



# 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 INFORMAL PLANNING COMMITTEE MEETING

Monday 18<sup>th</sup> July 2022, 7.00pm  
Held via Zoom

### Joining remotely via Zoom

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

**Non-committee members:** Cllr. Kidby

**Deputy Clerk:** Mrs Marsden

**Assistant Clerk:** Ms. Griffiths

**Members of the public:** 9

### P23 32 APOLOGIES

Apologies for absence were received and accepted from Cllr. Smith and from Cllr. Sharp for joining the meeting at 19.30.

### P23 33 DECLARATIONS OF INTEREST

None.

### PUBLIC PARTICIPATION

1. Concern was expressed regarding the closure of pedestrian access from Dollicott to the industrial estate.
2. If the business park is not willing to re-open the access to pedestrians at Dollicott, could it be routed via Carwithen Close, if that is a public road?
3. It has been suggested that one of the reasons for the closure of pedestrian access at Dollicott is safety concern over forklift movements. Forklifts should not be used on a public road, so if the forklifts were confined to the business premises then this could resolve that issue.

The Clerk is attempting to contact the agents responsible for the business park to discuss matters.

### P23 34 MINUTES

The minutes of the meeting held on 27<sup>th</sup> June 2022 will be signed at the next formal planning committee meeting, scheduled for 8<sup>th</sup> August 2022.

### P23 35 PLANNING APPLICATIONS

The Parish Council's responses to the following planning applications will be submitted under delegated authority as follows:

- (i) [22/01627/ADP](#) Land Adjacent To Haddenham Nurseries Stanbridge Road Haddenham Buckinghamshire HP17 8HN  
Variation of condition 1 (approved plans) relating to application 21/02709/ADP  
(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. Discharge of Conditions 1 (approval of reserved matters), 2 (approval of reserved matters details), 4 (hard and soft landscaping), 6 (slab levels), 8 (parking scheme) and 12 (Tree Protection Measures) and planning obligations (Point 1 and Point 2, First Schedule - Approval of reserved matters and Point 1 and Point 2, Part 1, Second Schedule - Affordable Housing Obligations) under Section 106 with reference to outline permission 18/01037/AOP)

The Parish Council (PC) objects for the following reasons:

### **Changes to approved mix**

The increase from 3 to 4 beds at three plots requires an extra parking space at each property as per the made Neighbourhood Plan policy TGA1. No parking plan has been submitted showing how this will be accommodated. Moreover, it has been our recent understanding that current need and demand is for smaller properties: hence Dandara's recent resubmission on the site opposite for smaller units.

### **Construction Traffic Management Plan (CTMP)**

The PC proposes that all construction traffic must access and leave the site **northwards along Stanbridge Road only** because:

- (a) CTMPs on adjoining sites are frequently (daily) breached whereby construction traffic regularly passes through the heart of the Church End Conservation Area, including during congested school drop off and collection times, causing damage to heritage assets, and in breach of a weight limit into Station Road from Thame Road
- (b) Access southwards along Stanbridge Rd to the A4129 encounters an old narrow humped bridge restricted to one vehicle width and not designed for heavy traffic, and thereafter narrow country lanes to the A4129 which include a weight limit through Kingsey and restricted height under a railway bridge which has been struck before. Any construction traffic accessing from the Risborough direction should travel via Thame's ring road and the A418 to Churchway and Stanbridge Rd (north).

In view of our experience can it please be conditioned that under no circumstances is construction traffic to access to or from the site via Station Road/Church End/Aston Road or via Thame Road/Banks Road/Woodways.

### **Biodiversity**

The PC notes the Ecology Officer's comment. Would it be possible to make good the identified deficit by provision on the Dandara site opposite site on land to be passed to the PC?

- (ii) [22/02080/APP](#) 4 High Street Haddenham Buckinghamshire HP17 8ER

Householder application for an outbuilding

The Parish Council (PC) objects as follows:

The exact relationship and positioning in relation to no.6 High Street looks close but is not clear in the drawings. Sufficient space for the maintenance of no. 6's wall should be required with enough space to raise a scaffold. It is further understood that this wall suffers from damp penetration, again suggesting the need for a reasonable gap. Cedar weathers to grey in a matter of months and, although revered by some, can quickly look tatty. In our view, cedar and mirrored stainless steel are not appropriate in the

setting of a listed building in this Conservation Area where witchert and lime render are the dominant materials.

If Buckinghamshire Council is minded to approve, the PC requests a condition requiring the outbuilding to remain ancillary to the principal dwelling and not to be let or used as habitable accommodation.

(iii) [22/02116/APP](#) Stockwell Farm 17 High Street Haddenham Buckinghamshire HP17 8ES  
Householder application for single storey side extension  
The Parish Council has no comment.

(iv) [22/02167/APP](#) 63 The Gables Haddenham Buckinghamshire HP17 8AD  
Householder application for single storey rear extension, loft extension and dormer windows

The Parish Council (PC) objects for the following reasons:

1. The plans fail to respect the design of the original house by the introduction of a mass of new fenestration to front and rear elevations which overwhelm the proportions of the property.
2. The addition of a large box dormer which, although at the rear, will be prominent when viewed from the open space (burial and cricket grounds) on the Dandara development when completed, and is not a form of window supported by the design guide. The off-set velux windows on the rear roof similarly look awkward and will be publically visible.
3. The Vale of Aylesbury Local plan requires improvements to energy efficiency where possible. There is no reference to this and the PC questions whether the plans will improve the energy efficiency of the house.
4. The house is immediately adjacent to, so in the setting of, a listed building in the Conservation Area.

(v) [22/02186/ALB](#) 21 Churchway Haddenham Buckinghamshire HP17 8AB  
Listed building application for replacement of first floor windows and replacement of timber work to oriel window  
The Parish Council has no objection subject to any requirements of the Heritage Officer.

(vi) [22/02218/APP](#) 3 Dollicott Haddenham Buckinghamshire HP17 8JL  
Householder application for demolition of garage and erection of single storey front and side extension

The Parish Council objects as follows:

- 1) The existing ground floor plan shows a garage, but the existing elevation shows a room with a window, not a garage door, as does Googlemaps streetview. The application form says work has not been already carried out, so the submitted information requires clarification.
- 2) 4 bedrooms requires 3 parking spaces per Neighbourhood Plan policy TGA1. The garage is lost, and no additional parking is shown.

## **P23 36 DECISIONS**

[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

**Bucks Council – Householder approved & Listed Building Consent**

[22/01223/APP](#) 33 Platers Road Haddenham Buckinghamshire HP17 8SU

Householder application for outbuilding

**Bucks Council – Householder approved**

[21/03990/APP](#) The Walled Garden Fort End Haddenham Buckinghamshire HP17 8EJ

Householder application for proposed single storey rear extension

**Bucks Council – Householder approved**

[22/01826/APP](#) 10 Willis Road Haddenham Buckinghamshire HP17 8HL

Householder application for part two part single storey rear extension

**Bucks Council – householder approved**

[22/01703/APP](#) 1 Crabtree Road Haddenham Buckinghamshire HP17 8AT

Householder application for demolition of garage and erection of two storey side/rear and single storey rear extensions and widening of drive entrance

**Bucks Council – Householder Approved**

### **P23 37 TIBBS ROAD PAVILION UPDATE**

A site meeting was held on 6<sup>th</sup> July 2022. The completion target date remains at 4<sup>th</sup> November 2022. The carpentry for the roof work is complete and roof covering has started. Orders have been placed for the gas and electric connections. The Finance Committee will receive an update on expenditure to date, which remains within the budget. A quote has been received from UK power networks for installing EV charging in the car park, ahead of a potential bid to Buckinghamshire Council for funding later in the year. PCMS has been asked to investigate this further.

### **P23 38 STREETScape PROJECT UPDATE**

Public exhibition was held on 13<sup>th</sup> July in the Conference Room at Haddenham Village Hall and was well attended. The updated designs for 8 key locations around the village were displayed and are now available to view on the Parish Council website. A second [survey](#) has been launched for feedback on the updated designs. The closing date for the survey is 4<sup>th</sup> August.

### **P23 39 UPDATES ON MAJOR DEVELOPMENTS**

#### **Airfield site (CALA Homes)**

No update.

#### **Aston Road (Glebe Site – Dandara)**

No update.

#### **Dollicott (CALA Homes)**

The Clerk and Chair met with the residents of Platers Road about the adoption of the open space on the development and explained the delays in handover are due to the discrepancy over the public right of access in the transfer of the private road. The Clerk will attempt to arrange a meeting with a senior planning and legal officer from Bucks Council to resolve the issue.

**Land West of Churchway (HAD007)**

No update.

**Land South of Lower Road**

No update.

**Land adjacent to Haddenham Garden Centre**

An application to vary the conditions of the approved plans is on the agenda under P23 35 i. Buckinghamshire Council's street naming officer has contacted Royal Mail for their comments on the suggested name of Nursery Field.

**P23 40 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA**

- 1) The Parish Council has received several complaints about the closure of the footpath through the industrial estate at Dollicott.
- 2) A resident has also raised several issues about the estate at Dollicott. 1.The developer at Dollicott has not completed the fencing around the estate as detailed in the planning permissions, resulting in people walking up the lane behind the Dollicott houses. 2. The light by the gatehouse produces a lot of light pollution and affects the nearby houses. 3. There have been a number of young people climbing over the fencing which could result in an accident.

**P23 41 DATES OF FUTURE MEETINGS**

Monday 8<sup>th</sup> August 2022.

**CLOSURE OF THE MEETING**

The meeting closed at 7.43pm

Signed: \_\_\_\_\_  
Chair

Date: 8<sup>th</sup> August 2022