



MINUTES
PLANNING COMMITTEE MEETING

Monday 23rd February 2026, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

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

Clerk: Ms. Gilbert

Committee and Communications Officer: Mr. Fox

Members of the public: 2

Joining remotely via Zoom:

Buckinghamshire Councillor: Cllr. Mormina

Members of the public: 2

P26 126 APOLOGIES

It was **RESOLVED** to accept apologies for absence from Cllr Desmier and Cllr Smith.

P26 127 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There were no requests to participate.

P26 128 MINUTES

The minutes of the meeting held on 2nd February 2026 were **AGREED** as a true record and signed.

P26 129 PLANNING APPLICATIONS

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

- (i) [PL/25/6667/HB](#) Listed building consent application for removal of plastic porch and replaced with oak porch (retrospective).
- 5 Fort End, Haddenham, Buckinghamshire, HP17 8EJ.

The Parish Council has no objection.

- (ii) [PL/25/6040/FA](#) Retrospective application for the conversion of the existing garage into a double bedroom with en-suite, retaining a small section of the garage for storage at the rear. Works include removal of the existing garage door, replacement with brickwork and two windows (one serving the bedroom and one the en-suite), and instillation of a new side access door from the alleyway. All works have been inspected and signed off by Building Control.
- 41 Barn Owl Lane, Haddenham, Buckinghamshire, HP17 8FR.

Correspondence from a neighbour was **NOTED**.

The Parish Council objects to this application.

The Parish Council recognises that while this work has been undertaken professionally, the issue of an extra bedroom being created with no parking availability, plus the potential of this conversion setting a precedent for the rest of the street to undertake conversion works which may lead to a consequent loss of frontage character should take priority. There is also a risk that future occupants may feel as if the conversion has resulted in a loss of storage space.

- (iii) [PL/24/03072/ADP](#) Submission of Reserved Matters including details of landscaping, appearance, scale and layout for the erection of 120 dwellings, including parking, hard/soft landscaping and the inclusion of a substation pursuant to planning permission 24/00041/VRC (Variation of condition 14 (off-site highway works) 23 (Bridleway upgrade) relating to application 17/02280/AOP (Outline application with access to be considered and all other matters reserved for the erection of 273 dwellings with access, parking, amenity space, landscaping, drainage works and play area) (AMENDED PLANS AND ADDITIONAL INFORMATION)
- Phase 2 Land West of Churchway, Haddenham, Buckinghamshire.

Haddenham Parish Council comments March 2026 following further amendments:

The Parish Council remains concerned about points 2, 3, 5, 6 and 8 as posted on 7th August 2025 and 3rd December (see below).

With respect to point 7, the Parish Council OBJECTS strongly to the omission of the walking & cycling connection at the south west corner. According to Redrow's supporting documentation: "The proposed link to the southwest corner of the development has been removed following discussions with the local authority."

Parish Council representatives attended the public inquiry into the Vale of Aylesbury Local Plan in August 2018 when officers assured the Planning Inspector chairing the inquiry that there would be walking and cycling access to the station towards the west from this site. This link will also secure access direct to Thame Road and the village centre via Dollicott and the recently approved Lands Improvement Holdings (LIH) site (ref 24/01624/AOP) adjoining Carwithen Close. The latter approval includes a condition to provide the connection up to the boundary with the Redrow site, which the Parish Council has been working to secure for several years. LIH have confirmed that they will clear and transfer to the Parish Council their retained land south and west of the GGR factory, and have notified Bucks Council accordingly. It is unbelievable that the link has now been removed from Redrow's plan.

Haddenham Parish Council comments posted 7th August 2025 on Bucks web-site:

The Parish Council submitted comments posted on 3rd December 2024 and included below for ease of reference. We have reviewed our comments following the submission of further documents on various dates during July 2025. The numbering refers to the 8 points made in our previous "summary of comments".

- 1. We note that a full 6m acoustic barrier by a specialist manufacturer is now proposed.**

2. We can find no reference to implementing the “standard” level of façade mitigation recommended in the approved acoustic report ref 17/G2280/DIS;
3. Similarly with the “uprated” level for the flats, particularly at 2nd floor.
4. We remain concerned about landscape mitigation on the western boundary and trust this will be evaluated by BC’s landscape adviser.
5. We note that the decision on the adjoining sports building at 24/01070/APP included a condition that details of the floodlighting/external lighting should be further submitted, which appears to be outstanding.
6. The 3 path connections to adjoining land appear to have been downgraded to pedestrian only. They should be designated for cycling as well as pedestrians as shown on the outline permission, and should be of the correct width. Some paths are still shown as grass or hoggin. Hoggin has been provided by Dandara on the Aston Road development. It becomes very muddy and slippery in wet weather, and degrades easily. It is not fit for purpose for walking, cycling, wheelchair users or mobility scooters. Target users will include commuters going to catch a train so will not want muddy shoes or clothing. Can all paths please be specified, or conditioned, as asphalt, as advised by the charity “Wheels for Wellbeing”.
7. We can advise that Land Improvements Holdings have confirmed their ownership of the strip of land to the south and west of the GGR factory due to be accessed from the south west corner of the development, and that it can be made available. However, we understand the land is not registered, which LIH will address.
8. Clustering along the western edge still appears to be the situation.

Haddenham Parish Council comments posted 3rd December 2024 on Bucks web-site:
The Parish Council is pleased to have had the opportunity to comment directly since the project was moved between Redrow offices. Our comments relate to the matters below. We do not have the resources to review all the different house types, materials, surfaces and planting.

Summary of Comments:

1. Acoustic barrier should be 6m with a long-term surface density of at least 10kg per square metre per the approved Acoustic Report ref 17/G2280/DIS.
2. The “standard” level of façade mitigation should be implemented throughout.
3. Consider the “uprated” level for the flats, particularly at 2nd floor.
4. A full planting scheme with large tree species all along the western bund to soften impact of factory wall and acoustic fence.
5. Carry out an appraisal of potential flood-lighting nuisance, including from the adjoining sports proposal at 24/01070/APP.

6. Paths to the south-west corner access to be tarmac instead of hoggin and grass, and to be wide enough for cycling.
7. Action by BC to facilitate walking & cycling connectivity with adjoining land, including with current application 24/01624/AOP. The PC is happy to discuss and help in any way possible.
8. Affordable units to be less clustered.

Relationship with the GGR crane factory, noise impact and landscaping:

Acoustic Barrier. This layout is a considerable improvement on that shown in the outline planning permission when we objected to the density in the south-west corner and proximity of properties up against the GGR factory on the western boundary.

The decision to approve residential development next to “B2 general industry” was by definition always likely to cause problems. The Acoustic Report approved under 17/G2280/DIS specifies that the acoustic barrier on the south-west boundary should be: “6m high; extend along the south-western boundary of the site; no holes or penetrations; may be a close-boarded timber fence, but must have a long-term surface density of at least 10kg per square metre after it dries out”. Even so, the Acoustic Report says there could still be “potential significant adverse impact in some locations during the day”. However, the Design Compliance Statement submitted with the current application only provides for an acoustic barrier of 4m height (section 4.4). The PC recommends that the full specification in the Acoustic Report should be implemented.

Façade mitigation. The Acoustic Report included a façade mitigation scheme to achieve acceptable internal noise levels in each dwelling with “standard” and “uprated” specifications for glazing and ventilators. We may have missed this, but the PC has found no reference to this matter in the submitted documents. Should this be a requirement, particularly in properties close to the factory?

The Acoustic Report states that the acoustic barrier only “provides partial screening for second floor levels”. The PC therefore asks whether the “uprated” façade specification (originally only for properties fronting Churchway) would also be appropriate for the blocks of flats with a 2nd floor near the factory?

Landscaping mitigation. The combined appearance of the factory wall and acoustic fence will be stark when viewed from the front of the properties opposite. The layout drawing shows a bund of grass and some trees. The PC suggests a fuller planting scheme with large trees to fill out along the entire length of the bund, but retaining easy access to the acoustic fence to facilitate longer term maintenance, so not planting right up against the fence.

Potential lighting pollution. Both the GGR factory and the “Plot N” Tavis house units have floodlighting in various forms. The Parish Council has received complaint about night-time light pollution at Tavis House from as far as Chearsley. Bucks Council are also currently considering an application by the GGR building for a gym building and padel court under ref 24/01070/APP which appears to have yet more floodlighting. A higher acoustic barrier and

more trees would both help lessen the impact, but the PC asks that an appraisal of potential flood lighting pollution be carried out.

Walking & Cycling Connectivity:

For several years the PC has been pursuing walking & cycling connectivity from the HAD007 site west to the station, sports fields and Co-op store, and south to the village centre and schools. We are pleased to see connectivity points are included. We appreciate that linking with adjoining land is out of the applicant's hands; however the PC looks to Buckinghamshire Council as both the planning and highway authority to help realise them, which was an undertaking by Officers to the inspector at the VALP public inquiry. Redrow's application shows 3 connections. The location of each and its current situation is shown below. All connections are possible as land has been retained for this purpose during previous development.

Link from north-west corner of HAD007 to Tavis House and the business park (shown in red). The approved plans for Tavis House (aka Plot N) ref 19/01084/ADP include a path to HAD007 shown in red. This path has not yet been constructed. An obligation to provide it is included in the land transfer from Lands Improvement Holdings (LIH) to the present owners. The access to Tavis House from HAD007 could be further south, but is ruled out because it would require a gap in the acoustic barrier. In the longer term, it may also be possible to make a link northwards to LIH land.

Link from south-west corner of HAD007 to path around part of GGR factory to business park and southwards to Dollicott via site 24/01624/AOP (shown in green) LIH have retained ownership of land to the south and west of the GGR factory for a potential path from HAD007 to the business park. This land is currently overgrown and has small unauthorised structures. Ownership could be transferred from LIH to either Bucks or the PC to create a path, and the cost of laying out could be a S.106 obligation under 24/01624/AOP. This path could also connect southwards to Dollicott via the current application by LIH ref 24/01624/AOP, thereby creating a convenient route to the village centre and schools. This would require BC to create rights of access. Redrow's drawing shows the approach to the link point in the south-west corner of HAD007 as being part hoggin and part grass. The PC suggests this should be entirely tarmac and sufficient width for cycling.

Link southwards to Dollicott via Platers Road (shown in blue). Application 15/02123/APP was intended in the Planning Officer's report to deliver a pedestrian/cycle link to HAD007. The farmer's original gate remains in position on the border between the 2 sites. Unfortunately, AVDC/BC neglected to include this proposal as a delivery obligation, and failed to adopt the adjacent section of highway. There is a retained right of way for the owners of the HAD007 site through to Platers Road, and vice versa, but public rights of way were removed during the land transfer of the private section of Platers Road. This leaves a difficult situation, with resistance from the residents of Platers Road to allow public access, but with no means of differentiating between the general public and new residents of HAD007. This will inevitably end up causing problems in that residents from HAD007 will try to create a desire line through the farmer's gate, which BC will have to deal with. Creating a route south via 24/01624/AOP and Carwithen Close may now be an easier option.

Other matters:

The PC supports the comments of the Housing Officer requesting that the affordable units are less clustered.

- (iv) [PL/26/00325/FA](#) Flat roof dormer to front roof slope and associated works for loft conversion to habitable space.
- 1 Coxon Close, Haddenham, Buckinghamshire, HP17 8DE.

The Parish Council has no objection.

P26 130 TREE WORK APPLICATIONS

The Council's responses to the following tree work applications were **NOTED**:

- (i) [PL/26/00674/KA](#) Tree works as shown on the site plan.
(Haddenham Conservation Area)
- 13 Churchway, Haddenham, Buckinghamshire, HP17 8AB.

The Parish Council has no objection.

Concerns have been raised that the application has been submitted from a neighbour in relation to the overhang of two trees that are not in their ownership. It is unclear whether this proposed work has been discussed or agreed with the trees' owner. It would be preferable for any works to be undertaken in coordination with the owner of the trees, as joint management would be more beneficial for the long-term health and appearance of the trees. Unilateral pruning from one side only may result in an unbalanced or visually incongruous outcome.

- (ii) [PL/26/00821/KA](#) Reduce height hedge by 4 metres to bring hedge down to 4-5 metres in height and side pruning on north side to limit spread of branches to increase light x 1 Cypress Leylandi hedge and reduce crown spread by 1-2 metres and prune lower branches to a more compact shape x 1 Apple tree.
- 11 Rudds Lane, Haddenham, Buckinghamshire, HP17 8JP.

The Parish Council has no objection to this application, subject to the agriculturalists report.

P26 131 ENFORCEMENTS

It was **NOTED** that the following planning enforcements had been submitted to Buckinghamshire Council with no updates to report:

- (i) 13/11/2025 – Post Office, 165-167 Churchway, Haddenham, HP17 8LG: New illuminated signs installed without planning permission.
- (ii) 13/11/2025 – 7 Woodways, Haddenham, HP17 8HW: Unauthorised change of use for cales business.
- (iii) 12/01/26 – House of Spice, 19 Fort End, Haddenham, HP17 8EJ: Rooflights installed on front elevation of the roof. Planning permission was for rooflights on the rear elevation. An earlier application was refused with rooflights on the front elevation (Ref 25/00977/NAPP).

It was **NOTED** that an update had been received from Buckinghamshire Council in relation to the mobile homes in the rear garden of the Rose and Thistle Pub (Ref NC/22/00047/COU, submitted

in February and April 2022): While works are taking place at the location, Bucks Council are unable to take action against or require the owners to remove the mobile homes.

P26 132 DECISIONS

The following recent Local Planning Authority decisions were **NOTED**:

- (i) PL/25/6182/FA Ground floor porch extension beneath existing roof.
- 4 Wykeham Gate, Haddenham, Buckinghamshire, HP17 8DF
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- (ii) PL/25/5203/FA Part two storey, part single storey extension, rear dormer, alterations to front dormer, extend drive, other associated alterations.
- 1 Wyre Close, Haddenham, Buckinghamshire, HP17 8AU
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- (iii) PL/6669/FA Single storey extension.
- 24 Maslin Elms, Haddenham, Buckinghamshire, HP17 8FT
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

P26 133 UPDATE ON THE LOCAL PLAN FOR BUCKINGHAMSHIRE

Following the recent communications between Matthew Pennycook MP and Cllr Broadbent (leader of Buckinghamshire Council), wherein Matthew Pennycook MP raised concerns over the slow progress by Buckinghamshire Council, the Local Plan for Buckinghamshire has launched an informal consultation of the site selection reports. There are two site selection reports, the Housing and Economic Land Availability Assessment (HELAA) and the New and Extended Settlement Study (NESS). Haddenham has been included in the NESS with an assessment of the available land proposing that 7,350 new homes could be delivered, with 3,500 of those being deliverable in the current plan period (to 2045) (This exercise invites feedback from landowners and agents, town and parish councils, developers, and infrastructure providers on the sites that may have potential for housing, employment, or mixed-use development).

Buckinghamshire Council's progress in writing the Local Plan for Buckinghamshire has been slow and is combined with a failure to demonstrate a five year supply of housing, triggering a presumption in favour of sustainable development. Cllr. Truesdale highlighted the optimism and mismatch of numbers within differing documents concerning the number of houses which were to be built in Haddenham, and felt that the local authority has failed as their recently released plans focused on numbers and not communities. Cllr. Truesdale also informed the Planning Committee that there was a discrepancy between the sites selected in the New and Expanded Settlement Study (NESS) document and within the recently published interactive map. AECOM, the consultancy that prepared the NESS, were also commissioned by the Parish Council to carry out a Strategic Environmental Assessment (SEA) for the Haddenham Neighbourhood Plan Review, it is clear that the Parish Council's report was not taken into account so constraints to development are not included in the NESS.

It was **DELEGATED** to the Clerk and Cllr. Truesdale to submit The Parish Council's official response to Buckinghamshire Council as the comment expiry date is prior to the next Planning Committee meeting.

P26 134 UPDATES ON MAJOR DEVELOPMENTS

The following updates were **NOTED**:

Airfield

Following complaints from residents about the dangerous parking on Tibbs Road around the Coop site, Cllr Mormina had raised this with officers at Bucks Council and found that permission had been obtained from Cala Homes to install the double yellow lines ahead of the road being adopted. It is now with the parking team for delivery, but with no timescale confirmed.

Aston Road (Dandara)

An on-site meeting is scheduled for 24th February 2026 to inspect the phase 3 open spaces prior to adoption, and confirm the maintenance required to bring the new cricket pitch up to standard. There will also be a discussion about the replacement of dead trees on the whole site. The PC has offered to take responsibility for the ongoing maintenance if Dandara funds the replacement trees and their planting.

Land East of Churchway (Greencore)

Following submission of an additional comment by the Parish Council regarding the pedestrian access and crossing of Churchway/Stanbridge Road a response has been received from the Highways Officer: The off-site works shown in the Proposed Pedestrian and Cycle Connectivity Plan formed part of the Outline Planning Permission (23/00311/AOP) and were considered by the Planning Inspector during the appeal. Although I note that the Parish Council did not have sight of this plan when preparing its original comments, the pedestrian connection at this point now forms part of the approved outline application, and the principle of a crossing in this location has already been accepted at appeal. At the Reserved Matters Stage, the Highway Authority can only comment on the internal layout inside the red edge of the site.

Most of the issues you have raised relate to the detailed design of the pedestrian connection and off site works. The principle and approximate location of the access were established at the outline stage and confirmed at appeal. However, the exact alignment, crossing design, visibility arrangements, treatment of the verge and ditch, island design, and associated bus stop positioning will all be fully assessed at the forthcoming detailed design stage as part of the technical approval and the required Road Safety Audits (GG119) will need to be undertaken at this stage.

Any matters identified through the detailed design process or the safety audits will need to be addressed by the applicant and agreed with the Highway Authority before any construction can proceed. This stage allows refinement of the arrangement to ensure the safest and most appropriate solution is delivered.

Dollicott (rear of Carwithen Close)

No updates.

Land at Station Road

No updates.

Lower Road.

The Chilterns Haddenham Management Company Limited contacted Rectory Homes Ltd concerning the drainage strategy for the development at Land South of Lower Road. Within the planning documents, it states that the new development intends to discharge surface water into the same watercourse used by the existing Brook Meadow and Mead Furlong network, and that

a new connection into this system “will be allowable”. Chilterns Haddenham Management Company Ltd requested clarification on the impact on the existing drainage network, liability for any damage, whether Rectory Homes Ltd would take full responsibility for any repairs, and what the long-term management implications would be.

P26 135 PROJECT UPDATES

The following project updates were **NOTED**:

New burial ground Aston Road

A new planning officer from Cemetery Design Services (CDS) has contacted the Clerk and asked for background information relating to the planning permission and design of the new burial ground. He is picking up work from colleagues who have left the company. The questions asked have raised serious concerns about the way in which CDS have managed the project and recent lack of progress. The Clerk has asked for a face to face meeting, which has received no response to date. Consideration may need to be given to changing the consultants for this project if no progress is made soon.

Aston Road Pavilion

An informative meeting was held with the England and Wales Cricket Board Facilities Planning Manager to discuss the new and existing cricket facilities in Haddenham and plans for future use and growth. Once the tender process is complete it will be clear if financial support is needed from ECB, however this would require some additional work by Haddenham Cricket Club to justify the investment in the club. The tender for the pavilion construction was published on Find a Tender on 18th February 2026. The timetable for the project has been set as follows:

- Pre-Qualification Questionnaire returns: by 11 March 2026
- Invitation to Tender returns: by 15 April 2026
- Award of contract: 04 June 2026, subject to approval by HPC and to the statutory standstill period.
- Construction start date: 06 July 2026
- Completion date: 04 April 2027

Banks Cottage Extension

The tender for the extension to the cottage was published on Find a Tender on 18th February 2026. The timetable for the project has been set as follows:

- Pre-Qualification Questionnaire returns: by 11 March 2026
- Invitation to Tender returns: by 08 April 2026
- Award of contract: 07 May 2026, subject to approval by both HPC and HDC as well as being subject to the statutory standstill period.
- Construction start date: 04 June 2026
- Completion date: 28 January 2027

A meeting has been held with Dr. Patel to progress with the terms of the agreement for the funding and management of the project. The Parish Council is funding the cost of the building and the dental practice the fixtures and fittings, which they are responsible for under the terms of their lease.

The Clerk has received VAT advice which confirms that the Parish Council can reclaim the VAT on the construction work, but not on the fitting out of the surgery as the parish council is not responsible for their ongoing maintenance. The dental practice will therefore be invoiced for their portion of the cost including the VAT.

Village Hall Improvements

The Village Hall Management Committee have submitted a long list of questions about the project, many are unanswerable at this stage as they relate to costs or details that will become clearer at a later date. Having made decisions on the basis on which to move forward with the project several months ago, these questions revisit those decisions already made. To move the project forward there needs to be a clear agreement on the option being progressed and the reasoning for it.

Future Haddenham

The recent issuing of documents for the Local Plan for Bucks will have significant implications for a new neighbourhood plan. The documents are being reviewed to inform decisions about progression with a new neighbourhood plan.

P26 136 SURVEY OF HADDENHAM STREAM

Following the flooding of properties and the hosting of a community engagement evening the need for a professional survey of the whole length of the Haddenham stream was identified in order to determine the causes of flooding and then work on a plan to reduce flooding risk. The first stage needed is an assessment of the amount of work involved to carry out a survey, which is in itself time consuming. A proposal was considered from Stephen Gibson and it was **AGREED** that a budget of up to £5000 could be set aside for him to carry out the initial assessment. It was noted that the full survey would be likely to cost in the region of £15,000.

P26 137 CORRESPONDENCE AND ITEMS FOR NEXT AGENDA

The following correspondence was **NOTED**:

- (i) An update has been received from Bucks Council concerning the proposed new Thame Road crossing point had been received: Following the consultation for the raised crossing and TRO changes, very positive responses were received (84.48% support of signalled crossing, 70.69% support of shared use paths, 86.21% support of traffic regulation order amendments). Bucks Council are in the process of producing a more detailed design, with the current focus on drainage aspects. The plan remains to deliver the crossing for the summer months.

- (ii) Following a meeting with police and environmental health, a joint inspection took place at Blackbarn Farm in Aston Stanford. Following the inspection, planning contravention notices had been submitted and the Parish Council will remain supportive towards Aston Sandford Parish over the ongoing issues at the site.

P26 138 DATE OF FUTURE MEETINGS

16th March 2026.

CLOSURE OF THE MEETING

All the business on the agenda having been transacted, the Chair closed the meeting at 19:46.

Signed: _____
Chair

Date: 16th March 2026.