



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 23rd May 2022, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

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

Buckinghamshire Cllr: Cllr. Smith

Non-committee members: Cllr. Kidby, Cllr. Wheeler

Clerk: Ms. Gilbert

No members of public.

Joining remotely via Zoom:

Assistant Clerk: Ms Griffiths

Members of the public: 4

P23 1 APOLOGIES

No apologies were received as all committee members were present.

P23 2 DECLARATIONS OF INTEREST

None.

PUBLIC PARTICIPATION

There were no requests to participate.

P23 3 MINUTES

The minutes of the meeting held on 25th April 2022 were AGREED as a true record and signed.

P23 4 PLANNING APPLICATIONS

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

- (i) [22/01557/APP](#) Land West Of Churchway Haddenham Buckinghamshire
Construction of a new temporary vehicular access from Churchway for construction phase works

The Parish Council (PC) contacted Redrow direct for more information. As a result, the PC understands that this northern access to the site from Churchway will have two functions:

- (1) A temporary access serving a proposed site compound itself to be accessed by a temporary road over the adjoining field immediately to the north which will be re-instated as agricultural land on completion of the development (part of discharging condition 18 ref **17/C2280/DIS**)
- (2) A permanent access to a utilities installation and to provide fire tender access to plots 85-88 ref application **22/01557/APP**

Redrow have further advised that:

- the tracking drawings are for a 37ft vehicle
- they expect the 30mph signs to have been relocated prior to the access coming into regular use
- the S278 works will commence in June 2022 with site commencement in November 2022
- on completion the hardstanding will be removed and replaced with a grass crete surface; 2 bollards installed; a secondary pedestrian access is to be retained; new planting to obscure the pump station from wider views.

Comments on 22/01557/APP:

The PC comments:

- (a) whilst the PC would accept the principle of a temporary access, clarification should be included in relation to the longer term permanent use on completion of construction along with the attendant re-instatement details
- (b) confirmation is required from Buckinghamshire Council that the 30mph signs will be relocated prior to construction starting on site
- (c) concern whether the vision splay shown for a 37ft vehicle will be sufficient for the largest construction vehicles

17/C2280/DIS | Application for approval of details subject to condition 18 (Construction Transport Management Plan CTMP) of planning approval ref: 17/02280/AOP | Land West Of Churchway Haddenham Buckinghamshire

Comments on 17/C2280/DIS:

The PC comments:

- (a) there is a procedural issue in that the site compound and most of the associated access road will be on land outside the red boundary shown on the site plan
- (b) whilst it appears that the access road will cross the public footpath from Rosemary Lane to Cuddington at a gap in the ancient hedge line, it should be conditioned that this hedge must be protected against any damage or removal in the vicinity of the crossing point
- (c) the reinstatement of the compound and its access road as agricultural land should be conditioned
- (d) no information is given about public engagement which is a requirement of condition 18
- (e) no confirmation that the 30mph signs will be relocated prior to site construction
- (f) concern whether the vision splay shown for a 37ft vehicle will be sufficient for the largest construction vehicles

- (ii) [22/01306/APP](#) & [22/01307/ALB](#) 2 Stockwell Haddenham Buckinghamshire HP17 8AX Householder application for single storey rear extension, replace roof over existing extension, remove internal wall and replacement render

The Parish Council objects for the following reasons:

1. No design and access statement has been provided, as is required for Listed Building Consent.
2. The full width of the extension will mask the rear of the existing cottage.

3. The proposed use of GRP (glass reinforced plastic) and smooth rather than roughcast render is inappropriate for a listed building.
 4. It is unclear how access to the stone party wall will be achieved for maintenance.
- (iii) [21/03405/ALB](#) 21 Churchway Haddenham Buckinghamshire HP17 8AB
Listed building application to render section of rear wyichert wall and the replacement of the rear guttering and white painted timber fascias and soffits
The Parish Council has no objection.
- (iv) [22/01348/APP](#) 8 Dovecote Close Haddenham Buckinghamshire HP17 8BS
Householder application for demolition of existing garage conversion and conservatory. Erection of single storey front/side extension to be used as annex, single storey rear extension and widening of dropped kerb/crossover.
The Parish Council has no objection.
- (v) [22/01382/APP](#) 36 Slave Hill Haddenham Buckinghamshire HP17 8AZ
Householder application Part 2-storey part single storey rear extension, front porch extension and fenestration alterations to the existing house
The Parish Council has no objection, subject to no daylighting infringement by the proposed 2 storey rear extension to neighbouring properties (insufficient information has been provided to assess).
- (vi) [22/01417/APP](#) & [22/01418/ALB](#) 13 Churchway Haddenham Buckinghamshire HP17 8AB
Listed building application for erect non load bearing partition across bedroom to form corridor to connecting bedroom, Investigative works to establish cause of damp in entrance hall partition and Investigative works to establish nature and adequacy of floor construction over left hand reception room
The Parish Council has no objection in principle, subject to the comments of the Heritage Officer.
- (vii) [22/01440/APP](#) Holly House 10A Bridens Way Haddenham Buckinghamshire HP17 8DH
Householder application for Erection of single garage to side of dwelling.
The Parish Council has no objection.
- (viii) [22/01457/APP](#) 21 Platers Road Haddenham Buckinghamshire HP17 8SU
Householder application for loft conversion with roof windows
The Parish Council has no objection in planning terms, but notes that the modern roof construction may present a problem in realising this proposal without risking structural integrity and suggests that advice is sought on this matter.
- (ix) [22/01223/APP](#) 33 Platers Road Haddenham Buckinghamshire HP17 8SU
Householder application for outbuilding
The Parish Council has no objection in principle to the garden outbuilding but questions why this application was registered by Buckinghamshire Council with the current drawings and suggests that proper drawings be sought.

P23 5 APPEALS

It was noted that the following application has gone to appeal:

[21/00863/APP](#) Land To Rear Of Churchway House 108 Churchway Haddenham HP17 8NU
Erection of 2 x two-bedroom flats, alterations to existing garages to create 6 x carports, provision of dedicated bin & cycle stores, the realignment of the existing vehicular access, and associated landscaping.

Appeal Ref: 22/00046/REF, **Planning Inspectorate Ref:** APP/J0405/W/22/3292222

It was noted that an informal hearing into the below appeal will start on **14th June 2022 at 10:00am** and will be held via Microsoft Teams.

[20/00059/APP](#) Bigstrup Farm Aylesbury Road Haddenham Buckinghamshire HP17 8TX
Conversion and restoration of redundant barns to create an Outreach Education Centre and Wedding Venue, plus the demolition of a former silage barn and erection of a replacement restaurant/kitchen building and formation of associated new access drive and car park, plus change of use of Wychert and Byre Barn to self-catering accommodation

Appeal Ref: 21/00108/REF **Planning Inspectorate Ref:** APP/J0405/W/21/3282202

Those wishing to attend should email planningappeals.av@buckinghamshire.gov.uk **no later** than 7 June 2022.

The Parish Council has resubmitted its comments directly to the PINS.

The outcome of the following appeal was noted:

[21/01731/APP](#) 140 Sheerstock Haddenham Buckinghamshire HP17 8EX
Erection of garden fence, enclosed area to change use from amenity to residential

Appeal Decision: Appeal Dismissed

Appeal - Ref: 21/00102/REF

Planning Inspectorate Ref: APP/J0405/W/21/3283089

P23 6 DECISIONS

[22/00425/APP](#) & [22/00426/ALB](#) 41 High Street Haddenham Buckinghamshire HP17 8ET
Erection of 1no. 2-bed dwelling with associated access, landscaping and demolition works, extension and alteration of existing dwelling

Bucks Council - Approved

[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

Buckinghamshire council – Householder approved

[22/00575/APP](#) & [22/00576/ALB](#) 17 Church End Haddenham Buckinghamshire HP17 8AE
Listed building application for conversion of garage into habitable space and single storey rear extension

Bucks Council – withdrawn

[22/00983/ALB](#) The Green Dragon 8 Churchway Haddenham Buckinghamshire HP17 8AA
Listed building application for demolition of lower section of Wychert wall and insertion of Oak posts and beams to support existing Wychert wall

Bucks Council - Listed Building Consent

P23 7 STREETSAPES UPDATE

Public consultation was held on Thursday 28th April in the conference room at Haddenham Village Hall and was well attended. A survey on the project is currently live and is available with the initial design ideas on the Parish Council website. The survey closes on 26th May. The Village Society will be holding a meeting on the project and the results of the survey on 22nd June in Haddenham Community Library.

The final plans will be presented at a public open day on 13th July in the conference room.

P23 8 TIBBS ROAD PAVILION UPDATE

The pavilion is around 10 weeks behind schedule. Building work is likely to be completed in November 2022.

P23 9 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

No update.

Aston Road (Glebe Site – Dandara)

Dandara has written to the Parish Council and a meeting has been arranged for July regarding the transfer of land to the Parish Council.

Dollicott (CALA Homes)

No further response has been received 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.

Cllr. Smith will chase Buckinghamshire Council for a response.

Land West of Churchway (HAD007)

An application for a new temporary vehicular access from Churchway for construction phase works was included earlier on in the agenda.

Buckinghamshire Council has made an Order under Section 14(1) of the Road Traffic Regulation Act 1984, temporarily closing Public Footpath No. 19, Haddenham, which commences at a point approximately 33 metres from Rosemary Lane and continues to a point approximately 200 metres north west. Effective from 1 June 2022 for 6 months or until the completion of the works.

Cllr. Smith has contacted the head of planning at Buckinghamshire Council to question why Redrow has begun work on site before the reserved matters application has been approved.

Land South of Lower Road

No update.

Land adjacent to Haddenham Garden Centre

No update.

P23 10 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

1. Buckinghamshire Council has provided a planning update to Town and Parish Councils.
2. Cllr. Truesdale has circulated an article on the ways in which the Levelling-up and Regeneration Bill could impact on planning.
3. Correspondence has been received requesting an update and objecting to works on the Land West of Churchway (HAD007) site.

P23 11 DATES OF FUTURE MEETINGS

Monday 6th June 2022.

CLOSURE OF THE MEETING

The meeting closed at 7.49pm.

Signed: _____

Chair

Date: 6th June 2022