



MINUTES
PLANNING COMMITTEE MEETING

Monday 16th March 2026, 19:00
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Truesdale (Chair), Cllr. Hoare, Cllr. Kidby, Cllr. Matharu, Cllr. Smith, Cllr, Thawley.

Clerk: Ms. Gilbert

Committee and Communications Officer: Mr. Fox

Members of the public: 2

Joining remotely via Zoom:

Head of Planning & Sustainability at Greencore Homes: Ness Scott

Members of the public: 4

P26 139 APOLOGIES

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

P26 140 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There were no requests to participate. The Chairman proposed that the Greencore representative present on zoom should participate under the agenda number P26 147, this was **AGREED**.

P26 141 MINUTES

The minutes of the meeting held on 23rd February 2026 were **AGREED** as a true record and signed.

P26 142 PLANNING APPLICATIONS

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

- (i) [PL/26/00184/FA](#) and [PL/26/00185/HB](#) Listed building consent for the removal of an existing plastic porch and replacement with an oak porch and construction of a garden wall together with alterations to height of an existing garden wall and installation of an oak gate and gate posts (retrospective)
- 5 Fort End, Haddenham, Buckinghamshire, HP17 8EJ
The Parish Council has no objection to this application.
- (ii) [PL/26/00322/HB](#) Listed building application for addition of some lead flashing to a small section of the tiled roof of the most southerly section of the property (retrospective)

- 5 Fort End, Haddenham, Buckinghamshire, HP17 8EJ
The Parish Council has no objection to this application.

P26 143 TREE WORK APPLICATIONS

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

- (i) [PL/26/01523/KA](#) T1 Poplar reduce by 3m in height and width. (Haddenham Conservation Area).
- 9A Churchway, Haddenham, Buckinghamshire, HP17 8AB
The Parish Council has no objection to this application.

- (ii) [PL/26/01611/KA](#) Tree work as shown on specification/plan (Haddenham Conservation Area).
- 11 Churchway, Haddenham, Buckinghamshire, HP17 8AB
The Parish Council has no objection to this application.

P26 144 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 sales business.
- (iii) 12/01/2026 – 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.

It was **NOTED** that an update had been received from Buckinghamshire Council in relation to the alleged construction of an outbuilding in the rear garden of 9 Church End (Ref [EN/26/00061/OPHH](#), submitted 15/01/2026): an enforcement notice with a time for compliance of four months (from 11/03/26) has been issued by Buckinghamshire Council to remove the outbuilding as well as any hard standing and materials used for and in construction of the outbuilding.

P26 145 LOCAL PLAN FOR BUCKINGHAMSHIRE

It was **NOTED** that Cllr. Truesdale and the Clerk had drafted an 11 page response to the consultation on the New and Extended Settlement Study (NESS) for the Local Plan for Buckinghamshire with a particular focus on the site assessments as per request by Buckinghamshire Council.

Within the NESS, Haddenham was subject to a large amount of strategic growth. The concerns raised on this matter have been published on the Parish Council website and can be read here: <https://www.haddenham-bucks-pc.gov.uk/VirDir/CoreContents/News/Display.aspx?id=83525>

P26 146 DECISIONS

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

- (i) [PL/25/5548/FA](#) Installation of photovoltaic panels.
- Wheatclose Cottage, Mill Lane, Haddenham, Buckinghamshire, OX9 3RZ
Buckinghamshire Council as local planning authority grants permission.
- (ii) [PL/25/5498/KA](#) Installation of photovoltaic panels.
- Wheatclose Cottage, Mill Lane, Haddenham, Buckinghamshire, OX9 3RZ
Buckinghamshire Council as local planning authority grants listed building consent.
- (iii) [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
No tree preservation order, works may be carried out.
- (iv) [PL/26/00348/KA](#) Tree works as shown on the plan/specification (Haddenham Conservation Area)
- White Hart Studio, 15-17 Churchway, Haddenham, Buckinghamshire, HP17 8AB
No tree observation order, works may be carried out.

P26 147 UPDATES ON MAJOR DEVELOPMENTS

The following updates were **NOTED**:

Airfield

No updates.

Aston Road (Dandara)

Spring maintenance work has started on site and photographs of the cricket pitch maintenance work undertaken by Dandara's contractor have been shared with the Parish Council.

Land West of Churchway (Redrow)

Councillors and the Clerk met with the planning and highways officers to raise concerns about the removal of the pedestrian and cycle link in the south-west corner of the reserved matters application. The planning officer explained it had been taken out because it wasn't shown on the outline plans and in her opinion the dispute was not there for legal challenge if included on the reserved matters. The Parish Council asked for advice on how this essential connection could still be secured, and a record of the meeting has been shared.

Land East of Churchway (Greencore)

The chair invited the Greencore representative to run through the amendments made to the planning application for this development. The following points were raised by Ness Scott concerning changes made within the reserved matters application ([25/02312/ADP](#)):

- 1) Better integration into the village: A more direct footpath has been placed in the SW corner.
- 2) Render wall with red tile capping: These now total 19no, to all boundary walls fronting the street.
- 3) Suggested cycle route: More natural 'diagonal' cycle route from the main entrance to the south east corner and the bridleway.

- 4) Addition of 7 visitor spaces to supplement tandem parking.
- 5) Improved street connectivity with private drives removed and new shared-surface/footpath links added.
- 6) Parking bay widths and clearances, turning spaces and refuse drag distances all checked and fully compliant.

The following questions were asked by the Committee:

- 1) Are the new walls finished in timber cladding/render finish still going to ensure the houses are 'better than net zero'?
 - Answer by Greencore representative: Yes, as the 'better than net zero' calculation is completed as a total.
- 2) Where will the surface water drainage go?
 - Answer by Greencore representative: The water will enter the SE and SW ditchways.

Dollicott (rear of Carwithen Close)

Land Improvement Holdings have submitted a comment to the consultation on the amended plans for phase 2 of the Land West of Churchway. The amended plans have removed the connection to the pedestrian path that has been conditioned in the approval of this application.

Land at Station Road

No updates.

Lower Road.

No updates.

P26 148 PROJECT UPDATES

The following project updates were **NOTED**:

New burial ground Aston Road

The Parish Council are waiting for a copy of the officers report on the reserved matters planning application as this is unavailable online – this request was submitted on 20th February 2026. The officer who wrote the report has since left and it is unknown where the report was saved.

Aston Road Pavilion

The pre-qualification period on Find a Tender for the pavilion construction closed on the 11th March 2026. The assessment of applicants is underway to select contractors suitable to take forward to the full tender process.

Banks Cottage Extension

The pre-qualification period on Find a Tender for the extension to the cottage closed on 1th March 2026. The assessment of applications is underway to select contractors suitable to take forward to the full tender process.

Village Hall Improvements

No updates.

Future Haddenham

The Clerk and Cllr Truesdale met with the Neighbourhood Plan team from Bucks Council to discuss the implications the recent publication of the New and Extended Settlement Study (NESS) for the Local Plan for Bucks will have on the Parish Council's decision to take the scenario planning work carried out at the end of 2025 forward to a new neighbourhood plan based on scenario 3 'maximising railway links'. It is clear that the strategic growth proposed in the NESS is beyond what can be covered in a neighbourhood plan.

Their advice was as follows:

- 1) Make sure we comment on the current consultation and raise as many issues as possible using our current knowledge.
- 2) Make sure we submit the same to the Reg 19 consultation so we get involved in the process.
- 3) Keep an eye on the appeal at Buckingham which is a key test of §14 holding up for a new neighbourhood plan, in light of recent decisions elsewhere.
- 4) It could be worth progressing to a neighbourhood plan without any housing allocation, or just a small site allocated. We would need to allocate something to trigger §14.
- 5) We could use the plan to:
 - a. Emphasise design, housing mix.
 - b. Implement streetscape projects.
 - c. Protect the conservation area with reference to the recent update that includes a management plan for the conservation area.
 - d. Increase the Community Infrastructure Levy (CIL) contribution paid to the Parish Council to 25% from 15%.
 - e. Set green and blue corridors through a Settlement Spatial Plan.

The Parish Council will need to consider the benefits of proceeding with the neighbourhood plan as the policy framework in which it will sit is now significantly changed.

P26 149 SPEEDWATCH REPORT

A report was delivered by Jane Blagden and Linda Fischer: During last week (9th - 15th February), we planned 5 sessions - but due to adverse weather (cancellations) and some technical issues, we only uploaded data for 2 sessions. The weather was overcast for those sessions and our volunteers logged a total of 27 vehicles travelling over 35 mph, fastest was 54mph. Total passing vehicles counted during the 2 sessions was 350 vehicles. The percentage of speeders on Stanbridge Road / Garden centre, going South during the session on 09/02 is calculated at 13%. The percentage of vehicles speeding on Pegasus Way Road during the session on 11/02 is much lower, at 1%. As previously advised, the MVAS (Moveable Vehicle Activated Sign) equipment has been deployed on Aston Road, but data download is incomplete due to a software issue with the MVAS unit. The supplier has been contacted and they are working to rectify the issue. We have been assisting Stone and Bishopstone to train their Community Speedwatch volunteers, so that they can successfully deploy the Speedwatch Camera in their village hot spots. Ian at Haddenham Parish Council is managing the bookings for the equipment, to ensure the planned sessions run smoothly. As usual, thanks are due to our band of volunteers for keeping a visible presence in the village, especially in the wintry weather!

P26 150 CORRESPONDENCE AND ITEMS FOR NEXT AGENDA

None.

P26 151 DATE OF FUTURE MEETINGS

30th March 2026.

CLOSURE OF THE MEETING

All the business on the agenda having been transacted, the Chair closed the meeting at 19:56.

Signed: _____

Chair

Date: 30th March 2026.