



HADDENHAM Parish Council

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MINUTES PLANNING COMMITTEE MEETING

Monday 9th January 2023, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

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

Clerk: Ms. Gilbert

1 member of the public

Joining remotely via Zoom:

4 representatives from Richborough Estates

16 members of the public

Cllr O'Hanlon joined the meeting via Zoom and was allowed by the Chair to participate in the debate but under current legislation was not permitted to vote.

P23 101 APOLOGIES

Apologies for absence were received and accepted from Cllr Hoare (work) and Cllr O'Hanlon (personal). No apologies were received from Cllr Poole.

P23 102 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

Representatives from Richborough Estates presented their proposal for [a residential development of up to 91 dwellings on land at Churchway](#) on which they are currently holding a pre-application consultation.

To summarise the presentation:

- The proposal is on a 5ha site that was previously subject to a planning application in 2017 (17/01225/AOP), which was refused and the decision subsequently upheld at appeal.
- The original refusal was on highways, landscape impact and lack of S106 agreed community facilities, but the highways and S106 issues were later dropped.
- The inspector at the appeal was of the view that there was negligible long-range landscape impact, but localised views were significantly impacted, however this would be less significant if HAD007 were to come forward.
- The planning application for land west of Churchway (HAD007) has been approved since the appeal so there has been a material change since the last application.
- The master plan for the site has been environmentally led, incorporating green space, a local play area and reinforced landscape buffers on the field boundaries.
- The design consists of primary and secondary streets with a lower density layout on edges to respect the conservation area, with larger green spaces set back on Churchway to mirror HAD007 on the opposite side.
- There is a higher quality appearance on the approach from the north and more variation of habitat types on eastern boundary to link with the adjoining farmland.

- A circular path around the site is included to provide access to recreational green space surrounding site.

Questions from the Members:

1. What grade of agricultural land is it?
A. a mix of grade 2 and 3
In the Inspector's report this was assessed as mostly Grade 2 i.e. best and most versatile.
2. Another material change is that the Vale of Aylesbury Local Plan (VALP) has now been adopted and this is not an allocated site. Aylesbury Vale is also currently stated as having a 5-year housing land supply (HLS). So why apply at this time rather than wait for the new Bucks Local Plan (BLP)?
A. Because the Redrow site has been approved. Previously VALP wasn't adopted so the application was determined on out of date housing policies in the old local plan. Bucks Council is of view they have a 5yr HLS but developers are questioning it. The calculation figures haven't been published and may be open to challenge. If the 5yr HLS is successfully challenged then the VALP policies would be considered out of date and the application would be assessed on sustainability.
3. The PC is pleased to see that there is no vehicle access from the bridleway.
4. Are the two areas of green on the southern boundary attenuation ponds?
A. Yes
5. The plan is 30% affordable is that correct?
A. Yes, VALP requires 25% so this is above the required level.
6. The original application for 72 homes has been increased to 91, why?
A. The built development area and green space are the same as the 2018 proposal but the density of the built area has increased. The density of the Redrow site is 19 dwellings per hectare (dph), and this proposal is lower at 18dph.
7. Does that mean you are proposing more smaller units?
A. Yes that is where the demand is and the Housing and Economic Development Needs Assessment (HEDNA) is used to inform what sizes are needed.
8. Bucks Council has started work on the new Buckinghamshire Local Plan (BLP) and there will be a Housing and Economic Land Availability exercise later this year so why not wait until then like other landowners are doing?
A. We are also going through that process, but we believe there is a housing land supply issue so it may be possible to get approval now as it could be several years until the BLP is adopted

It was confirmed that 13th January is the deadline for responding to Richborough's pre-application survey. Consultation will be undertaken by Buckinghamshire Council in the normal way in response to the planning application.

The Chair then took representations from members of the public.

1. Will the results of survey be published?
A. Yes, they will be submitted with the planning statement that will accompany the planning application, which includes a statement of community engagement. We are getting some useful comments back already.
2. I believe that Haddenham has already taken more than its fair share of new housing. The village does not want, or need, any more housing, of whatever type. Richborough Estates should look elsewhere for their next development opportunities.
3. This is a new application for 91 houses on a green field next to a public bridleway. The affordable homes element is being used as a ploy to make the development acceptable, but there are already affordable homes included on the other new developments, local

need has been satisfied. The ethos of village life is being eroded as new development bears no relation to the existing village or rural landscape around. As each new development is approved it opens the door for new development, we have heard tonight that HAD007 has opened the door for this application, so where does it stop?

4. Response in respect of application 22/04320/VRC on the agenda: in view of the Parish Councils plans for zero carbon, removal of cycle storage would send out the wrong message to the village.

P23 103 MINUTES

The minutes of the meeting held on 12th December 2022 were AGREED as a true record and signed.

P23 104 LAND AT CHURCHWAY

The committee had received a presentation on the pre-application plans for a residential development of up to 91 dwellings (see above). It was AGREED not to submit a response to the public consultation on the draft proposals but to wait and respond to the planning application.

P23 105 PLANNING APPLICATIONS

- (i) 22/04172/APP 9 Marriotts Lane Haddenham Buckinghamshire HP17 8BN
Householder application for demolition of conservatory and side extension and erection of single storey front/side/rear extension
The Parish Council has no objection.
- (ii) 22/04189/APP 13 Churchway Haddenham Buckinghamshire HP17 8AB
Householder application for replacement of garage roof to steeper pitch compatible with natural slate covering
The Parish Council has no objection.
- (iii) 22/04204/APP & 22/04205/ALB 67 Churchway Haddenham Buckinghamshire HP17 8HB
Householder application & Listed building for demolition of existing conservatory, erection of first floor extension, single storey rear extension and new door opening and widening existing opening
The Parish Council has no objection subject to any further requirements made by the Heritage Officer.
- (iv) 22/04320/VRC Land At Dollicott Paddock Dollicott Haddenham Buckinghamshire
Variation of condition 8 (landscape and ecology management plan) and removal of condition 18 (cycle storage) relating to application 16/00047/APP (Erection of 10 No. two storey houses contained within 3 No. terraces, with car parking, refuse storage and landscaping works. (Amended scheme with revised access))
The Parish Council objects.
The boundary treatments and cycle stores should be provided in accordance with the approved permissions under 16/00047/APP and 16/A40047/DIS. Removal of the cycle storage from the approved plans would be in conflict with policy TGA2 of the Haddenham Neighbourhood Plan that requires the provision of accessible cycle storage for all properties.
The Parish Council has also noted residents' comments about trees, therefore the Parish Council further asks Bucks Council to check whether the approved landscaping details have been provided.

The Parish Council also urges that the opportunity be taken to improve the access to Carwithen Close which is marred by the poor road surface and the dominant metal fencing to the business park (which itself is meant to have full walking and cycling access under approval 04/03384/APP).

P23 106 DECISIONS

The following recent LPA decisions were noted:

[22/03448/APP](#) The Old Dairy Aylesbury Road Haddenham Buckinghamshire HP17 8TN
Erection of barn

Bucks Council – Refused

[22/03657/APP](#) 10 Dovecote Close Haddenham Buckinghamshire HP17 8BS
Householder application for single story rear extension, garage conversion and covered external seating area.

Bucks Council – Householder approved

[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
Bucks Council – Householder approved

P23 107 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

The Parish Council has received an update on the transfer of assets:

1. The streetlights will be transferred to Haddenham Parish Council (HPC) in phases, we are sorting out the paperwork to arrange the first phase, which is ready to go.
2. Cala are arranging with David Rowley at Bucks Council to have the remaining open space land inspected in January, with a view to issue of the provisional certificate, HPC representatives have been invited to attend. Once the provisional certificate has been issued it will trigger a 2 -year maintenance period prior to transfer of the land to the Parish Council.
3. LIH are going to offer the land within the development that remains in their ownership under licence to HPC but we have no details of that as yet.

Aston Road (Glebe Site – Dandara)

Nothing to update

Land West of Churchway (HAD007) – Redrow Homes

Nothing to update

P23 108 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

None.

P23 109 DATES OF FUTURE MEETINGS

Monday 30th January 2023.

CLOSURE OF THE MEETING

Signed: _____ Date: 30th January 2023
Chair