



HADDENHAM Parish Council

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MINUTES PLANNING COMMITTEE MEETING

Monday 17th July 2023, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Hoare, Cllr. O'Hanlon, Cllr. Smith, Cllr. Thawley, and Cllr. Truesdale (Chair)

Bucks Cllr: Cllr. Smith

Clerk: Ms. Gilbert

No members of the public.

Joining remotely via Zoom:

Assistant Clerk: Ms. Griffiths

Members of the public: 4

P24 13 APOLOGIES

Apologies for absence were received and accepted from Cllr. Poole.

P24 14 DECLARATIONS OF INTEREST

None.

PUBLIC PARTICIPATION

There were no requests to participate.

P24 15 MINUTES

The minutes of the meeting held on 5th June 2023 were AGREED as a true record and signed.

P24 16 PLANNING APPLICATIONS

The Parish Council's response to the following new planning applications was AGREED:

- (i) [23/01885/APP13](#) Windmill Road Haddenham Buckinghamshire HP17 8JA
Householder application for timber clad garden building
The Parish Council has no objection subject to the inclusion of:
 - 1. a condition stating that the garden building shall not be used or occupied for any purposes other than as ancillary to the residential use of the property at 13 Windmill Road in order to protect the amenity of residents, in accordance with policy BE3 of the Vale of Aylesbury Local Plan.
 - 2. an informative suggesting the building be insulated if it is intended to use it during winter months.
- (ii) [23/01999/APP](#) 3 Gibson Lane Haddenham Buckinghamshire HP17 8AP
Householder application for replacement single storey detached garage
The Parish Council has no objection.
- (iii) [23/01984/APP](#) Tithe Barn Church End Haddenham Buckinghamshire HP17 8AH
Householder application for demolition of conservatory and erection of garden room with

external alterations

The Parish Council has no objection, subject to any requirements of the Heritage Officer.

- (iv) [23/02047/APP](#) The Horridge Aylesbury Road Haddenham Buckinghamshire HP17 8TU
Householder application for Re-lay existing hardcore surface to driveway with tarmac, level and compact
The Parish Council has no objection.
- (v) [23/02068/APP](#) & [23/02069/ALB](#) Fern Barn Fern Lane Haddenham Bucks HP17 8EL
Listed building application for single storey rear extension, insertion of first floor roof light, alteration of existing rooflight and replacement of carport with garage/workshop
The Parish Council has no objection, subject to any requirements of the Heritage Officer.

And the following amended application:

- (vi) [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
These comments update and supersede the Parish Council's previous submission.

The Parish Council OBJECTS for the following reasons:

1. Since the 2017 there has been a significant material change in circumstances with the adoption of the Vale of Aylesbury Local Plan (VALP). 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 therefore conflicts with VALP policies S1, S2 and S3.
2. The VALP was informed by the 2017 HELAA (Housing & Economic Land Availability Assessment) which assessed the site under reference HAD002 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 generally accepted settlement footprint with Churchway/Stanbridge Rd forming a natural north-south 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 planning 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. It lacks several of the facilities of a market town or of the other "strategic settlements". In the absence of any effort by AVDC to prepare a proper plan for this growth, Haddenham has suffered what is widely regarded in the literature as a particularly poor form of development with large housing estates tacked onto the settlement's edges.
5. Haddenham's public services are already struggling to cope with growth. At the time of writing only 2 of the 3 large allocated sites have completed; the 3rd has yet to be fully

approved. The Parish Council has met with two of our first school heads who have described the impact on their schools as “profound”. It is apparent from the Integrated Care Board’s objection to this application that the local health service is under similar pressure. While S106 has contributed capital assets for sport, there are no additional revenue streams for teachers or health staff having to manage within existing budgets. In the interests of **community sustainability**, the Parish Council does not wish to see any further major development in the current VALP plan period.

6. Buckinghamshire Council’s stated position is that it has a 5-year housing land supply in the Vale area, so there is no overriding need to approve this application. The site should be put forward and assessed under the Local Plan for Bucks and denied a prior hearing. This is a premature and hostile application which should be refused without further ado.

The application states that detailed approval is sought for “principal means of access with all other matters reserved”. However, the Parish Council notes that various supporting information has been submitted including a travel plan, some flooding & drainage details, biodiversity net gain, baseline habitat plan etc. The Parish Council therefore makes additional comments as follows.

7. **Traffic impact: Haddenham Streetscape project.** The Parish Council and Buckinghamshire Council have jointly funded a village-wide traffic impact feasibility by leading transport consultants Phil Jones Associates. The project, known as Haddenham Streetscape, is a Neighbourhood Plan, and therefore a Buckinghamshire Council, commitment. The proposals have been subject to public consultation and contain proposals for traffic calming and for a 20mph zone. The Parish Council is pleased to note reference to the Streetscape project in the Highways Development Management team’s response and in the draft S106 inclusion of £18,000 for Stanbridge Rd/Woodways junction improvements. The Parish Council would welcome discussion about inclusion of proposals for the entire length of Stanbridge Rd in order to reduce overall speeds (as evidenced) and improve crossing safety.
8. **Traffic impact: A418 junction improvements.** Cuddington & Haddenham Parish Councils have met jointly about accident and pedestrian & cycling safety concerns at the off-set Churchway/Dadbrook junction with the A418. The two Parish Councils have jointly commissioned a feasibility for improvements from Phil Jones Associates, and requests that Buckinghamshire Council includes S106 funding for a more comprehensive junction alteration. Can we please discuss.
9. **Traffic impact: Junction of Churchway /Stanbridge Road/Rosemary Lane/Rudds Lane/ Green Lane.** The Parish Council is pleased to see the Highways comments that refer to the Streetscape project and the essential improvements for pedestrians and cyclists navigating these busy roads that are already needed without the additional traffic generated by this proposal. It is good to see the junction improvements at the top of Rudds Lane to make HGV access more difficult and we request in addition that the signage is improved to ‘unsuitable for HGVs’.
10. **Walking & cycling:** It is essential that a walking & cycling link is secured via the HAD007 Redrow site southwards to Dollicott via both Rudds Lane and Platers Rd, and westwards to the station and Co-op supermarket via the business park and/or airfield site. Can we please discuss.

11. **Travel Plan:** this contains no reference to Haddenham Streetscape, to our walking & cycling network, nor to our Electric Vehicle Club and charging initiative; details available on request.
12. **Drainage** – The Parish Council notes the reference to discharge to Rudds Pond, and thence to the north-south watercourse through the village. The Parish Council has assumed default responsibility for managing Rudds Pond and for Banks Pond further south. The watercourse itself runs through or between individual gardens, is partly culverted, and cannot be said to be managed, or capable of taking any significant flow. The Parish Council asks that the LLFA section contact the Parish Council to discuss our concerns.
13. **Adoption of assets:** The Parish Council has a track record of adopting infrastructure on new development, including open spaces, playgrounds, and streetlights. We therefore ask that any S106 agreement gives the Parish Council priority for such adoption in preference to a management company to avoid undue service charges for new residents.
14. **Roads damage:** In view of the extensive damage to village roads caused by construction traffic, the Parish Council requests Buckinghamshire Council includes a S106 obligation on the developer to pay for road resurfacing on completion.

P24 17 DECISIONS

The following Local Planning Authority decisions were noted:

[21/03609/APP](#) Mill Barn Mill Lane Haddenham Buckinghamshire OX9 3SA

Metal storage container (retrospective)

Buckinghamshire Council – Refused

[23/00997/APP](#) 12 Marriotts Lane Haddenham Buckinghamshire HP17 8BN

Householder application for rear single storey glass canopy

Buckinghamshire Council – Householder Approved

[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

Buckinghamshire Council – Householder Approved

[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

Buckinghamshire Council – Householder Approved

[23/01136/APP](#) 41 Cotts Field Haddenham Buckinghamshire HP17 8NN

Householder application for garage conversion to annexe and erection of front balcony

Buckinghamshire Council – Householder Approved

[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.

Buckinghamshire Council – Refused

[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

Buckinghamshire Council – Householder Approved

[23/01275/APP](#) & [23/01276/ALB](#) Fern Barn Fern Lane Haddenham Bucks HP17 8EL

Householder application & Listed building application for part single storey rear extension and insertion of first floor roof light. Replacement of carport with garage/workshop

Withdrawn

[23/01307/APP](#) 3 The Paddocks Haddenham Buckinghamshire HP17 8AG

Householder application for Installation of roof mounted photo voltaic panels

Buckinghamshire Council – Householder approved

[23/00287/APP](#) & [23/00682/ALB](#) 17 Church End Haddenham Buckinghamshire HP17 8AE

Householder application for single storey rear extension

Withdrawn

[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

Buckinghamshire Council – Householder Approved

[23/01204/APP](#) 39 Churchway Haddenham Buckinghamshire HP17 8HB

Householder application for two storey rear extension

Buckinghamshire Council – Householder Approved

[23/01623/APP](#) & [23/01624/ALB](#) 1 Fort End Haddenham Buckinghamshire HP17 8EJ

Householder application and Listed building application for extension to existing shed

Buckinghamshire Council – Householder approved

P24 18 APPEALS

To note the outcome of the following appeal:

[21/04884/APP](#) Abbeyfield Residential Care Home Stonehill House 106 Churchway Haddenham Buckinghamshire HP17 8DT

Single storey side extension

Appeal Non-determination

Appeal Decision: Appeal Allowed & Planning Permission Granted

Appeal Reference: 22/00120/NONDET

PINS references: APP/J0405/W/22/3304898

P24 19 THAME NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION

It was AGREED to submit a response querying why the three references to walking and cycling links to Haddenham and Thame Station have been removed.

P24 20 COMMUNITY SPEEDWATCH REPORT

Community Speedwatch sessions have restarted in Haddenham thanks to local volunteers. Thank you to David Moore, the new speedwatch volunteer coordinator, for all of his efforts.

In May, 8 Speedwatch sessions were held across the village, with 30 drivers recorded exceeding the speed limit.

In June, another 8 sessions took place with 86 drivers recorded exceeding the speed limit. The fastest recorded speed was 88mph along Stanbridge Road by the garden centre.

June sessions

Pegasus Way

21 June 2023, 8am-9.30am: 18 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 43mph

Stanbridge Road Junction with Franklin Road

21 June 2023: 4:55pm-5:45pm: 13 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 40mph

Stanbridge Road Junction with Cricketers Way

22 June 2023: 1.30pm-2.30pm: 13 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 39mph

Stanbridge Road Medical Centre

22 June 2023: 11am-12.30pm: 5 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 39mph

Churchway Post Office

23 June 2023: 8am-9.30am: 1 vehicle was recorded exceeding 35mph in all. Highest recorded speed: 36mph

Stanbridge Road Garden Centre

23 June 2023: 10am-11am: 8 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 40mph

Thame Road Junction with Bridens Way

23 June 2023: 12.30pm-1pm: 4 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 39mph

Stanbridge Road Garden Centre

25 June 2023: 3.50pm-5pm: 24 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 88mph

P24 21 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

The committed sum for the streetlight adoption has been received.

Aston Road (Glebe Site – Dandara)

A site visit was arranged to inspect the soil on the new burial ground, a report of the visit will be prepared. Buckinghamshire Council has been contacted to find out when the new bus service funded through S106, serving the site is planned to begin, but the Clerk has repeatedly failed to get a response. The Clerk and Cllr Smith attended a meeting at Thame Town Council to discuss shared concerns about a local bus service that would serve the outskirts of Thame as well as the station. There is S106 funding available from both sides of the border to fund a service, which might be best served by a community run service, but this would require a great deal of work to set up.

Land West of Churchway (HAD007)

Cllr. Smith was asked to call in the application (22/03485/VRC) in which Redrow proposed a boundary hedgerow rather than a witchert wall. This amendment is supported by the Parish Council.

Land adjacent to Haddenham Garden Centre

No update.

P24 22 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Cllr. Smith received a response from Cllr Strachan, Buckinghamshire Councillor and Cabinet Member for Planning and Regeneration, to his email raising concerns about approval of the planning application at Land South of Lower Road. Cllr Strachan replied that all applications are determined purely against the criteria contained in the National Planning Policy Framework (NPPF) and advised that parishes should send representatives to the training and update sessions hosted by Buckinghamshire Council.

P24 23 DATES OF FUTURE MEETINGS

Monday 7th August 2023.

CLOSURE OF THE MEETING

The meeting closed at 7.58pm

Signed: _____
Chair

Date: 7th August 2023