



DRAFT MINUTES
PLANNING COMMITTEE MEETING

Monday 13th January 2025, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

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

Clerk: Ms. Gilbert

Alex Bond representing PCMS Design

2 members of the public joined the meeting part way through

Joining remotely via Zoom:

Finance and General Admin Assistant: Mr. Gilbert

Buckinghamshire Cllr Lewin

2 members of the public

P25 81 APOLOGIES

Apologies were received and accepted from Cllr Desmier (illness).

P25 82 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There were no requests to speak

P25 83 MINUTES

The minutes of the meetings held on 2nd and 16th December 2024 were **AGREED** as a true record and signed.

P25 84 PLANNING APPLICATIONS

Alex Bond was invited by the Chair to present the final plans for the following application made by the Parish Council:

- (i) [24/03770/APP](#) Community and Sports Pavilion Aston Road Haddenham Bucks
Construction of single storey Community and Sports Pavilion, including cricket nets, external works and planting.

The application includes areas to the north, east and west of the building to accommodate the cricket nets, bore holes for ground source heating and (re)location of trees to the memorial garden area of the burial ground. A biodiversity net gain calculation was required and as a result four trees and a section of hedge will be included. The layout of the building meets England Cricket Board requirements for a cricket pavilion, but it is hoped the changing rooms could also be used by other groups. The car park is already approved so isn't included in the application. The roof includes solar slates on an area surrounding the roof lights, and not shaded.

Q&A

Will there be an outside water bottle filling point to help reduce plastic bottle usage?
The detailed specification hasn't been done yet but could potentially include one.
The Parish Council **SUPPORTS** this application as it is made by the Parish Council.

The Council's responses to following planning application consultations were **AGREED**:

- (ii) [24/03602/APP](#) Acacia House Aston Road Haddenham Buckinghamshire HP17 8AF
Householder application for conversion of existing carport roof space into a Home Office with new flat roof dormers to front and rear roof slopes
The Parish Council has **NO OBJECTION** subject to the use being ancillary to the main building and not used for any other purpose than as described, and no advertising boards being displayed on site.
- (iii) [24/03671/AAD](#) Land Adjacent to Thame Road Haddenham Buckinghamshire
Display of 5 x 4 ft single sided commercial board advertising apartments to let
The Parish Council **OBJECTS** to this application due to the size, appearance and loss of amenity grounds, and is remote from the site being advertised.
- (iv) [24/03673/APP](#) 19 Marriotts Lane Haddenham Buckinghamshire HP17 8BN
Householder application for single storey front extension
The Parish Council has **NO OBJECTION**.

2 members of the public arrived at this point.
- (v) [24/03637/APP](#) 39 Churchway Haddenham Buckinghamshire HP17 8HB
Householder application for change of roof material from concrete pantiles to slate tiles
The Parish Council has **NO OBJECTION**
- (vi) [24/00649/APP](#) Bradmoor Farm Stanbridge Road Haddenham Buckinghamshire HP17 8JX
Retention and extension of the existing community building with associated parking and landscaping (part retrospective)
- (vii) [25/00076/APP](#) 39 Thame Road Haddenham Buckinghamshire HP17 8EP
Householder application for erection of shed in front garden

The Parish Council **OBJECTS** this application for the following reasons:

1. The red line does not include the entirety of the site and limits the consideration to only one part of the site, which has seen a lot of unauthorised development. The Parish Council believes this is not up to standard of good planning application practises.
2. The Parish Council is pleased to see the approved plan for the separation of pedestrians and vehicles at the access. However, it is still considered that a dropped kerb crossing over Stanbridge Road is insufficient as this will not do anything to slow traffic. A raised crossing point is needed.
3. To date there is no response from highways regarding the concerns with the parking at the site.

4. The Parish Council's previous comments on this application still stand, as the additional information provided is not considered sufficient to tackle the majority of the concerns raised.
- (viii) [24/03681/APP](#) 3 Townsend Haddenham Buckinghamshire HP17 8JW
Householder application for single storey rear extension and repositioning of garage door
The Parish Council has **NO OBJECTION** subject to comments from the Heritage Officer and the inclusion of a condition for the protection of the witchert boundary wall.

P25 85 DECISIONS

The following planning application decisions were **NOTED**:

[24/03379/APP](#) 7 Willoughby Lane Haddenham Buckinghamshire HP17 8FU

Householder application for single storey rear extension.

Buckinghamshire Council - Householder Approved

[24/03198/APP](#) 3 Stanbridge Road Haddenham Buckinghamshire HP17 8JX

Householder application for demolition of existing single storey rear extension. Erection of single storey rear extension with ramped access to garden and front permeable driveway.

Buckinghamshire Council - Householder Approved

P25 86 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The recent changes to the NPPF were **NOTED**.

The 5-year protection for newly adopted local plans has been removed which will impact on the decision still to be made on the Rectory Homes site on Lower Road as the tilted balance will now be applied. Changes to how the housing needs assessment is calculated will impact on the new Buckinghamshire Local Plan, as will the opening up of grey belt areas for development.

P25 87 NEIGHBOURHOOD PLAN

Cllr Truesdale and the Clerk held an inception meeting with O'Neil Homer consultants to discuss the scope and approach to reviewing the Haddenham Neighbourhood Plan (HNP). Previous experience and changing policy landscape have meant there are concerns about the value of a new HNP. The recent changes to the NPPF have retained neighbourhood planning, with some changes impacting on the way they are implemented. Due to our reservations about going straight ahead with a neighbourhood plan it is proposed that a different approach is taken, a stakeholder analysis, initial mapping and a scoping session exercise can be undertaken that could lead to a neighbourhood plan or could be used to produce a neighbourhood statement, which would be used to support responses to planning applications and the Local Plan for Bucks.

P25 88 UPDATES ON MAJOR DEVELOPMENTS

No updates were received

P25 89 PROJECT UPDATES

Aston Road Pavilion

The planning application has been registered with Buckinghamshire Council and the final plans were presented by PCMS Design at the meeting.

P25 90 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Cllr Truesdale reported on concerns being raised by residents about the ongoing work at the House of Spice. The roof has been taken off and most of the walls except the front wall, which

seems to be beyond the scope of the approved plans. The Clerk was asked to contact development control and the heritage officer to make sure they are aware of the extent of the work taking place.

P25 91 DATES OF FUTURE MEETINGS

Monday 3rd February 2025.

CLOSURE OF THE MEETING

The meeting was closed at 20:05

Signed: _____ DRAFT _____
Chair

Date: 3rd February 2025