



H A D D E N H A M P a r i s h C o u n c i l

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MINUTES **PLANNING COMMITTEE MEETING**

Monday 3rd April 2023, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Hoare, Cllr. Poole, Cllr. Sharp (Vice-chair), Cllr. Smith, and Cllr. Thawley.

Clerk: Ms. Gilbert

1 member of the public.

Joining remotely via Zoom:

Cllrs: Cllr. Truesdale joined the meeting remotely and was allowed by the Chair to participate in discussions but under the existing legislation was unable to vote.

3 members of the public.

In the absence of Cllr. Truesdale, it was AGREED that Vice-Chair Cllr. Sharp would chair the meeting.

P23 143 APOLOGIES

Apologies for absence were received and accepted from Cllr. O'Hanlon and Cllr. Truesdale.

P23 144 DECLARATIONS OF INTEREST

Cllr. Sharp declared an interest in item PC23 146(iv) as the property shares a boundary with his.

PUBLIC PARTICIPATION

There was a request to speak from the resident attending in person.

What is being done about Stanbridge Road, Aston Road and Stockwell?

The Chair confirmed with the resident that he was raising concerns about the condition of the roads and explained that the Parish Council is not the Highway Authority and that responsibility lies with Buckinghamshire Council. Cllr. Smith explained that he is also a Buckinghamshire Councillor and he works with the Parish Council to raise concerns and reports problems via the online reporting system. The government cuts in funding over recent years have led to the current situation and priority has to be given to the roads most in need. Unfortunately, developers are not required to contribute towards cost of repairs to roads damaged by the HGVs that access the building sites. The Clerk explained that she had met the homeowner who was having work done to his house on Stockwell where the verge is being badly damaged by contractors' vans, he had undertaken to reinstate the grass verge once work is complete. The resident felt that as Haddenham residents the Councillors should be doing more. Cllr. Smith suggested that the resident comes along to his next surgery, held on Saturday mornings in the library, where he can discuss his concerns in more detail with him. The resident agreed to do this and then left the meeting.

P23 145 MINUTES

The minutes of the meeting held on 20th February 2023 were AGREED as a true record and signed.

P23 146 PLANNING APPLICATIONS

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

- (i) [23/00735/APP](#) 21A Slave Hill Haddenham Buckinghamshire HP17 8AY
Householder application for two storey rear extension
The Parish Council has no objection subject to confirmation that there is no overlooking of the rear of properties on Townside to the east from the three proposed Juliet-style balconies.
- (ii) [23/00717/APP](#) 1 Coxon Close Haddenham Buckinghamshire HP17 8DE
Householder application for conversion of the existing garage to playroom, replacement of the existing garage door with bifold doors and the insertion of an access door to side elevation of the dwelling
The Parish Council OPPOSES this application as the plans are insufficient, they do not show how the number of parking spaces required in relation to the number of bedrooms in the property can be accommodated within the property boundary. A scale drawing showing the parking layout is needed.
- (iii) [23/00761/APP](#) 66 Churchway Haddenham Buckinghamshire HP17 8HA
Householder application for replacement porch
The Parish Council has no objection, but would prefer to see the proposed porch tiles in slate to match the host building in line with the Aylesbury Vale District Council design guide for residential buildings.
- (iv) [23/00737/APP](#) 15 Townside Haddenham Buckinghamshire HP17 8BQ
Householder application for alterations to roof and joinery.
The Parish Council has no objection.
- (v) [23/00797/ALB](#) Church Farm House 13 Church End Haddenham Bucks HP17 8AE
Listed building application for new internal wall and internal works throughout including insulation
The Parish Council has no objection subject to the Heritage Officer being satisfied. The Council would like to correct an error in the documentation that states that the outbuildings are not listed. They form part of the boundary wall of the churchyard and are therefore within the curtilage of the Grade 1 listed St Mary's Church.
- (vi) [23/00897/APP](#) GGR Group GGR UNIC House Haddenham Business Park Pegasus Way Haddenham Buckinghamshire HP17 8LJ
Erection of ribbon windows to the north elevation of the existing unit at second floor level
The Parish Council has no objection.
- (vii) [23/00925/APP](#) 9 Stockwell Furlong Haddenham Buckinghamshire HP17 8HD
Householder application for single storey side extension.
The Parish Council has no objection.

- (viii) [23/00948/APP](#) 1 Stockwell Furlong Haddenham Buckinghamshire HP17 8HD
Householder application for replacement single storey rear extension
The Parish Council has no objection.

P23 147 DECISIONS

The following recent Local Planning Authority decisions were NOTED:

[23/00133/APP](#) 15 Wykeham Gate Haddenham Buckinghamshire HP17 8DF
Householder application for ground floor infill extension between existing house and existing garage

Bucks Council – Householder approved

[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)

Bucks Council - Approved

[23/00015/APP](#) 23 Hedgehog Way Haddenham Buckinghamshire HP17 8FX
Householder application for erection of conservatory

Bucks Council – Householder Approved

[22/01034/APP](#) 2 South End Haddenham Buckinghamshire HP17 8BH
Householder application for replacement roof and roof lantern to existing flat roof, dormer enlargement, replacement front door to include new porch and rear single storey porch

Bucks Council – Householder Approved

[22/02343/APP](#) & [22/02344/ALB](#) Cobweb 16 Rosemary Lane Haddenham HP17 8JS
Householder and Listed building application for repair to wytchert and stone wall like for like and insertion of two oak bollards

Bucks Council – Householder approved & Listed Building Consent

P23 148 ENFORCEMENT

It was NOTED that the original Enforcement Notice at Land West of Churchway has been withdrawn and a new Notice was **issued on 24th March**. This Notice **takes effect on 1st June 2023**; unless an appeal is made against it prior to that date.

The Notice contains the following information:

Matters which appear to constitute planning control

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

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

2) 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's 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 Council does not consider that planning permission should be given, because conditions could not overcome these objections to the development.

The final sentence is a potentially significant addition to the original Notice.

P23 149 CONSULTATION ON PERMITTED DEVELOPMENT

It was AGREED to DEFER consideration of responding to the Department for Levelling Up, Housing and Communities consultation on permitted development until the next meeting. There is also going to be a consultation on changes to Community Infrastructure Levy (CIL) that could have a more concerning impact on funding coming to parish councils.

P23 150 AIRFIELD PAVILION UPDATE

The water has still not been connected, but as we are now in April we should anticipate receiving a connection date as the new contractor will now be working on behalf of Thames Water.

The building will be opened up for use from 19th April, with the Annual Parish Meeting being the first event.

P23 151 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

No updates.

Aston Road (Glebe Site – Dandara)

No updates.

Land West of Churchway (HAD007)

The Clerk attended a meeting arranged by Buckinghamshire Councillor Nic Brown on 31st March with Cllr. Steve Broadbent, Cabinet Member for Transport, and senior officers from the highways and planning departments. The impact of traffic from the land west of Churchway (Redrow development) and the currently active planning application for land east of Churchway (Richborough) were discussed. Cuddington Parish Council were represented at the meeting due to the concerns they have raised about the Churchway / Dadbrook junction with the A418 (Kings Cross). The meeting was helpful as officers explained the situation regarding developer funding for highways impact. The Kings Cross junction has been assessed as close to capacity by the Richborough application, but Highways are not yet happy with the data provided so are asking

for more information. The Streetscapes project proposals are being taken into consideration when looking at impact of new development and when possible will get funding to start implementing some of the proposals. Funding is available from Redrow and can also be requested from Richborough for improvements on Stanbridge Road. The thankfully minor incident where a car hit a young person getting off the school bus at the top of Stanbridge Road was raised and the location of bus stops can be assessed as part of the response to the Richborough application. This was considered helpful local information that Buckinghamshire Council Officers wouldn't otherwise have been aware of.

Land adjacent to Haddenham Garden Centre

No updates.

P23 152 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

None.

P23 153 DATES OF FUTURE MEETINGS

Monday 24th April 2023 (not 25th as published on the agenda).

CLOSURE OF THE MEETING

The meeting closed at 19:37

Signed: _____
Chair

Date: 24th April 2023