



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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DRAFT MINUTES

PLANNING COMMITTEE MEETING

Monday 8th September 2025, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Desmier, Cllr. Hoare, Cllr Kidby, Cllr Matharu; Cllr Millo, Cllr. Smith, Cllr Thawley, and Cllr. Truesdale (Chair).

Clerk: Ms Gilbert

Buckinghamshire Council: Cllr Mormina

Members of the public: 1

Joining remotely via Zoom:

Members of the public: 2

P26 45 APOLOGIES

All Members were present.

P26 46 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There was a request to make comment on application 25/02312/ADP, which the Chair proposed was taken during the discussion of that application. AGREED.

P26 47 MINUTES

The minutes of the meeting held on 4th August 2025 were AGREED as a true record and signed.

P26 48 PLANNING APPLICATIONS

- (i) [25/02312/ADP](#) Land At Churchway Haddenham Buckinghamshire
Reserved Matters application for the erection of 89 dwellings, including affordable housing, together with associated infrastructure, internal roads, car parking, public open space and landscaping, pursuant to Outline Planning Permission 23/00311/AOP

The plans were reviewed and the following points were raised:

- The pedestrian path across the front of the site exits on the dangerous bend at the junction of Churchway and Stanbridge Road. A better exit to the road should be considered.
- This is a carbon neutral development but no consideration appears to have been given to rainwater harvesting. Could this be designed in too? For example, the large holding tank on the Redrow site discharges into the river, but it could be used as a water supply for the development.
- It was noted that Thames Water have responded to the Airfield application saying that only 50 more houses can be accommodated within the current infrastructure. This isn't something that can be addressed through a S106 contribution, it has to be dealt with directly by Thames Water. It is a significant national issue. There is a legal battle ongoing in Maids

Morton where new build houses were connected to the sewer system before capacity was increased which has led to repeated sewage overflows, so it will be interesting to see the result of that.

The meeting was closed to allow comment from a Member of the public.

- Is there a timber equivalent of a swift brick to be included in the development?
It appears that the Landscape and Ecology Management Plan is missing from the documentation to confirm this so we will need to check when the document is made available.
- There are no dates on line for the site notice or expiry date, does that mean the public consultation hasn't started yet?
The public consultation won't start until the yellow site notice goes up, and it will then run for three weeks.

As several statutory consultees, including recreation, ecology, housing and most importantly the flood team, have yet to respond to this application the Chair proposed DEFERING consideration of this application until the next meeting on 29th September when it is hoped more information will be available online to take into account in the PC's response. This was AGREED and the Clerk will include this item on the next agenda.

(ii) [25/01980/APP](#) 7 Rudds Lane Haddenham Buckinghamshire HP17 8JP

Householder application for detached double garage.

The Parish Council's response was AGREED as follows:

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

- 1) The pre-application advice asked that a tree impact assessment is included in any planning application made, however this has not been submitted. It appears that several trees have already been removed which would make the proposed garage more prominent.
- 2) The front area of the property appears to be used to run a business and it is not clear if the proposed garage will be used for business purposes.

P26 49 RESPONSES MADE UNDER DELEGATION

The following responses made under delegation during the summer recess were NOTED:

[25/02078/ALB](#) - Bigstrup Farm Aylesbury Road Haddenham Buckinghamshire HP17 8TX Listed building consent for restoration of the inglenook fireplace, repair of chimney and works including installation of a woodburner (Retrospective).

The Parish Council has **no objection**.

[25/02342/VRC](#) 9 Wyre Close Haddenham Buckinghamshire HP17 8AU

Variation of Condition 2 (plans) relating to planning permission ref 25/00142/APP (Householder application for part two storey part first floor side and rear extension)

The Parish Council has **no objection** subject to clarifying the style and proposed materials of the proposed 'briese soleils'.

[25/02258/VRC](#) 7 Stokes Lane Haddenham Buckinghamshire HP17 8D

Variation of condition 1 (Opening hours/days) relating to application 21/03951/APP (Change of use to hairdressing business (retrospective)

The Parish Council has **no objection** subject to no material adverse comments raised by neighbours.

P26 50 DECISIONS

The following recent Local Planning Authority decisions were NOTED:

[25/01902/APP](#) - 16 Stokes Lane Haddenham Buckinghamshire HP17 8DY

Householder application for single storey rear extension

Buckinghamshire Council – householder approval.

[25/01486/APP](#) 47 Townside Haddenham Buckinghamshire HP17 8AW Householder application for alterations to windows and doors at ground floor level and reinstate blockwork and render as appropriate and paint to match existing.

Buckinghamshire Council – householder approval

P26 51 UPDATES ON MAJOR DEVELOPMENTS

The following updates on current major development sites were received:

Airfield Site

The transfer of phase 2 land is still in progress, and we are waiting for confirmation this has been completed.

Lands Improvement Holdings have notified the Parish Council that an application for the remainder of the Airfield site has now been registered. The statutory consultation has not yet started.

Aston Road (Glebe Site – Dandara)

1. The Heras fencing around the cricket pitch and burial ground have realigned to open up more of the public open space.
2. The specification for two solar bollards on Aston Road, either side of the crossing point over to the new footway on Aston Road has been agreed with Bucks Council.
3. The last section of footpath works beside the St. Mary's School entrance was completed on 3-4 September.
4. We are trying to schedule an on-site meeting with Dandara, Agripower, Bucks Council, and ECB to inspect the new cricket pitch and agree how the lack of maintenance can be rectified.

Land West of Churchway (HAD007)

The section of the public right of way from Rosemary Lane to the site has been resurfaced and reopened, however concerns have been raised by residents about the steep slope of the path. The Clerk has contacted Bucks Council Officers to ask them to inspect the path to ensure it meets the correct highway standards.

Land East of Churchway

The reserved matters application has now been submitted and is on this agenda.

Land At Dollicott to the rear of Carwithen Close

Land Improvement Holdings have reported that all required paperwork has been submitted so a decision should soon be made for this application.

Land at Station Road

No updates.

P26 52 PROJECT UPDATES

The following updates on current projects were received:

New burial ground Aston Road

Further site assessments have been carried out in preparation for the planning application.

Aston Road Pavilion

PCMS are working on the discharge of conditions for the planning permission. An application has been submitted to Bucks Council to utilise S106 funding, but a decision is not expected until December. The tendering process can be carried out but no contract awarded until funding is confirmed.

Village Hall Improvements

PCMS have provided a quote for the next stage of work, which will be considered at the full Parish Council meeting which follows this meeting.

Future Haddenham

Preparations for the stakeholder engagement process are well under way, with the following dates to note:

Monday 15th September – pre-consultation presentation to Councillors

Thursday 25th September – consultation launch with a community engagement event in the Conference Room 15:00 to 20:00.

Saturday 27th September community engagement event at the Airfield pavilion 10:00 to 15:00

The survey will run from 25th September until 12th October.

Dates for meetings with landowners and key Bucks Council Officers are being scheduled during September.

P26 53 SPEEDWATCH REPORT

The speedwatch report for August 2025 was received. 54 vehicles were caught speeding in three sessions on Stanbridge Road, with the highest recorded speed being 49mph. The volunteers were thanked for the time they give up to do this.

P26 54 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

An update on the Thame Road pedestrian and cycling S106 project had been received from Bucks Council. An additional £40k has been awarded through grant funding towards the project to ensure it can go ahead. This is good news.

P26 55 DATES OF FUTURE MEETINGS

29th September 2025

CLOSURE OF THE MEETING

The meeting closed at 19:45.

Signed: _____ DRAFT _____
Chair

Date: 29th September 2025