17 8EW
Householder application for single storey rear extension and first floor extension
The Parish Council has no objection.
- (ii) 21/04753/APP 6A Church End Haddenham Buckinghamshire HP17 8AH
Householder application for first floor rear extension with changes to fenestration
The Parish Council objects to this application for reasons below.
6A Church End is a former barn conversion set back from Church End. The photographs with the application show that there has been an extensive and relatively recent back addition shoe-horned within the listed walls of neighbouring back gardens. The existing layout shows a series of “rooms” and “bedrooms” both in this extension and on the first floor of the original building. There is no record of planning permission for the extension, or for the use.
The property has become a source of concern to neighbours as these rooms appear to be lettings in multiple occupation with a transient population. There is only one parking space which itself is restricted by the presence in the driveway of a bin store which means that the owner’s car is frequently parked partly in the drive and partly obstructing the public footpath. All other vehicle parking (including various trade vehicles) takes place around Church End.
This situation would seem to be a serious breach of planning control in a particularly sensitive heritage location. This requires enforcement action, and possibly should be brought to the attention of Building Control and Environmental Health.
The proposals retain the full extent of the back extension, add a large 1st floor over a significant part of it, create a new access from the side with a second internal staircase, and install various new windows at first floor level.
The unauthorised and proposed extensions together amount to back land development. They are overbearing, cover most of the plot, and have no relationship to the original building, which will be all but obliterated. The proposals are entirely inappropriate in the setting of the Conservation Area and surrounding heritage assets. They do not provide parking for a 3 bed property (and inadequate parking for even one vehicle), and will overlook and reduce the amenities of neighbouring properties. The current situation must be resolved before any further extension can be considered. The use also requires clarification. The new staircase potentially gives independent access to two en-suite bedrooms suggesting multiple occupation rather than a single-family dwelling.
- (iii) 21/04771/APP & 21/04772/ALB The Green Dragon 8 Churchway Haddenham HP17 8AA
Householder application for part demolition of existing single storey rear extension.
Erection of single storey rear extension. Fenestration alteration and internal works.
Removal of external signs and installation of solar panels
The Parish Council has no objection to the generality of the proposals but has received strong representation from neighbours about the potential impact of the solar panel array on the south facing elevation of the back extension. This is said in the Design Access Statement to be “tucked away” but will be prominent when viewed from properties to the south and raises the issue of whether a more appropriate energy conservation response could be found for this listed building given the setting of the Conservation Area and several other heritage assets. Heritage England has produced a series of helpful advice publications on this subject. In this case it would be easy to site the array on the ground in the garden and the Parish Council asks that this be reviewed.

The Parish Council supports the Heritage Officer's proposed conditions, particularly in relation to the tanking of the basement which could impact no. 6 next door.

The Parish Council also requests further advice on whether the cobbled area to the front, with the traditional access to the basement, lies within the curtilage of the property or in fact is part of the public footpath; if the latter, we would ask that the existing hatch remains as a reminder of the building's historic use.

(iv) [21/03951/APP](#) 7 Stokes Lane Haddenham Buckinghamshire HP17 8DY

Change of use to hairdressing business (retrospective)

The Parish Council has no objection subject to the inclusion of conditions that any approval be personal to the applicant, the hours of operation be limited to weekdays 9am-5pm, and to clarify that that any permission relates only to the room designated and not to the property as a whole.

(v) [21/04884/APP](#) Abbeyfield Residential Care Home Stonehill House 106 Churchway Haddenham Buckinghamshire HP17 8DT

Single storey side extension

The Parish Council has no objection.

(vi) [21/03609/APP](#) Mill Barn Mill Lane Haddenham Buckinghamshire OX9 3SA

Metal storage container (retrospective)

The Parish Council has no objection.

(vii) [21/04839/AGN](#) The Old Dairy Aylesbury Road Haddenham Buckinghamshire HP17 8TN

Erection of barn for storage

The Parish Council has no objection subject to the use of the outbuilding remaining ancillary to the principal dwelling.

P22 86 DELEGATED RESPONSES

Responses to planning applications made under delegated authority following the informal Planning Committee meeting on 13th December 2021 were RATIFIED:

[21/00215/ADP](#) Land West Of Churchway Haddenham Buckinghamshire

Approval of reserved matters (external appearance, layout and scale for phase 1) for the erection of 273 pursuant to outline planning permission [17/02280/AOP](#)

The Parish Council maintains its objection to this application due to the following as yet unresolved issues.

Pre-Meeting with the Developer

1. The January Planning Statement refers at para 3.7 to a pre-meeting with the Parish Council (PC) in November 2020 and states that various questions raised by the PC have been incorporated in the submission. This is not the case. At the meeting the PC raised the following matters:
 - a. Concern about noise problems from the adjoining factory being experienced by new residents at Platers Road, and in the surrounding area generally. The PC proposed that a landscape buffer be provided on the western boundary between the factory and the

new development, which could include the play area. The developer advised that an acoustic assessment would be carried out: see below.

- b. Concern about the approved outline scheme in respect of density, cramming and a car-dominated housing layout of flats in the western edge of the site. AVDC's Strategic Development Control Committee on 8th January 2020 undertook that this matter would be looked at again at reserved matters stage. The developer advised that this would be addressed, but this area is now parked in Phase 2.
 - c. Concern that the proposed footpath/cycle link to the airfield site shown at outline as exiting at the north-west corner of the site does not match up with the reserved path line shown on the approved drawings for Plot N of the Business Park (19/01084/ADP), so re-alignment of the HAD007 will be needed. This has still not been addressed.
 - d. Concern that the footpath link to Platers Road will join non-adopted highway. This requires liaison with Buckinghamshire Council (BC) and has still not been addressed.
 - e. Concern about the condition of the witchert walls on the current northern settlement boundary. The PC proposed that a specialist contractor be approached to work with the home-owners responsible for the walls about a repair scheme with a possible funding contribution from the developer to safeguard these heritage assets. Interest was expressed in the idea but is not mentioned in the plans now submitted; see below.
 - f. Concern about future proofing the energy needs of the new homes to meet Zero Carbon objectives of the PC, Bucks Council, and the Government. This has still not been addressed: see below.
2. No further meeting or briefing has been held with the Parish Council. This is disappointing, inconsistent with "Redrow 8" principles, and contrasts with both the Cala Homes and Dandara developments where there has been regular liaison.

General Comment

3. It is difficult to comment on Phase 1 in the absence of information about Phase 2. Unless the full picture is available, the risk is that Phase 2 may not work (a point well made in the Parks & Recreation response). For instance:
 - a. how will the balance of the development (120 homes) fit and look on Phase 2? How will the cramming and noise issues by the GGR factory on the western edge of the outline scheme be resolved? How will the noise buffer work and look? Should the NEAP/LEAP be located to widen the buffer?
 - b. how will the footpath/cycle links to the south via Platers Road and west via the Business Park fit in the overall layout? Will they be ready for use by Phase 1 residents directly upon moving in to avoid cars accessing and parking at (or near) the station?
 - c. what happens to the "lane" shown as continuing into Phase 2 and what are the resultant traffic implications for Phase 1?
4. Informative 1 of the 9th October 2020 decision letter on the outline application makes clear which matters must be approved prior to *any* work commencing on the site. BC must insist that this requirement relates to the entire site, not to a part of it.

Design Code

5. Condition 8 requires a Design Code and sets out 11 specific matters to be covered. A Design Code dated September 2021 was approved in October under 17/A2280/DIS. *Why was there no public consultation on this significant document?*
6. The November amendments to the Reserved Matters application show a “Design Statement including Design Code compliance” dated October 2021. Unfortunately, it is difficult to equate the 32 “Rules” in the approved Design Code with the 10 sections in the Design Statement (leaving aside that there are in fact 11 sections).
7. Some key matters seem to have been lost in the transition from Design Code to Design Statement, or have not addressed the PC’s previous comments last February:
 - a. The Code at Rule 30 on Sustainability refers to renewables including solar roof panels, air source heat pumps, and one EV charging point per dwelling; Section 9 of the Statement on Sustainable Design omits all these and refers only to insulation measures and boilers. Which is it? Will the new residents still be faced with the cost of retrofit within a few years of moving in?
 - b. The Statement refers to the cycle link to the west via the Business Park but seems to have omitted reference to the footpath/cycle link to the south via Platers Road.
 - c. Section 8 of the Statement on Movement Strategy includes a paragraph which makes poor sense and ends with the words “Not sure about this???” which does not inspire confidence.
 - d. Both Code and Statement under materials include a photo of grey render. Render is indeed a traditional material in Haddenham, but it’s never coloured grey.
 - e. There appears to be no hard surfaces landscape drawing.
 - f. Should there be 46 affordable homes rather than 45?
 - g. All 15 house types are still shown in monochrome, and there appear to be no coloured street elevations or visuals showing how they will look in terms of streetscapes.
 - h. Will the proposed new wall on the northern boundary really be witchert (which has become difficult to find) or a facsimile, potentially lacking the intended character?
 - i. There is still no lighting plan, which we would expect to be appropriate to a rural edge of a village with low level output, minimal light pollution and capable of automatic dimming at night.
8. In other respects, the Code and Statement represent an improvement over last January’s application. The layout is better, plot layout is more coherent, the outdoor play space has been improved (although still lacking cycle parking?), the relocation of the pumping house away from Downley Lodge is welcome, as is the wider gap with the present village boundary. The PC lacks the resources to review all the 15 house types and their respective contribution to each street scene and parking space standards, so will rely on BC’s urban design and heritage expertise.
9. On heritage, when the PC met the developer in November 2020, we proposed that the developer consider approaching the owners of the witchert walls on the southern

boundary of the site about offering a contribution towards a specialist contractor repairing and restoring them. This would: safeguard a heritage asset; enhance its landscape contribution to the scheme; foster relations with existing residents; and meet the “Redrow 8”. There appeared to be interest in doing this at our November 2020 meeting but no proposal is included. *What’s happened to this?*

Surface Water Drainage, Flooding & Sewerage

10. Condition 13 and the S.106 agreement contain detailed requirements for a surface water drainage scheme. This has still not been provided. This is particularly unfortunate given the January 2021 floodwater episode affecting properties at The Clays and the collapse of two sections of wicket walls. Residents in the area require confidence that these issues will be effectively addressed, but we note that the LLFA continues to object.
11. The PC has a particular concern that mitigation includes run-off via an existing drain into Rudds Pond, and thence down the north-south watercourse (categorised as a main river) through Haddenham to Manor Farm. The PC has assumed default responsibility for the publicly accessible Rudds and Banks Ponds and regularly clears accumulated vegetation. However other parts of the watercourse are culverted, inaccessible, or run within private gardens; some sections are choked with weeds and it is doubtful if all residents are aware of their riparian responsibilities. In our February comments the PC requested a meeting with the LLFA team to discuss. *Can we please have a response?*

Pedestrian & Cycling Connectivity

12. Condition 19 requires details of the pedestrian/cycleway links to Platers Road and to the airfield development prior to any work commencing. These have not been provided. At the VALP public inquiry AVDC assured the Inspector that a link would be provided from HAD007 to the airfield development. The PC intervened with the planning application for Plot N on the Business Park (19/01084/ADP) to ensure that a path line would be reserved connecting HAD007 with Plot N, and thence to Pegasus Way. The outcome is that a path line has been reserved in the transfer deeds of Plot N, but the connection point is some metres to the south of the north-west corner of HAD007 as shown in the outline approval and as shown on the Design Statement. Moreover, this link should be made available to Phase 1 residents prior to first occupation to provide an easy pedestrian link to the station without the need to take the car. This has not been addressed. *The PC is willing to assist with this matter.*
13. Similarly, there should be details of cycle/footpath connectivity to Platers Road prior to any work starting. Action on this is also outstanding within Buckinghamshire Council in respect of Cala Homes’ S106 obligations. This link will provide a pedestrian/cycle route to Banks Park shops, and again should be available to Phase 1 residents prior to first occupation. *Again, the PC is willing to assist.*

Noise

14. Condition 22 requires a full acoustic assessment before occupation of any phase of the development. Pre-Covid, the PC and Environmental Health received several complaints from Platers Road residents and from the wider area about noise from the GGR factory. A partial report was submitted in January saying that more would follow. Why have no measurements been taken on the Phase 1 land? We note Spectrum’s comment that “When present, industrial activity dominates the acoustic environment in the western part

of the development”, which could of course include Phase 1 land. The PC has repeatedly objected to siting residential developments next to general (B2) industry which, by definition, is likely to cause problems. The PC is pleased to see reference to a buffer zone in the Design Statement, but in the absence of more information concern remains about how this will be resolved.

Ecology

15. Condition 20 requires an Ecological Mitigation and Enhancement Plan (EMEP). None has been submitted.

Construction Transport Management Plan

16. Condition 18 requires a Construction Transport Management Plan. None has been submitted.

Travel Plan

17. The S.106 agreement requires a Travel Plan, also not submitted. This should refer to the possibility of walking/cycling to the railway station, the new Co-op and nursery via Plot N and Pegasus Way, and of walking to Banks Park shops and schools via Platers Road and/or via the footpath to Rosemary Lane and/or via Churchway, reinforcing that all these links need to be in place before first occupation.

[21/04511/APP](#) & [21/04512/ALB](#) 4 High Street Haddenham Buckinghamshire HP17 8ER

Householder application for an outbuilding

The Parish Council objects as the outbuilding appears to sit 1m from the windows of no. 6 High Street. The Design Access Statement states these windows are not in use, but it is presumed that they were in use at one time and could be again in the future.

[21/04549/APP](#) 12 Rudds Lane Haddenham Buckinghamshire HP17 8JP

Householder application for Two storey end extension, dormer windows to front, rooflights to rear, repairs and renovation

The Parish Council objects for the following reasons:

1. There is no Heritage Statement as required by the Heritage Officer.
2. There is no condition report on the main roof (to be replaced), or the method statement to include protection of the building during work, or the other details required by the Heritage Officer.
3. There is no ecology report however bats are likely to be present in this location.
4. There is an additional parking requirement. It is unacceptable to continue to propose to use the adjoining public highway for parking, particularly when the property has gated side access with space on the plot which could be used for parking.

[21/04584/APP](#) 11 Townsend Haddenham Buckinghamshire HP17 8JW

Householder application for demolition of brick built shed and replace with outbuilding

The Parish Council has no objection.

[21/04589/APP](#) 3 The Paddocks Haddenham Buckinghamshire HP17 8AG

Householder application for single storey rear extension and refurbishment of existing attic conversion with new dormer windows and rooflights, New rooflights elsewhere. Windows and external doors throughout in existing and altered openings. Rear canopy. External wall insulation,

air source heat pump, rainwater harvester tank and photo-voltaic roof panels. Internal alterations & refurbishment.

The Parish Council objects due to the possible daylighting infringement to no. 2 from the 4 metre extension (insufficient information has been provided to assess) and the potential loss of southerly light to the garden of no.2. The Parish Council is also concerned that this 1970s development was clearly designed to be low rise and low key, mostly single or 1.5 storey with attic rooms with rooflights, so that the development would be unobtrusive behind the historic wicket perimeter wall to Church End. This would be changed by the proposed dormers, particularly the pair facing east over the small green, and would set a precedent in relation to the other 3 properties. This is a sensitive location within the Conservation Area and the setting of nearby listed buildings and Non-Designated Heritage Assets. The Parish Council asks whether a Heritage Statement should be provided.

[21/04645/AAD](#) McCormick (uk) Plc Pegasus Way Haddenham Buckinghamshire HP17 8LB
Display of 2 totem signs

The Parish Council has no objection subject to a condition that the signs will be installed and retained as non-illuminated, in keeping with the village environment and to safeguard nearby residential properties.

[21/04678/ALB](#) 2 Station Road Haddenham Buckinghamshire HP17 8AJ
Listed building application for Repair of vertical crack to existing central chimney stack, to include re-pointing. Replacement of existing rotten timber wall plate.
The Parish Council has no objection in principle, subject to any requirements of the Heritage Officer.

P22 87 DECISIONS

[21/03947/APP](#) 48A Townside Haddenham Buckinghamshire HP17 8BQ
Householder application for proposed first floor front and rear and single storey rear extensions.
New roof and render external walls
Bucks Council – Householder approved

[21/03817/APP](#) 7 Stokes Lane Haddenham Buckinghamshire HP17 8DY
Householder application for a proposed dropped kerb
Bucks Council – Householder approved

[21/04139/APP](#) 57 Willis Road Haddenham Buckinghamshire HP17 8HG
Demolition of existing garage, two storey side and single storey rear extensions and increase rear roof dormer
Bucks Council – Householder approved

[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
Bucks Council – Refused

[21/04237/APP](#) 4 Dovecote Close Haddenham Buckinghamshire HP17 8BS
Householder application for formation of habitable room in roofspace with rear dormer
Bucks Council – Householder refused

[21/04202/APP](#) 7 Ivin Close Haddenham Buckinghamshire HP17 8FW
Householder application for Single storey rear conservatory
Bucks Council – Householder approved

[21/04355/ALB](#) 3 High Street Haddenham Buckinghamshire HP17 8ES
Listed buildings application for Replacement floors to ground floor end rooms (existing kitchen & playroom)
Bucks Council – Listed Building Consent

[21/04353/APP](#) & [21/04354/ALB](#) Thieves Kitchen 3 High Street Haddenham Buckinghamshire HP17 8ES
Bucks Council – Householder Approved and Listed Building Consent

P22 88 STREET LIGHTS ON ASTON ROAD

It was AGREED to provide the following feedback on the current proposals for street lighting from Dandara.

It is unclear whether bollard lighting is proposed on the footpath that runs from the estate road across the playing field to the pedestrian access as part of the 2nd reserved matters application. The Parish Council is supportive of bollard lighting and would like to see a bollard light included on Aston Road at the point the footpath joins the road. The Parish Council also proposes that the vehicle accesses for the burial ground and the estate road should be minimally lit for safety purposes.

Additionally, the Parish Council would like the following measures to be included, in line with other developments within Haddenham:

- 1) Lighting columns are programmed to go off at midnight
- 2) Lighting columns have a “back shield” to protect light spill to the rear of the column to reduce disturbance to bats
- 3) Lighting columns have their temperature (colour) of the light output changed to not attract moths

P22 89 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

1. The Parish Council has been copied into correspondence from a Dollicott resident regarding measures to reduce noise disturbance at the adjacent industrial site agreed at a meeting with residents, the site operator, the Buckinghamshire Council Environment Protection Officer, Cllr. Gregory Smith and Cllr. Truesdale in October 2021. Mobile PPL has confirmed that since the meeting it has converted all its own forklifts to white noise reversing alarms. There is usually one rental fork on site which cannot be converted but they are planning on replacing it at some point within the next year when stock is available and have asked that it be not used away from the warehouse in the meantime. Mobile PPL will be closed Friday 24th December – 4th January but will chase Workman (the business park management agent) regarding the removal of the speed bumps in the new year.
2. Several members of public have contacted the Parish Council to find out why its comments are not visible online for the revised plans for 21/00215/ADP, Land West Of Churchway. The Assistant Clerk has written twice to Buckinghamshire Council to ask for the Parish Council’s comments on the revised plans to be uploaded to the planning portal

after submitting them by email on 21st December as they were too long to be accepted by the online comments form.

3. Cllr. Smith and Cllr. Truesdale will attempt again to meet Buckinghamshire Council on site to discuss the issues with the public right of way section of the shared space serving the flats behind Willis Road.

P22 90 DATES OF FUTURE MEETINGS

Monday 31st January 2022.

CLOSURE OF THE MEETING

The meeting closed at 7.36pm.

Signed: _____
Chair

Date: 31st January 2022