



HADDENHAM Parish Council

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MINUTES

PLANNING COMMITTEE MEETING

Monday 20th February 2023, 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 Cllr: Cllr. Smith

Non-committee members: Cllr. Garrett and Cllr. Kidby arrived during the meeting

Clerk: Ms. Gilbert

Deputy Clerk: Mrs. Marsden

Members of the Public: 7

Joining the meeting remotely:

Bucks Cllr: Cllr. Lewin

Assistant Clerk: Ms. Griffiths

Members of the Public: 17

P23 120 APOLOGIES

No apologies were received as all members were present.

P23 121 DECLARATIONS OF INTEREST

Cllr. Truesdale declared an interest in agenda item P23 123 (v) as the application relates to a neighbouring property. Cllr. Truesdale did not take part in discussion of or vote on this agenda item.

Cllr. Sharp declared an interest in agenda item P23 123 (vii) as the application relates to a neighbouring property. Cllr. Sharp did not take part in discussion of or vote on this agenda item.

PUBLIC PARTICIPATION

2 members spoke regarding the Land At Churchway application ([23/00311/AOP](#))

Michael Stubbs spoke on behalf of the Rosemary Lane Action Group.

"I am a member of the Rosemary Lane Action Group, Royal Town Planning Institute and the RICS. Committee, this site is outside the Development Plan and this application runs demonstrably counter to the plan-led system.

I recommend you propose refusal to the LPA on the grounds of landscape erosion, harm to the settlement's sense of identity and harm to the open landscape setting of the Green Lane. This would be consistent with the previous refusal by Aylesbury Vale DC on landscape grounds, which stated '*The proposed development is unacceptable, being on a greenfield site within open countryside, which fails to demonstrate a relationship to the existing settlement pattern.*'

This refusal was upheld on appeal.

The Neighbourhood Plan in its vision states (para 5.02) *'being sensitive, particularly on the edge of the existing settlement, to the transition from the village to the open countryside'*. The applicants call this a 'transition site' - it's not. The NPPF paragraph 174 states that, *planning decisions should contribute to and enhance the natural and local environment by:recognising the intrinsic character and beauty of the countryside,'*

I have 3 points to put to you,

First the applicants focus on the VALP and policy D3 This policy is triggered by Buckinghamshire failing to deliver its allocated housing – they provide no evidence to support this claim. In fact, Buckinghamshire **are** delivering their allocations in the VALP. Please do remember, policy D3 only applies 'exceptionally' and it's no blank cheque to build housing on **un**allocated sites, such as this one, because the developer has to vault over a series of tightly worded policy tests which that it must not harm the landscape (D3 criterion G. *not have any adverse impact on environmental assets such as landscape,*) They fail both. The applicant's planning statement accepts that landscape harm follows. In the words of their consultant, they calibrate this landscape harm as 'moderate adverse'.

Secondly, they import the presumption in favour of sustainable development as a consequence of the VALP being out of date. It is not. Another falsehood.

Finally, they argue that the Redrow scheme HADD 007 is some sort of 'gamechanger' -its nothing of the sort. They imply that the 2018 Planning Inspector offered some hope to their case. The simple fact is that, upon reviewing all the landscape evidence, the Inspector concluded that, (paragraph 27) *'This weighs against the proposal in the planning balance.*

Since then, they have added 19 more units.

To sum up, We would ask you to place great weight, in your deliberations, on the very clear settlement edge. To spill over that, would be seriously harmful. Other problems include harm to the setting of the conservation area, loss of hedgerows, potential flooding with the introduction of alien looking SUDs that would look so very odd from the Green Lane, which benefits the amenities of so many residents.

Thank you.

A representative of Haddenham Village Society endorsed the above points, raising particular concerns about the proposed breach of the existing village boundary which, if approved, they consider is likely to lead to leap-frogging of additional applications and further expansion of the boundaries.

They pointed out that the Applicant acknowledges that the overall response to the community engagement exercise was that 80% were against the proposed development with only 5% in favour.

The Village Society strongly opposes this planning application for further houses which are neither needed nor wanted in Haddenham.

The applicant for [23/00410/APP](#) Moorland High Street Haddenham addressed the committee regarding their application. They explained that they are seeking to create an innovative and sustainable home for their retirement. They consider that the proposed plans accord with policy B1 of the Vale of Aylesbury Local Plan (VALP) and have visited their immediate neighbours – where the proposals were well received. It was clarified that no pre-planning application was submitted due to the timescales involved. The plans show only 2 bedrooms as the applicant's intended use for the other bedroom is as a sewing room. It was confirmed that three cars are able to fit on the drive and one in the garage.

P23 122 MINUTES

The minutes of the meeting held on 30th January 2023 were AGREED as a true record and signed.

P23 123 PLANNING APPLICATIONS

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

(i) [23/00311/AOP](#) Land At Churchway Haddenham Buckinghamshire

Outline planning application for demolition of existing structures and residential development up to 91 dwellings, open space, landscaping, drainage features and associated infrastructure. Detailed approval is sought for principal means of access with all other matters reserved

The Parish Council OBJECTS for the following reasons:

1. This is a new application to be treated on its merits in today's circumstances. The most significant material change in circumstances since the 2017 refusal has been the adoption of the Vale of Aylesbury Local Plan (VALP) after a long period of having no statutory local plan in place. This is not an allocated site for development in the VALP. It conflicts with the spatial strategy for Aylesbury Vale, and cannot be considered small-scale or infilling. The proposal conflicts with VALP policies S1, S2 and S3.
2. The site was assessed as HAD002 in the VALP's 2017 HELAA (Housing & Economic Land Availability Assessment) as "unsuitable" for development. It says: "the site is not well related to the rest of Haddenham as it is located in the open countryside east of Stanbridge Road highly exposed on three sides". The application is outside the approved settlement footprint and is therefore in open countryside, with Churchway forming a natural village boundary. The site has a distinctly rural character, and the introduction of built development would be harmful. The proposal is contrary to VALP policies D3 and NE4.
3. The 2017 inquiry into 17/01225/AOP found that the site was graded as "best and most versatile agricultural land". The proposal is therefore contrary to VALP policy NE7 with its presumption against development and its objective of seeking to protect best and most versatile farmland for the longer term.
4. Haddenham is a "strategic settlement" currently growing by 50% with over 1000 homes being built in a relatively short period on the edges of what essentially is a village, lacking many of the facilities of a market town. This community is struggling to absorb the impact of this level of growth. In the interests of community sustainability, the Parish Council does not wish to see any further major development in the current VALP plan period. The site should be put forward and assessed under the Local Plan for Bucks and denied a prior hearing. This is a hostile application and should be refused.

In the event that Buckinghamshire Council is minded to approve the application, the suggested list of S106 highway contributions is out of date. The Parish Council requests substitution of projects arising from public consultation on its Streetscape project (including for instance traffic-calming and pedestrian crossings on Stanbridge Road) and King's Cross junction improvements (Churchway with A418); the latter arising from discussion with Cuddington Parish Council.

Transport development colleagues in Buckinghamshire Council are familiar with these projects and the Parish Council is pleased to advise further.

- (ii) [23/00226/APP](#) 26 Churchway Haddenham Buckinghamshire HP17 8AA
Householder application for first floor extension to south elevation. Roof replacement to existing single storey element and thermal insulation to first floor walls
The Parish Council has no objection; however, notes that the property is designated as a building of Local Note in the 2008 Conservation Area review, which is not mentioned in the Design & Access Statement.
- (iii) [23/00296/APP](#) Grenville Paddock Aston Road Haddenham Buckinghamshire HP17 8AF
Householder application for single storey extension to rear/side of existing property. Garage conversion to gym/yoga studio. Erection of new carport
The Parish Council has no objection subject to the inclusion of a condition that the use of the proposed yoga studio/gym be for the personal use of the occupants only. The reason is to prevent any nuisance or highways issue in the event of wider use because of the narrow access to Aston Road (a concern raised in an earlier 2015 application) and proximity to neighbours.
- (iv) [23/00060/APP](#) Waterslade House Thame Road Haddenham Buckinghamshire HP17 8NT
12no. residential garages
The Parish Council objects for the following reasons:
1. The Planning Statement incorrectly says that 20/01298/COUR approved 64 spaces for 36 flats; however, 73 spaces were approved. The Planning Statement further says that this application for 12 garages retains only 57 spaces. In fact, only 54 appear to be shown on the drawing. It is therefore not clear what the actual overall provision is, or whether the Vale of Aylesbury Local Plan (VALP) and Haddenham Neighbourhood Plan (TGA1) standards would still be met.
 2. There is no reference to VALP requirements relating to Electric Vehicle charging provision (policy T6 and T8); nor to the location of the previously approved 54 cycle spaces.
 3. The proposed location of the garages is within the root protection area of the Parish Council's trees along the entire southern boundary on the Sheerstock development. As there is a risk of harm and no arboricultural impact assessment has been provided, the proposed development would be contrary to Policy NE8 of Vale of Aylesbury Local Plan, SRL3 of the Haddenham Neighbourhood Plan and the advice in the National Planning Policy Framework (as cited under refusal 21/02776/APP).
- (v) [23/00287/APP](#) 17 Church End Haddenham Buckinghamshire HP17 8AE
Householder application for single storey rear extension
The Parish Council submits an objection pending the following further information:
1. There is no concurrent listed building application with its required supporting information.
 2. The proposal is within the root spread and the falling distance of a mature and prominent Corsican pine protected by a Tree Preservation Order in the neighbouring property. A statement titled 'Tree Plan' has been submitted but there is no

accredited professional arboriculturalist's report, which should be required in the circumstances.

- (vi) [23/00403/ALB](#) Scotsgrove House Aylesbury Road Haddenham Buckinghamshire OX9 3RX Listed Building application for adding a glazed door to the garden store. Renewal of three existing rooflights and one roof lantern. Repainting the front door to soft grey/green
The Parish Council has no objection subject to any requirements of the Heritage Officer.
- (vii) [23/00410/APP](#) Moorland High Street Haddenham Buckinghamshire HP17 8ER
Householder application for removal of existing pitched roof and replacement with a flat green roof at single storey level and flat roof first floor extension to replace existing first floor accommodation. Removal of existing conservatory and erection of single storey rear extension. Conversion of existing garage to living accommodation. Removal of existing shed and greenhouse and replacement garage/cycle store and fenestration alterations
The Parish Council has no objection, subject to the inclusion of a Construction Traffic Management Plan or similar requirement to safeguard the heritage environment and restricted width and access to High Street.

P23 124 DECISIONS

The following Local Planning Authority decisions were NOTED:

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

Listed building application for repairs to wall

Buckinghamshire Council – Listed Building Refused

[22/03920/APP](#) Cherrytree 20 Stockwell Haddenham Buckinghamshire HP17 8AX

Householder application for proposed single storey side and two storey rear extensions

Buckinghamshire Council – Householder approved

[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.

Buckinghamshire Council – Householder approved

P23 125 ENFORCEMENT

It was noted that an Enforcement Notice has been issued by Buckinghamshire Council relating to Land West of Churchway: [NC/23/00013/BOC](#) - 17/02280/AOP - Alleged unauthorised commencement of works prior to discharge of condition 13 (SUDS).

Buckinghamshire Council provided the following information as part of the notice:

Matters appearing to constitute breach of planning control:

Without planning permission, the undertaking of operational development and engineering works consisting of;

- the partial construction of buildings and creation of footings and;

- ground works and engineering operations comprising of the formation of trenches, storage of soils and aggregates, creation of bunds and mounds and excavations to create an attenuation pond.

Buckinghamshire Council listed 3 reasons for issuing the notice:

1. It appears to the Council that the above breach of planning control has occurred within the last four years.
2. The land lies in a designated surface water flooding risk area. No Sustainable Drainage System (SUDS) has been agreed with the LPA which is contrary to paragraphs 167 and 169 of the NPPF and policy I4 of the Vale of Aylesbury Local Plan
3. There is no extant permission for development on this site as planning permission 17/02280/AOP has not been lawfully implemented. Condition 13 of permission 17/02280/AOP has not been discharged and as such, the Council is not satisfied that the development can be carried out to a satisfactory standard in relation to the required submissions.

The Notice takes effect on 1st April 2023 unless an appeal is made against it prior to that date.

P23 126 BUCKINGHAMSHIRE LOCAL PLAN CONSULTATIONS

- (i) It was AGREED to DELEGATE to the Clerk and Chair to draft a response to the Settlement Review consultation.
- (ii) It was AGREED to DELEGATE to the Clerk and Chair to draft a response to the survey on infrastructure and services

The responses will be circulated to the committee before submission.

P23 127 AIRFIELD PAVILION UPDATE

A date still hasn't been received from Thames Water for the connection of the mains water. The Project Manager sent a letter of complaint on 2nd February. Thames Water has responded that it has a new contractor starting in April and it is unable to schedule any work before then. A request for compensation for lost income can be submitted as a result of the delayed connection.

P23 128 ADOPTION OF BOLLARDS AT HADDENHAM AIRFIELD

It was AGREED to adopt the bollards at the Airfield site from Cala Homes.

P23 129 STREETScape UPDATE

A meeting was held on 8th February with representatives from Phil Jones Associates (PJA), Buckinghamshire Council and Haddenham Parish Council to discuss the 20mph feasibility report and S106 funding for improvements for pedestrians and cyclists on Thame Road.

Buckinghamshire Council needs to lead on any S106 scheme design work, however, no work can be commissioned until April 2023 when the new highway contract commences. In the meantime, PJA will prepare a quote for Haddenham Parish Council to consider for work on an initial feasibility design on walking and cycle improvements at Thame Road that could be passed to Buckinghamshire Council to progress. The Parish Council is eager to ensure that a scheme is progressed before the S106 funding expires.

Haddenham Parish Council will need to fund Automatic Traffic Count Surveys (ATCs) to collect more data on existing traffic speeds within the village.

Concerns over safety at the Kings Cross Junction between Haddenham and Cuddington were also raised. The Parish Council will arrange a meeting with Cuddington & Chearsley parishes to consider funding a feasibility study for improvements and applying to the Community Board for contributory funding.

P23 130 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

Parish Council representatives attended a site visit on 31st January to inspect the areas of land scheduled to be transferred to the Parish Council. Everything was in generally good order and some minor snagging tasks were noted. It was agreed that the provisional certificate could be issued, this triggers the 1-year maintenance period prior to transfer.

The streetlights are being inspected prior to transfer, so should soon be ready. Cala have asked if the Parish Council would like to adopt 20 bollard lights in addition to the street lights, the location plan was circulated.

Aston Road (Glebe Site – Dandara)

The heras fencing between the dog exercising area and the estate road has been taken down and has caused a problem with dogs now being able to escape onto the road. Dandara have been asked if they can install some wire fencing to the post and rail fence to match that on the Aston Road boundary, and are looking into the possibility.

Following complaints about overflowing bins and poo bags left along the Churchway footpath, Dandara have also agreed to install some more dog bins and are considering 4 potential locations.

We have also asked about the plans for the additional land that is outside the planning application boundary that will be transferred to the Parish Council as the area could potentially be used for storage.

Land West of Churchway (HAD007)

See enforcement notice under agenda item P23 125.

Land adjacent to Haddenham Garden Centre

Nothing to update

P23 131 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

[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 Ref: 22/00189/REF

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

The Parish Council has received notification from Rectory Homes that it will be submitting a 'Wheatcroft application' to the Planning Inspector prior to the informal hearing. This allows Rectory Homes to submit a slightly amended application in order to address refusal reasons given by Buckinghamshire Council.

Amendments include the repositioning of plots 1,2,4,5,7,8 and 9 and a realignment of the boundary curtilage between plots 7 and 11.

The amendments are minor and don't alter the Parish Council's previous objections. These have been resubmitted to the Planning Inspectorate.

The deadline for submitting additional comments to the Planning Inspectorate is 14th March 2023.

The Parish Council has also been made aware of a traffic incident at the Stanbridge Road and Woodways junction. This was one of the areas looked at as part of the Streetscape study.

Residents have requested the Parish Council arrange a meeting. The Parish Council is happy to assist with this but is not the Highways Authority, which is Buckinghamshire Council, and support will be needed from Haddenham's Buckinghamshire Councillors.

Cllr. Truesdale met with Princes Risborough Town Council to discuss Haddenham Parish Council's experiences with developing a Neighbourhood Plan.

P23 132 DATES OF FUTURE MEETINGS

Tuesday 14th March 2023.

CLOSURE OF THE MEETING

The meeting closed at 20:11

Signed: _____ Date: 14th March 2023
Chair