



MINUTES

PLANNING COMMITTEE MEETING

Monday 3rd October 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)

Bucks Councillors: Cllr. Smith

Clerk: Ms. Gilbert

Facilities Manager: Mr. Final

Members of public: Cllr Kidby and 1 other

Joining remotely via Zoom:

Assistant Clerk: Ms. Griffiths

Members of the public: 5

P23 56 APOLOGIES

Apologies were received from Cllr. Thawley for his late arrival.

P23 57 DECLARATIONS OF INTEREST

None.

PUBLIC PARTICIPATION

The applicant for [22/03219/APP](#) 12 Cotts Field was invited to address the committee during consideration of agenda item P23 60 iv.

The applicant explained that they had previously received approval for an extension and part conversion of the garage to an office. The new building would be used as storage/ home gym. The property has good provision for parking as it has 3 existing parking spaces, so would not be adversely affected by demolishing the garage.

P23 58 MINUTES

The minutes of the meeting held on 8th August 2022 were AGREED as a true record and signed.

Cllr. Thawley joined the meeting.

P23 59 PLANNING RESPONSES SUBMITTED DURING SUMMER RECESS

The following comments for planning applications submitted under delegated authority were noted:

[22/00836/ALB](#) Byre House Dollicott Haddenham Buckinghamshire HP17 8JG

Listed building application for formalisation of works previously undertaken and alterations to interior and exterior of barn (retrospective)

On balance, the Parish Council (PC) has no objection to the proposed listed building works.

However, the PC notes that the previous withdrawn application included a concurrent planning

application: 21/00384/APP. This showed an increase in habitable space with the conversion of a store. This is also shown in the present Listed Building application as being converted to a playroom. In response to the withdrawn planning application, the PC queried the use of the building, which still shows no bedroom space. Local objection was made then and again now that the building is being used for temporary accommodation with a resultant on-street parking problem beyond the site boundary. The PC would like clarification as to whether there should be a concurrent planning application.

[22/02480/APP](#) & [22/02640/ALB](#) 15 Flint Street Haddenham Bucks HP17 8AL

Householder application for Installation of solar panels on the rear northern section of the roof
The Parish Council (PC) is concerned about visibility from the public footpath from Flint Street to the railway line and to the pond south of the railway. This path was included as an extension to the Conservation Area (CA) in the 2008 CA Review because of the importance of views afforded from the path into Church End; views which include the rear of this property. To be consistent with our recent comments on the conversion of the listed former Green Dragon pub at 8 Churchway, the PC requests that ground-mounted panels be considered as a preferred option in line with Historic England advice in their publications on energy efficiency and listed buildings.

[22/02658/ALB](#) 29 Churchway Haddenham Buckinghamshire HP17 8AB

Listed building application for repairs to wall

The Parish Council (PC) maintains its previous objection that a full assessment prepared by a heritage specialist is required, possibly with structural engineer's input, also considering the condition of the entire wall and related tree work. The PC is aware from its own experience of the difficulty in sourcing wickert for reconstruction, and probably the best known local wickert contractor is retiring. It is possible that cob may need to be considered, although the mixed experience of using cob at the Methodist Church Hall again indicates the need for specialist expertise and prior discussion with the local planning authority.

[22/02685/APP](#) 41 Townside Haddenham Buckinghamshire HP17 8AW

Householder application for repair/restoration of north and west walls forming the ground floor enclosure to the car-port, replacement of timber garage door to west wall of ground floor enclosure to car-port, introduction of rainwater goods to the front elevation demolition and rebuild of the existing first floor accommodation above the carport, single storey extension to the rear of the carport, 3no. new rooflights and alteration of external fenestration's to the existing rear annex

The Parish Council (PC) has no objection in principle, subject to the Heritage Officer's comments, however, questions whether the rebuilt car-port could be more subservient to the principal cottage.

[22/02782/APP](#) Gibson Lane Haddenham Buckinghamshire HP17 8AP

Householder application for replacement garage outbuilding

The Parish Council has no objection.

[22/02790/APP](#) 19 Stokes Croft Haddenham Buckinghamshire HP17 8DZ

Householder application for first floor front extension, garage conversion and part single storey part two storey rear extension with material alterations and fenestration alterations to the existing house

The Parish Council objects to the front extension as it is contrary to Aylesbury Vale District

Council's Design Guide on residential extensions, and is likely to take southerly light from the adjoining house and garden to the north. The PC has no objection to the rear extension.

[22/02780/APP](#) Farm Shop And Cafe Bradmoor Farm Stanbridge Road Buckinghamshire HP17 8JX
Change of use from Chicken Brooder house Building A and Building B to Class E

The Parish Council (PC) has concerns about the following issues:

1. In order to safeguard against the risk of change of use to residential as permitted development, we ask Buckinghamshire Council to impose an Article 4 direction and, at the very least, to impose a condition that future use changes shall only be within Class E in line with the 2020 approval on this site.
2. Because of the incremental growth of the Bradmoor Farm's development, there has not been any requirement for an overall scheme of landscaping, planting and tree planting. This should now be sought. As these two buildings are set apart, at the very least a landscaping & planting plan between and around these buildings should be required.
3. Hours of operation should be limited to safeguard the amenities of nearby residential properties in line with the other units previously approved.

Accordingly, the PC raises no objection **subject** to inclusion of conditions as follows:

1. The buildings hereby approved for conversion shall only be used for uses within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification).
2. The premises shall not be used for the purposes hereby permitted except between the hours of 07:30 and 18.00 on Mondays to Fridays, Saturdays 9:00hrs to 17:30hrs on Saturdays and 10.00 and 16.00pm on Sundays, Public and Bank Holidays.

A scheme of landscaping, planting and tree planting to be submitted, ideally for the entire site.

P23 60 PLANNING APPLICATIONS

- (i) [22/03002/APP](#) 8 Rosemary Lane Haddenham Buckinghamshire HP17 8JS

Householder application for two storey rear extension

The Parish Council has no objection.

- (ii) [22/02978/APP](#) 6A Church End Haddenham Buckinghamshire HP17 8AH

Householder application for demolition of existing single storey extension and construction of new double storey extension with single storey lean-to.

The current proposal is a big improvement over the recent refusal. The Parish Council (PC) supports the demolition in a Conservation Area of the unauthorised post-war extension and has no objection to the proposed new extension. However, the PC does ask that a 2nd

(longitudinal) car parking space be incorporated in the front drive, if possible, in order to reduce car parking at Church End.

- (iii) [22/02770/ALB](#) 1 Fort End Haddenham Buckinghamshire HP17 8EJ
Listed building application for re-thatching cottage roof and improvements to the insulation, chimney height raised, alterations to windows and doors with two new front doors, erection of shed and internal alterations.
The Parish Council (PC) has no objection subject to any requirements of the Heritage Officer as the PC is unable to inspect internally.
- (iv) [22/03219/APP](#) 12 Cotts Field Haddenham Buckinghamshire HP17 8NN
Householder application for demolition of garage and erection of outbuilding, fence and gate
The Parish Council has no objection subject to the inclusion of a condition that the proposed outbuilding shall be ancillary to the main building and not used other than as described. The Parish Council would like to see the reinstatement of the former garage as garden.
- (v) [22/03282/APP](#) 19 Platers Road Haddenham Buckinghamshire HP17 8SU
Householder application for proposed garden office
The Parish Council has no objection subject to the inclusion of a condition that the proposed outbuilding shall be ancillary to the main building and not used other than as described.

P23 61 DECISIONS

[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](#)
Buckinghamshire Council – Approved

[21/01984/APP](#) Land South Of Lower Road Haddenham Buckinghamshire
Erection of 14no. dwellings, incorporating 4no. affordable homes, with new access, parking, landscaping and associated works.
Bucks Council - Refused

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

[22/02254/APP](#) 39 Thame Road Haddenham Buckinghamshire HP17 8EP
Householder application for erection of part two and part single storey side extensions
Bucks Council – Householder approved

[22/02080/APP](#) 4 High Street Haddenham Buckinghamshire HP17 8ER
Householder application for an outbuilding
Bucks Council – Householder Approved

[22/02116/APP](#) Stockwell Farm 17 High Street Haddenham Buckinghamshire HP17 8ES
Householder application for single storey side extension

Bucks Council – Householder approved

[22/01004/APP](#) Acacia House Aston Road Haddenham Buckinghamshire HP17 8AF
Householder application for erection of single storey oak framed carport

Buckinghamshire Council – Householder Approved

[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
Withdrawn

[22/00836/ALB](#) Byre House Dollicott Haddenham Buckinghamshire HP17 8JG
Listed building application for formalisation of works previously undertaken and alterations to interior and exterior of barn (retrospective)

Bucks Council – Listed Building Consent

[22/02329/APP](#) 11 Cricketers Way Haddenham Buckinghamshire HP17 8FL
Householder application for single storey rear extension

Bucks Council – Householder approved

[22/02301/ALB](#) 37 High Street Haddenham Buckinghamshire HP17 8ET
Listed building application for replacement of staircase

Bucks Council – Listed Building Consent

P23 62 ENFORCEMENT

The following properties have been reported to planning enforcement at Buckinghamshire Council after concerns were raised by residents.

17 High Street

The owners have permission to build an extension to replace an old out building. During works a section of the Haddenham stream that runs through their garden has been filled in. The plans do not indicate any installation of a culvert for the stream to continue to run through their property. Concerns have been raised about this causing flooding up stream.

41 High Street

Work has started on the barn and a notice has now gone up on the side of the barn to warn that it a dangerous structure. Word of mouth suggests the builders are unable to continue with the work as planned. There are concerns the work won't be carried out in accordance with the approved method statement or worse that the barn may be demolished.

Rose and Thistle Pub

Concerns were raised in February and April 2022 about the large mobile homes installed at the Rose & Thistle. An update was received from the enforcement team at Bucks Council on 21 September 2022:

A member of the team has visited and spoken to the owners who have temporary living accommodation in the curtilage, as the building needs lots of work doing to it. They are looking into the options available to them at the moment and the building still contains all the necessary equipment to function as a pub. The enforcement team will evaluate the information and decide

in due course.

P23 63 TIBBS ROAD PAVILION

The Parish Council was joined by representatives of Haddenham Youth Football Club (HYFC) for a site visit on 28th September. HYFC were impressed by the new building and excited to be moving in. The completion date is still scheduled for 4th November. Internal decoration is now underway and tiling will start next week, with the kitchen delivery scheduled for 17th October. The Velux windows are scheduled for 'early October' but on other projects the construction company has found dates to shift at the last minute. The toilet fixtures and fittings are still waiting for confirmation.

The following RECOMMENDATIONS to full Council were made regarding the quotes received for the following options at the pavilion:

Audio System: £ 7,350.00 – AGREED

Video Conferencing Equipment £ 5,875.00 – AGREED to proceed with a screen only, no conferencing equipment, a revised quote is needed.

Function room & office furniture: £5,360.20 - AGREED

It was AGREED to consider the installation of electric vehicle charging points in the future if grant funding becomes available and the management of the car park is finalised.

P23 64 ASTON ROAD PAVILION

It was AGREED to RECOMMEND to full Council that the fee proposal from PCMS for the design stage of the pavilion be ACCEPTED.

P23 65 STREETScape PROJECT

The final report from Phil Jones Associates (PJA) was received. It was noted that the proposal that received the highest number of votes was a 20mph speed limit across the whole village. This is also a relatively low-cost project that could be funded by the Parish Council, however Buckinghamshire Council's (BC) policy on 20mph limits is that they should be self-enforcing so some speed reduction measures will be needed before this can be done, which are likely to be costly. It's not clear exactly what measures would be needed so it is proposed that PJA are engaged to lead on discussions with BC to come up with a more detailed proposal on what village-wide speed reduction measures would allow a 20mph speed limit to be implemented, and the extent to which that might be possible.

It was AGREED to RECOMMEND to full Council to approach PJA to come up with a proposal for the above next stage.

P23 66 COMMUTER PARKING

Residents have reported an increase in commuter parking. As a result, the Parish Council has written to Chiltern Railways regarding station parking. Chiltern Railways has confirmed the upper tier of the car park is closed but they are currently assessing options regarding the parking provision at Haddenham & Thame Parkway and the information about increased parking on residential roads from the PC will be passed on. They are trialling new tariffs, with a more generous Off-Peak offer (bringing the start of the Off Peak forward to 1200 from 1600), plus a £1 evening tariff starting from 1800, which they hope will make the station car park a more attractive proposition. There's still quite a bit of spare capacity at the station car park so they are trying to maximise usage.

Alterations to the public highway, such as parking restrictions, can only be carried out by the highway authority, Buckinghamshire Council, and must follow a prescribed statutory process resulting in the creation a Traffic Regulation Order (TRO).

Funding to assist with commuter parking has been included by Buckinghamshire Council as part of the s106 agreement for Land West of Churchway.

P23 67 STREET NAME PROPOSALS FOR LAND WEST OF CHURCHWAY

The following street name suggestions for Land West of Churchway were AGREED:

Dorset, Jarvis, Dover, Balcombe, Ing, Dawes, Farrar Bell, Cartwright, Turnham, Sturbridge Way

P23 68 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

Nothing to update.

Aston Road (Glebe Site – Dandara)

No meeting has been held since the last one reported on in August. Dandara allowed the Parish Council's contractor to dispose of the silt removed from Church End pond on the site of the new burial ground. This has meant a big cost saving to the Council and is much appreciated.

Dollicott (CALA Homes)

The Parish Council is trying to arrange a meeting of all interested parties with Buckinghamshire Council's legal team to try and resolve the current stale mate over the land transfer.

Land West of Churchway (HAD007)

At the request of a Rosemary lane resident, a meeting was held with two Redrow Homes representatives and attended by Cllr. Truesdale and the Clerk. A new Thames Valley division of Redrow has now taken over responsibility for the Haddenham site and communication with them seems to have improved. Several issues were discussed including the footpath links to the site, transfer of land to the Parish Council rather than a management company, the proposed new witchert wall on the northern boundary, and availability of witchert on the site for repairs to existing buildings. The phase 2 application is still going through the approval process internally but is expected to be submitted soon. Redrow undertook to provide a fact sheet about sustainability measures on the site.

Land South of Lower Road

The most recent application ([21/01984/APP](#)) for 14 dwellings, incorporating 4no. affordable homes, with new access, parking, landscaping and associated works has been refused by Buckinghamshire Council.

Land adjacent to Haddenham Garden Centre

Buckinghamshire Council has confirmed the new road name as Nursery Field after the Section 18 notice expired and no objections were received.

P23 69 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

The Clerk has asked for an update on progress with the new pedestrian footpath from Dollicott into the business park but hasn't received a response yet.

The residents of Carwithen Close have asked for the street name plates to be moved nearer to the Dollicott junction. Buckinghamshire Council is happy with the proposed new location; however, it is on land owned by the business park and will need to be paid for by WE Black so the Clerk is now trying to get these two parties to agree.

Two freedom of information requests were received relating to the Streetscapes project, which have been answered.

P23 70 DATES OF FUTURE MEETINGS

24th October 2022.

CLOSURE OF THE MEETING

The meeting closed at 8.15pm

Signed: _____
Chair

Date: 24th October 2022