



MINUTES
PLANNING COMMITTEE MEETING

Monday 30th January 2023, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

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

Clerk: Ms. Gilbert

No members of the public

Joining the meeting remotely:

5 members of the public

P23 110 APOLOGIES

Apologies for absence were received and accepted from Cllr. O'Hanlon (work) and Cllr. Poole (personal).

P23 111 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

A representative of Haddenham Village Society expressed concerns on its behalf about the situation on the Land West of Churchway (HAD007) and asked for confirmation that the Parish Council is doing everything possible to get Buckinghamshire Council to take enforcement action to minimise further damage and to hold Redrow responsible for the costs of rebuilding the collapsed ancient wychert walls.

Mr Truesdale explained that in his experience the issue of a Stop Notice was in itself a rare and significant action to take by Buckinghamshire Council, but the Parish Council isn't party to the details. The wychert walls are a more difficult issue as they are the individual home owner's responsibility, and many have been poorly maintained for years which would make it difficult to prove that flooding on the site alone was responsible for their collapse.

P23 112 MINUTES

The minutes of the meeting held on 9th January 2023 were AGREED as a true record and signed.

P23 113 PLANNING APPLICATIONS

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

(i) [23/00015/APP](#) 23 Hedgehog Way Haddenham Buckinghamshire HP17 8FX
Householder application for erection of conservatory
The Parish Council has NO OBJECTION.

(ii) [22/03968/PVN](#) Haddenham Garden Centre Stanbridge Road Haddenham Buckinghamshire
HP17 8HN

Determination pursuant to Schedule 2, Part 14 (Class J) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the installation of solar photovoltaic equipment (PV) to roof
The Parish Council does not have the capacity to carry out an assessment to make an informed comment, but has no objection in principle to the installation of solar panels.

- (iii) [23/00092/ALB](#) 3 And 4 The Paddocks Haddenham Buckinghamshire HP17 8AG
Listed building application for repairs to the wychert wall. Repairs to the tile capping, wychert and then adding protective lime mortar shelter coat and repairs to the stone in the footings
The Parish Council SUPPORTS this application.
- (iv) [23/00133/APP](#) 15 Wykeham Gate Haddenham Buckinghamshire HP17 8DF
Householder application for ground floor infill extension between existing house and existing garage
The Parish Council has NO OBJECTION.
- (v) [23/00066/APP](#) GGR Unic House Haddenham Business Park Pegasus Way Haddenham Buckinghamshire HP17 8LJ
Freestanding vehicle canopy
The Parish Council has NO OBJECTION.

The Parish Council's response to the following revised planning application was AGREED:

- (vi) [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 has NO OBJECTION subject to any recommendations from the Heritage Officer.

P23 114 DECISIONS

The following recent Local Planning Authority decisions were NOTED:

[22/01557/APP](#) Land West Of Churchway Haddenham Buckinghamshire
Construction of a new temporary vehicular access from Churchway for construction phase works.
Buckinghamshire Council – Application withdrawn

[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
Buckinghamshire Council – Listed Building Refused

[22/03854/APP](#) 45 The Gables Haddenham Buckinghamshire HP17 8AD
Householder application for demolition of garage and erection of single storey rear/ side extension
Buckinghamshire Council – Householder Approved

[22/03328/APP](#) 29 Cricketers Way Haddenham Buckinghamshire HP17 8FL
Householder application for proposed single storey rear extension
Buckinghamshire Council – Householder Approved

[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
Buckinghamshire Council – Householder Approved

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

[22/04031/APP](#) 4 Rosemary Lane Haddenham Buckinghamshire HP17 8JS
Householder application for conversion of existing garage for habitable use and a recessed porch, replacement of all windows and external doors and associated fenestration changes
Buckinghamshire Council – Householder approved

P23 115 APPEALS

The following appeal decision was NOTED:

[21/00863/APP](#) - Land to the rear of Churchway House, 108 Churchway, Haddenham
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 Reference: [22/00046/REF](#) **PINS reference:** APP/J0405/W/22/3292222
Appeal Decision Type: Refusal of Planning **Appeal Decision:** Allowed

It was NOTED that a new appeal has been lodged:

[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.

Appeal by: Rectory Homes Ltd

Application Ref: **Appeal Ref:** [22/00189/REF](#)

Planning Inspectorate Ref: APP/J0405/W/22/3313544

The Clerk was asked to submit the Parish Council's response to this application directly to the Planning Inspectorate.

P23 116 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

Parish Council representatives have been invited to attend a site visit on 31st January to carry out an inspection of the remaining open space areas for adoption. See updated plan showing the areas of the site. If Buckinghamshire Council Officers are satisfied that the areas have been laid out in accordance with the approved plans the provisional certificate will be issued which will trigger a 2-year maintenance period. The Parish Council would need to be prepared to take ownership from early on 2025.

(Post meeting correction: the maintenance period is 1 year so adoption will be in 2024)

Airfield Pavilion

Thames Water have still not given a date for the connection of mains water. There have been issues with delivery of the router for the internet connection as it's delivery address was the pavilion and no one was around to receive it, the redirection to the PC Office didn't work. The router has now been received and installed.

Aston Road (Glebe Site – Dandara)

On 11th January a meeting was held with representatives from Haddenham Cricket Club, England & Wales Cricket Board, Bucks Cricket, Dandara, PCMS Design and the Parish Council. The design and layout of the cricket pitch and pavilion on the Aston Road development were discussed.

Land West of Churchway (HAD007)

A temporary stop notice been issued for this site which came into effect on 13th January 2023 and will cease to have effect on 10th February 2023.

Breach of planning control:

1. The material change of use of the land and associated operational development taking place is occurring without the benefit of planning permission.
2. The continuation of the development without adequate controls would result in harmful impacts, including visual amenity and flood risk for residents adjacent.

The Parish Council has received correspondence from several concerned residents about flooding on the site adjacent to their properties.

P23 117 ADOPTION OF LAND AT HADDENHAM AIRFIELD

The revised plan was reviewed to confirm the areas to be adopted by the Parish Council which include amenity land, casual open space and SUDS, in accordance with the sixth schedule of the S106 agreement for planning application 14/03289/AOP. The areas will be inspected at the site visit on 31st January.

P23 118 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Cllr Truesdale reported that he and the Clerk had attended the remote BMKALC Planning Liaison meeting earlier in the day, slides will be circulated in due course by BMKALC. The call for greenfield sites for the new Buckinghamshire Local Plan (BLP) is well underway with over 700 submissions received, this will feed in to the Housing and Economic Land Availability Assessment (HELAA) which will be issued in the summer. There is still a lot of uncertainty around the BLP due to the slow progress of the Levelling Up and Regeneration Bill (LURB) through parliament. The assessment of housing need, removal of duty to cooperate, removal of the 5-year housing land supply requirement and mandatory or indicative housing targets are all yet to be decided. As a result the BLP timetable has slipped to submission in 2026. A settlement review has been distributed to all parishes to confirm the services and facilities they have; the Clerk and the Cllr Truesdale will check and respond. The notification of new planning applications is moving to a unified process, which will be to use neighbour letters rather than site notices. The whole of Buckinghamshire will move to the former AVDC online planning system.

The Baptist church has launched its 'Hats and Boots' fundraising campaign and has written to the Parish Council with information about the campaign and to give prior notice that a grant application will be submitted to the Parish Council later this year.

P23 119 DATES OF FUTURE MEETINGS

Monday 20th February 2023.

CLOSURE OF THE MEETING

The meeting closed at 19:46.

Signed: _____
Chair

Date: 20th February 2023