



HADDENHAM Parish Council

Parish Council Office, Banks Park, Banks Road, Haddenham, Buckinghamshire. HP17 8EE
Phone: 01844 292411 Email: clerk@haddenham-bucks-pc.gov.uk

MINUTES

PLANNING COMMITTEE MEETING

Monday 25th April 2022, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

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

Buckinghamshire Cllrs: Cllr. Smith

Clerk: Ms. Gilbert

Deputy Clerk: Mrs. Marsden

Members of the public: 1

Joining remotely via Zoom:

Councillors: Cllr. O'Hanlon

Assistant Clerk: Ms. Griffiths

Members of the public: 5

P22 132 APOLOGIES

Apologies were received from Cllr. O'Hanlon for joining the meeting remotely.

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

P22 133 DECLARATIONS OF INTEREST

None.

PUBLIC PARTICIPATION

There was one request to speak.

The land owner of the site of the proposed Callies Solar Farm (21/02310/APP & 22/00986/APP) explained that a second application for a solar farm at the site has been submitted. The applicant is a keen advocate for renewable energy. The land owner would like the Parish Council to support the application for two reasons: 1. They consider that it would mean there is likely to be less new homes built in the surrounding area. 2. It will provide a source of renewable energy. The new application is around two thirds of the size of the original application but will produce the same energy output of 49.9MWp as the panels will be more densely located. The land will be dual purpose and sheep will graze around the panels.

P22 134 MINUTES

The minutes of the meeting held on 4th April 2022 were AGREED as a true record and signed.

P22 135 PLANNING APPLICATIONS

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

- (i) [22/00971/ALB](#) 29 Churchway Haddenham Buckinghamshire HP17 8AB
Listed building application for repairs to wall
The Parish Council has no objection in principle but questions how the join between the cob blocks and existing wicket will be managed, possibly indicating buttressing at the junction. The Parish Council also urges taking the opportunity to assess the integrity of the remaining length of wall, and to carry out appropriate tree work along the entire wall in association with Buckinghamshire Council's tree officer to safeguard both wall and tree health in the longer term.
- (ii) [22/00832/APP](#) 15 Slave Hill Haddenham Buckinghamshire HP17 8AY
Householder application for single storey front/rear extension and partial conversion of garage
The Parish Council has no objection.
- (iii) [22/01004/APP](#) Acacia House Aston Road Haddenham Buckinghamshire HP17 8AF
Householder application for erection of single storey oak framed carport
The Parish Council has no objection, subject to a satisfactory tree assessment.
- (iv) [22/00983/ALB](#) The Green Dragon 8 Churchway Haddenham Buckinghamshire HP17 8AA
Listed building application for demolition of lower section of Wicket wall and insertion of Oak posts and beams to support existing Wicket wall
The Parish Council has no objection.
- (v) [22/01096/APP](#) & [22/01097/ALB](#) 67 Churchway Haddenham Buckinghamshire HP17 8HB
Householder application for demolition of existing conservatory, first floor extension, single storey rear extension including glass walkway, new door opening and widening existing opening
The Parish Council has no objection, subject to the Heritage Officer's report.
- (vi) [22/01034/APP](#) 2 South End Haddenham Buckinghamshire HP17 8BH
Householder application for replacement roof and roof lantern to existing flat roof, dormer enlargement, replacement front door to include new porch and rear single storey porch
The Parish Council has no objection.
- (vii) [22/01174/APP](#) Stockwell Farm Cottage 5 Stockwell Haddenham Buckinghamshire HP17 8AX
Householder application for replacement window in north-eastern elevation, 1 new rooflight facing north-western and 1 facing south-eastern and install gable glazing within south-western gable
The Parish Council has no objection.

P22 136 DECISIONS

[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.

Buckinghamshire Council - Approved

[22/00447/APP](#) 43 Wykeham Way Haddenham Buckinghamshire HP17 8BU
Householder application for garage conversion to habitable accommodation
Bucks Council – Householder approved

[22/00535/APP](#) 6 Platers Road Haddenham Buckinghamshire HP17 8SU
Householder application for garden room
Buckinghamshire Council – Householder approved

P22 137 TIBBS ROAD PAVILION UPDATE

The pavilion is around 8 weeks behind schedule due to difficulties finding brick layers. Contract completion is currently looking like it may be early November.

P22 138 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

Nothing to update.

Aston Road (Glebe Site – Dandara)

The housing association 'Housing Solutions' has properties along Barn Owl Lane on the Glebe Site and are hosting a pop up meet and greet for their residents on 1st June. Representatives from the Parish Council will attend. The opportunity will be taken to explain the Parish Council's concerns regarding parking on the shared access part of the footpath which runs through the site.

Dollicott (CALA Homes)

Cllr. Smith has received a response from Buckinghamshire Council's Director of Legal Services regarding the rights of access over the private section of Platers Road that are included in the S106 agreement, but not in the land transfer to the residents' management company. The response is very disappointing and doesn't address the major issue that a public right of way through to the land to the north is included in the approved plans and the right of access is for that purpose and not just for access to the public open space on the development. A response to Buckinghamshire Council has been made highlighting these issues.

Land West of Churchway (HAD007)

Cllr. Smith has requested a meeting with the housing officer.

Land South of Lower Road

Nothing to update.

Land adjacent to Haddenham Garden Centre

The Reserved Matters application for 16 homes has been approved ([21/02709/ADP](#)).

P22 139 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

1. The applicant for 6A Church End has written regarding the Parish Council's objections to their recent planning application and requesting a retraction. The Parish Council will not be withdrawing its original comments.
2. The application for 41 High Street is being considered by Buckinghamshire Council's Planning Committee on Thursday 28th April. Cllr. Truesdale will attend on behalf of the Parish Council.

3. Buckinghamshire Local Plan update - 330 brownfield sites have been submitted for assessment. The supply of housing from these brownfield sites is likely to fall short of what will be needed until 2040, and the next step will be a call for greenfield sites to explore the other options for development.

P22 140 DATES OF FUTURE MEETINGS

Monday 23rd May 2022.

CLOSURE OF THE MEETING

The meeting closed at 7.45pm.

Signed: _____
Chair

Date: 23rd May 2022