



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 27th June 2022, 7.00pm

Conference Room, Haddenham Village Hall and via Zoom

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

Clerk: Ms. Gilbert

Members of public: 6

Joining remotely via Zoom:

Councillors: Cllr. Smith

Assistant Clerk: Ms. Griffiths

Members of the public: 6

P23 21 APOLOGIES

Apologies for absence were received and accepted from Cllr. Smith who joined meeting remotely.

Cllr. Smith was permitted to participate in the discussion remotely on all agenda items, however was not eligible to vote under current legislation which requires councillors to be present in the room.

P23 22 DECLARATIONS OF INTEREST

None.

PUBLIC PARTICIPATION

1. Was the planning application called in for 19 & 20 Fort End and, if not, why not?
The Parish Council is not aware of the application having been called in. The application had previously gone to appeal where it had only been rejected on a minor matter concerning the position of rooflights. The issues raised had been amended prior to re-submission, so Buckinghamshire Council would not have been in a strong position had it rejected the application and it gone to appeal again.
2. The applicants for 73 Willis Road were permitted by the Chair to speak during the discussion of their application and said they would be able to answer some of the questions raised. They were advised to submit additional information to Buckinghamshire Council as the Parish Council could only consider the plans as submitted.

P23 23 MINUTES

The minutes of the meeting held on 6th June 2022 were AGREED as a true record and signed.

P23 24 PLANNING APPLICATIONS

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

- (i) [22/01826/APP](#) 10 Willis Road Haddenham Buckinghamshire HP17 8HL
Householder application for part two part single storey rear extension
The Parish Council has no objection provided there is no material daylighting infringement to the adjoining property.
- (ii) [22/01841/APP](#) 73 Willis Road Haddenham Buckinghamshire HP17 8HG
Householder application for two storey side/rear extension and single storey rear extension
The Parish Council submits an objection subject to further information and clarification on the following details:
- The proposed large back extension may exceed 4m design guidance. It is difficult to assess properly in the absence of scaled drawings;
 - There may be a daylighting infringement to adjoining properties. 45 degree lines are shown but there is no information about their relation to the adjoining properties/windows;
 - There may be overlooking from the various openings being created in the flank wall which is generally contrary to design guide advice, with no information on the neighbouring flank wall to assess possible overlooking;
 - Two of the openings on the flank wall are shown as doors on the floor plan but appear to be windows on the elevation, and it is not clear whether they are glazed or blank.
- (iii) [22/01984/APP](#) 27 Dollicott Haddenham Buckinghamshire HP17 8JL
Householder application for single storey rear extension, window and door replacement on the rear elevation and a rooflight to the existing flat roof
The Parish Council notes the application shows compliance with a 60-degree infringement angle rather than the 45-degrees in the design guide. The Parish Council has no objection in principle subject to clarification that there is no material daylighting infringement to the adjoining property.

P23 25 DECISIONS

[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.

Bucks Council - Approved

[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.

Bucks Council – Householder approved

[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

Bucks Council – Refused

[22/01440/APP](#) Holly House 10A Bridens Way Haddenham Buckinghamshire HP17 8DH
Householder application for Erection of single garage to side of dwelling.
Bucks Council – Householder approved

[22/01662/APP](#) & [22/01684/ALB](#) The Old Vicarage 22 Church End Haddenham Buckinghamshire
HP17 8AE
Householder application Listed building application for replacement conservatory and link
(amendment to approval 21/00437/APP & 21/00427/ALB)
Bucks Council – Householder Approved and Listed Building Consent

P23 26 BUCKINGHAMSHIRE LOCAL PLAN UPDATE

The Buckinghamshire Local Plan will supersede the Vale of Aylesbury Local Plan and allocate sites for development within Buckinghamshire up to 2040. So far, there have been 2 Call for Brownfield Sites consultations, during which Bucks Council received over 300 submissions of brownfield sites. A list and map of these sites can be found [on Buckinghamshire Council's website](#). Bucks Council is now undertaking a Wider Call for Sites (including Greenfield sites) to gather a fuller understanding of the land available for development within Buckinghamshire. All of the sites will be then assessed for their suitability to accommodate development.

P23 27 STREET NAMING

The Parish Council has been asked for suggestions for the street name of the new development adjacent to the Garden Centre. The Hawkins family, who owned the land, suggested Hawkins Close, Hawkins Field or Nursery Close as the Garden Centre used to be called Haddenham Nurseries. Bucks Council's Street Naming Officer has advised that Hawkins cannot be used as there is another street with the name Hawkins in the same Royal Mail delivery office. There is a Nursery Close in Aylesbury but this is covered by a different Royal Mail delivery office, so Nursery could be included in the name if the suffix were to be changed e.g to Nursery Field or Gardens or Green. It was AGREED to suggest Nursery Field as a name.

P23 27 TIBBS ROAD PAVILION UPDATE

A site meeting was held on 8th June 2022. The roof steels and carpentry are currently in progress and service ducts have now been located with help from CALA. The target completion date has now been moved to 4th November but it is hoped time can be made up when interior work commences. The 6th valuation has been signed off and an invoice issued. PCMS provided a letter for submission to Bucks Council and CALA confirming that the damp-proof course has been completed, this triggered the payment of the next instalment (40%) of the pavilion contribution by CALA, which has now been received.

P23 28 STREETScape PROJECT UPDATE

Results of the online consultation have been circulated to the committee and are available on the [Parish Council website](#). 172 responses were received, with 91% coming from local residents. 84% of respondents agreed with the overall vision of Neighbourhood Plan Project 5: Traffic Management and the strong majority of respondents agreed with each of the project's objectives. The results were presented at a special meeting of the Village Society held on 22nd June in Haddenham Community Library. The consultants are currently working on further ideas. Another public meeting on the project will be held on **13th July 1-8pm** in the Conference Room at Haddenham Village Hall.

P23 29 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

No update.

Aston Road (Glebe Site – Dandara)

The Chair and Clerk are meeting with Dandara shortly for an update on the site. It is hoped that Dandara will be able to provide an update on when the open spaces may be transferred.

Dollicott (CALA Homes)

Following complaints from the residents, CALA has instructed a company called SCL to carry out maintenance responsibilities of the open space at Tibbs Road.

Cllr. Smith has raised the issue of the footpath connection to the adjoining developments with the planning enforcement team. No further update has been received from Buckinghamshire Council as yet.

Land West of Churchway (HAD007)

[17/E2280/DIS](#) Application for approval of details subject to condition 13 (drainage) of planning approval ref: 17/02280/AOP.

The Lead Local Flood Authority (LLFA) has responded to the above application and currently does not recommend the approval of details in relation to surface water drainage for Phase 1 of this development. Additional information has been requested, including confirmation of additional groundwater level monitoring and submission of results.

Work has started on the highway access which was approved under the outline application.

Land South of Lower Road

No update.

Land adjacent to Haddenham Garden Centre

Street name suggestions were considered under agenda item P23 27.

P23 30 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

1. A summary of the changes to building regulations relating to energy efficiency, which came into effect on 15 June, has been circulated.
2. A Sheerstock resident has requested an update on parking restrictions. Funding for parking restrictions is set to be included within the s.160 agreement for the HAD007 site. The Chair and Clerk are meeting with the resident shortly to discuss.

P23 31 DATES OF FUTURE MEETINGS

Monday 18th July 2022.

CLOSURE OF THE MEETING

The meeting closed at 7.32pm.

Signed: _____
Chair

Date: 8th August 2022