



HADDENHAM Parish Council

Parish Council Office, Banks Park, Banks Road, Haddenham, Buckinghamshire. HP17 8EE
Phone: 01844 292411 Email: clerk@haddenham-bucks-pc.gov.uk

MINUTES PLANNING COMMITTEE MEETING

Monday 24th April 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

Clerk: Ms. Gilbert

2 members of the public.

Joining remotely via Zoom:

Assistant Clerk: Ms. Griffiths

4 members of the public.

P23 154 APOLOGIES

No apologies as all members were present.

P23 155 DECLARATIONS OF INTEREST

Cllr. Sharp declared an interest in P23 157 viii as he owns the neighbouring property and did not take part in discussion or voting on this item.

PUBLIC PARTICIPATION

A representative of the village society requested to participate:

"With reference to Dollicott Paddock, I should like to express, on behalf of Haddenham Village Society, my deep concern and disappointment that, despite the strong objections submitted by the Parish Council, the Village Society, Haddenham Safe Walking and Cycling and residents of Carwithen Close, W E Black's Planning Application 22/04320/VRC not to provide wychert walls and cycle storage has been approved by Bucks Council.

The Case Officer states in her report that 'Following assessment against the latest development plan, it is of the view that whilst some of the changes put forward in this application are not ideal, they remain policy compliant'. I don't believe this is true – the non-provision of accessible cycle storage for all properties is in contravention of policies TGA1 and TGA2 of the Haddenham Neighbourhood Plan (HNP).

The Case Officer claims that under the latest Vale of Aylesbury Local Plan (VALP) policy, there is no specific requirement for cycle parking for dwelling houses, and that, since the introduction of the VALP in 2021, the Neighbourhood Plan no longer carries full weight. Does this mean that it can just be ignored?

As stated in the Village Society input If this application were to be approved, it would be contrary to the policies stated in the HNP, Aylesbury Vale District Plan and National Planning Policy Framework and would set a dangerous precedent for all future planning approvals, with developers having an expectation that they could subsequently apply for approval not to deliver what has previously been agreed.

If Bucks Council is going to roll over and do whatever developers ask, we are wasting our time submitting any comments to the council. Indeed, this Committee is a waste of everyone's time and effort.

I was particularly disappointed that the Case Officer noted in her report that she had had no input from our Bucks Councillors. Maybe they had already decided that comments on planning applications are a waste of time?

There are some major issues here that I find very worrying."

The Parish Council will raise concerns at the next Parish Liaison meeting about the validity of Neighbourhood Plans which pre-date the adoption of the Vale of Aylesbury Local Plan. It is concerning that it appears as though they no longer carry any weight.

P23 156 MINUTES

The minutes of the meeting held on 3rd April 2023 were AGREED as a true record and signed.

P23 157 PLANNING APPLICATIONS

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

- (i) [23/00843/APP](#) Land South Of Lower Road Haddenham Buckinghamshire
Proposed erection of 15 residential dwellings including affordable housing together with a proposed access off Lower Road, parking, landscaping and all enabling works.
The Parish Council OPPOSES this application for the following reasons:
 - 1. Although Vale of Aylesbury Local Plan (VALP) policy S3 designates Haddenham as a strategic settlement for growth, the application site is **not** an allocated housing site in VALP. The proposed development would conflict with the spatial strategy for Aylesbury Vale. The amount of development cannot be considered small-scale nor to be infilling. The proposed development is therefore contrary to Policies S1, S2 and S3 of the VALP and the National Planning Policy Framework (NPPF) (2021).
 - 2. Bucks Council's stated position is that it has a deliverable 5-year housing land supply and that therefore the exceptional circumstances set out in Policy D3 have not been met. The Parish Council (PC) is aware that the applicant wishes to challenge this, but in any event the Secretary of State has announced that this requirement is to be dropped in the proposed revisions to NPPF in areas with an adopted Local Plan.
 - 3. The proposal is contrary to the assessment of the wider site shown as HAD009 in the 2017 HELAA (Housing & Economic Land Availability Assessment) for the VALP. Only one section of the site, fronting onto Stanbridge Road, was considered suitable for development of 43 houses, which have now been built. The HELAA concluded that the remainder of HAD009, including the proposal site, was unsuitable for development due to its poor relationship with the north and south of the village and the impact on views from the Chilterns.
 - 4. The proposal is contrary to the Inspector's findings on the appeal (Appeal Ref APP/J0405/W/20/3257840) by Rectory Homes for non-determination of their earlier planning application (Application Ref 19/02145/APP) for 43 homes on a larger site but essentially in the same location. In the planning balance the Inspector found that the development would harm the rural character and appearance of the area in conflict with the then Policies GP 35 and GP 38 of the Aylesbury Vale District Local Plan (now within VALP) and dismissed the appeal. The Inspector's objections as expressed in paras 19-27 remain material to the present application: "unacceptable encroachment into open

countryside”; harm to the rural character of the surrounding countryside; introducing a suburban appearance when approaching the village from the Aylesbury direction; and “leap frogging” resulting in greater depth of build form both visually and physically.

5. The proposed development would become the new village boundary and is clearly positioned to anticipate yet further leap frogging by eastward extension. Approval would set a precedent for further development beyond the fringe of the Stanbridge Road/Churchway road line, Haddenham’s eastern boundary. It would undermine the recent 2018 appeal dismissal of an application for 72 houses on a site further north on land east of Churchway, known as HAD002 in the HELAA (Appeal Ref APP/J0405/W/17/31884; Application Ref 17/01225/APP). The reason for refusal was the site’s poor relation to existing development, including long distance views to the Chilterns, and mirrors the HELAA assessment for both HAD002 and HAD009: essentially that eastwards expansion into open countryside should be resisted.
 6. Public services are already overstretched in Haddenham because of the impact of growth by over 1000 homes; so far two of the three major allocated developments are still to complete, and the third (land west of Churchway) has yet to start. The Parish Council has met with the Headteachers of both the junior school and the larger of the two infants’ schools. The impact of growth on the schools was described to us as profound, and is having to be managed with no change to existing budgets (£106 providing no revenue support). The Health Centre is overstretched as evidenced by the patients’ liaison group and the Lead Primary Care Manager’s response to the current 23/00311/APP application. There is absolutely no requirement for more housing in Haddenham and a strong feeling in this community that it has exhausted its capacity to absorb the cumulative impact of 50% growth in a relatively short period.
 7. This application is premature and should be assessed under the Local Plan for Bucks.
 8. The junction of Stanbridge Road, Woodways and Lower Road is a local accident black-spot with some vehicles failing to slow down in time on approaching the village via Lower Road encountering vehicles traveling south or north along Stanbridge Road overshooting the junction, and on occasions ending up in the gardens of properties adjoining the junction. The proximity of the proposed development to this junction is likely to add to this hazard. If the Council were minded to approve this application, the Parish Council asks that any Section 106 requirement includes funding of the traffic calming measures set out in our “Streetscape” project undertaken with consultants Philip Jones Associates and part-funded by the Community Board. The project includes the feasibility of a village-wide 20mph zone which the Parish Council is discussing with Buckinghamshire Council colleagues: details are on the Parish Council’s website.
- (ii) [23/00943/APP](#) 2 - 3 Bakers Alley Fern Lane Haddenham Buckinghamshire HP17 8HS
To combine two adjacent cottages into a single dwelling. This would involve building a small (90 sq. feet) room between the two existing cottages.
The Parish Council has no objection subject to noting that 1 & 2 Bakers Alley were designated as of Local Note in the 2008 Conservation Area review (not referenced in the application).

- (iii) [23/00997/APP](#) 12 Marriotts Lane Haddenham Buckinghamshire HP17 8BN
Householder application for rear single storey glass canopy
The Parish Council objects subject to clarification of the proposed depth of the structure as two differing measurements are currently shown on the plans.
- (iv) [23/00995/APP](#) & [23/00996/ALB](#) 9 Church End Haddenham Buckinghamshire HP17 8AH
Householder application & Listed building application for single storey extension to the north elevations and alterations
The Parish Council has no objection subject to any requirements of Heritage Officer.
Separately, and not included in these applications, there is concern about the creation of hardstanding and an access to the highway immediately adjoining Church End which has been carried without permission and affecting the setting of the listed building and conservation area.
- (v) [23/01136/APP](#) 41 Cotts Field Haddenham Buckinghamshire HP17 8NN
Householder application for garage conversion to annexe and erection of front balcony
The Parish Council objects for the following reasons:
1. The proposal is contrary to the Design Guide presumption against front extensions.
 2. Concerns about overlooking from the balcony, contrary to the Design Guide which states balconies that permit views into adjacent or nearby properties will be resisted.
 3. The loss of a parking space with no alternative provision shown.
- (vi) [23/00736/APP](#) Land To The South Of Park House Pegasus Way Haddenham HP17 8LB
Erection of 4no. apartments, with associated alterations to access and parking arrangements at Park House, landscaping and other associated works.
The Parish Council objects.
The location in a business park is entirely inappropriate for residential use. The development is cramped, design is poor and amenity space non-existent on a site adjoining the large McCormick factory and close to the busy Pegasus Way serving the large 11Ha business park. This road is in use 24 hours a day with heavy traffic including HGVs, and a potentially high level of pollution. The location is likely to experience high ambient noise levels from traffic and nearby plant & equipment. The northern flank wall of the new block is very close to the adjoining Park House flats with consequent loss of daylight and of outlook.
- (vii) [23/01204/APP](#) 39 Churchway Haddenham Buckinghamshire HP17 8HB
Householder application for two storey rear extension
The Parish Council has no objection subject to any requirements of the Heritage Officer.

Re-consultation on amended plans:

- (viii) [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 158 DECISIONS

The following recent Local Planning Authority decisions were noted:

[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))

Buckinghamshire Council - Approved

[23/00060/APP](#) Waterslade House Thame Road Haddenham Buckinghamshire HP17 8NT
12no. residential garages

Buckinghamshire Council – Approved

The Members were extremely disappointed to read in the officers' reports for the above two applications that the policies of the Haddenham Neighbourhood Plan are now considered to be out of date so have been over taken by inferior or missing policies in Vale of Aylesbury Local Plan (VALP). Has there been a recent advisory note circulated to planning officers to prompt this new approach to the weight given to policies in neighbourhood plans? This led to a lengthy discussion of the timing of updating a neighbourhood plan. In order to have a say in which sites are allocated a neighbourhood plan would need to be progressed prior to the local plan in order to hold weight but it would then be out of date as soon as the local plan is adopted. What incentive is there to keep an up to date local plan when the cost is significant. The Clerk was asked to submit a question to the next Parish Liaison meeting.

[23/00761/APP](#) 66 Churchway Haddenham Buckinghamshire HP17 8HA
Householder application for replacement porch

Buckinghamshire Council - Approved

P23 159 S106 PROJECTS

It was AGREED to recommend the following sport and leisure projects for inclusion in the s106 agreement for [23/00843/APP](#) Land South Of Lower Road Haddenham Buckinghamshire if it were to be approved:

- Improvements to or replacement of the pavilion at Woodways Recreation Ground.
- Improvements to or replacement of the Village Hall complex.
- Provision of a pavilion, burial ground and associated car park at Aston Road.

P23 160 INFRASTRUCTURE LEVY CONSULTATION

It was AGREED to submit a response to the [Department for Levelling Up, Housing and Communities consultation on the proposed Infrastructure Levy](#) expressing support for local councils to receive funds directly under the proposed levy and for permitted development sites to be covered by the levy.

P23 161 AIRFIELD PAVILION UPDATE

Thames Water are scheduled to install the mains water connection on 15th May 2023. Complaints have been received from a resident about parking along Tibbs Road when the Youth Football Club have matches, especially on a Sunday morning. The CCTV footage has been checked and as far as is possible to tell, although there is a long line of cars parked on the playing field side of the road, there is no blocking of driveways, the problem will be needing to take more care reversing off a driveway with cars park opposite.

P23 162 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

We have been informed that the work to improve the pedestrian access to Haddenham Business Park from Dollicott has been scheduled to start on 2nd or 8th May. This follows up on issues that arose as a result of an accident on the access road last August.

Aston Road (Glebe Site – Dandara)

No updates.

Land West of Churchway (HAD007)

No updates.

Land adjacent to Haddenham Garden Centre

No updates.

P23 163 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

The Village Society has provided the Parish Council with a copy of the comments it has submitted in response to the latest planning application for Land South Of Lower Road Haddenham ([23/00843/APP](#)).

The Clerk has received complaints from residents of Carwithen Close that employees of the business park are parking cars along the access road from Dollicott, this makes it difficult to turn out of Carwithen Close. There is also a problem with flooding in front of the BT exchange and litter. These issues have been forwarded to Savills who are contracted by Chancerygate to maintain the business park

Concerns have been raised about the closure of the upper tier of the multi-storey car park at the station and plans to demolish it. Tibbs Road residents are concerned about displaced parking to the Airfield site if the car park is closed for the work. A resident of Sheerstock has continued to raise concerns that parking is getting worse and it will take too long for the S106 money to come through to resolve the problem. The Clerk has contacted the stakeholder manager at Chiltern Railways who has confirmed that they are undertaking a procurement process for work to demolish the upper tier and has undertaken to provide details of the project and its impact on the car park once they are finalised.

P23 164 DATES OF FUTURE MEETINGS

Monday 15th May 2023.

CLOSURE OF THE MEETING

The meeting closed at 20:28.

Signed: _____
Chair

Date: 15th May 2023