



MINUTES
PLANNING COMMITTEE MEETING

Monday 13th April 2026, 19:00

Conference Room, Haddenham Village Hall and via Zoom

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

Clerk: Ms. Gilbert

Members of the Public: none

Joining remotely via Zoom:

Cllr Millo and Cllr Smith

Members of the public: 2

P26 164 APOLOGIES

Apologies for absence were received and accepted from Cllr. Millo and Cllr. Smith who joined the meeting remotely but did not vote on any agenda items.

P26 165 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

There were no requests from members of the public to speak.

P26 166 MINUTES

The minutes of the meeting held on 30th March 2026 were AGREED as a true record and signed.

P26 167 PLANNING APPLICATIONS

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

- (i) [25/02417/AOP](#) Outline planning application for the erection of up to 700 dwellings, public open space, landscaping, drainage, and other associated works, alongside land for a 1FE primary school (if required). All matters reserved, except for the principal means of access off Pegasus Way and Tibbs Road. EIA Development. (Amended Plans)
Land At Former Haddenham Airfield Haddenham Buckinghamshire

The Parish Council OBJECTS for the following reasons:

1. Interface between proposed central play area and the Parish Council's existing playing fields and Airfield Pavilion. We note that all reference to the relationship with the PC's existing facilities has now been removed, possibly because these are beyond the red line site boundary. The proposed central area was conceived in consultation prior to submission as a potentially integrated public open space. In order to achieve this aim, the PC would be prepared in due course to create a link on its northern boundary to enable users of the proposed new facilities to connect directly with the PC's existing facilities, without having to

walk around the surrounding roads. The PC is of the view that the inclusion of an indicative link should be included at outline application stage to facilitate this integration if details are to be agreed at a later stage. However, delivery of this would be subject to all the open space on the proposed development being transferred freehold to the Parish Council. We understand this is acceptable to the applicant. The PC therefore requests that the PC is a party to the S106 agreement to ensure: (a) the freehold transfer of all the proposed public open space including playgrounds etc to the PC, with no option to transfer to a management company; and (b) that we have involvement with the ultimate developer/constructor on final design through to completion and handover.

2. Path in NW corner. This appears to cross Pegasus Way at or near the roundabout off A418 to give access to the permissive path alongside railway on both the DAS and the Amended Land Use Plan (albeit in slightly different locations in the two documents). For obvious safety reasons we suggest that this link should be provided further south by a full (non-illuminated) crossing, possibly at the red nib into Pegasus Way shown on the drawings, or via a central refuge by the entrance to the estate.

3. Path near North East corner. The DAS on page 50 shows an informal route with a purple arrow pointing to the A418, but there is no matching connecting path on the other side of road at that point. We suggest this is omitted.

4. Kings Cross junction: A418/Churchway/Dadbrook. This is a busy and particularly hazardous junction. It has long given rise to safety concerns for walkers (including from Cuddington accessing the Churchway bus stop), cyclists, and motorists seeking to make right turns through the dog leg on a fast road prone to speeding. Following our "Streetscape" traffic impact assessment undertaken by Phil Jones Associates, Haddenham, Chearsley & Cuddington Parish Councils jointly commissioned PJA to prepare initial proposals to improve the layout and create safer crossing. A report with options was prepared in December 2023 and is appended. The three Parish Councils request that the opportunity be taken to improve this junction.

5. Netball court, skatepark & MUGA. We appreciate that the location of these is currently indicative, but more thought will be needed on the exact location of these facilities in order to avoid undue disturbance to properties from noise, any lighting, and hours of use etc. The PC would be pleased to assist with this in due course.

6. Proposed School. We note that there does not appear to be a clear outcome on provision of a new school on the site, which the PC supports, while leaving open our previous comment about the best location within the overall site. The recent publication of the Local Plan Site Selection and the inclusion of Haddenham as a NESS (expanded settlement) surely makes provision of this school essential, possibly with space for 2-form entry in future.

7. Impact on Haddenham Community Junior School in Woodways. We expressed 5 separate concerns about the off-site proposals at the Junior School at para. 30 in our previous comments, which have not been addressed in responses to date. Again, recent publication of the Local Plan Site Selection and the inclusion of Haddenham as a NESS (expanded settlement) must surely require that at least some, if not all, of the open land around the Junior School will be required for extending school buildings.

- (ii) [PL/26/01778/FA](#) Construction of a single storey rear extension.
5 Hedgehog Way Haddenham Buckinghamshire HP17 8FX
The Parish Council has no objection.

P26 168 TREE WORK APPLICATIONS

The following delegated response submitted to a recent tree work application was NOTED:
[PL/26/01909/KA](#) Apple Tree - Reduce to previous pruning points by removing up to 2.5 meters reactive growth
21 The Croft Haddenham Buckinghamshire HP17 8AS
The Parish Council has no objection.

P26 169 DECISIONS

The following recent Local Planning Authority decisions were NOTED:
[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
Buckinghamshire Council, PERMITS subject to conditions.

Tree work Decisions:

[PL/26/01523/KA](#) T1 Poplar reduce by 3m in height and width. (Haddenham Conservation Area)
9A Churchway, Haddenham, Buckinghamshire, HP17 8AB
Buckinghamshire Council - no tree preservation order to be made, work may be carried out.

[PL/26/01611/KA](#) Tree work as shown on specification/plan. (Haddenham Conservation Area)
11 Churchway, Haddenham, Buckinghamshire, HP17 8AB.
Buckinghamshire Council - no tree preservation order to be made, work may be carried out.

P26 170 ENFORCEMENTS

There were no updates on the following planning enforcements submitted to Buckinghamshire Council.

- 13/11/25 - Post Office 165-167 Churchway: New illuminated signs installed without planning permission
- 13/11/25 – 7 Woodways: unauthorised change of use for car sales business
- 12/01/26 - House of Spice: 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.
This has been added to enforcement ref: 25/00977/NAPP
- [EN/26/00061/OPHH](#) 9 Church End: Alleged construction of an outbuilding in the rear garden without planning permission. Reported 15/01/26 and an enforcement case was opened 11/03/26.

P26 171 UPDATES ON MAJOR DEVELOPMENTS

The following updates on current major development sites were RECEIVED.

Airfield

Amended plans have been submitted for the northern area of the site (see agenda).
The Clerk has been unable to contact anyone at Cala Homes to discuss the transfer of the phase 2 public open space, it appears that key contacts have left, and the office phone was not answered.

Aston Road (Dandara)

A blossom tree semi-circle has been planted on the Country Park area in collaboration with ReLeaf. This is the first phase of planting to replace dead trees. A resident has complained about an area of trees and hedging that has never been planted according to the landscaping plan. This has been raised with Dandara.

The legal transfer of Phase 3 is in progress through the solicitors with a site inspection scheduled at the end of April prior to hand-over.

Land west of Churchway (Redrow)

Concerns have been raised by a new resident of the development regarding the play area which has recently been opened for public use and is unfenced and with dog fouling. They were under the impression that the Parish Council would be adopting the play area, however it has been explained that Redrow refused to transfer to HPC and preferred to set up a Resident's Management Company to look after the Public Open Space. The resident was referred back to Redrow and advised to check what management and safety measures have been put in place.

Land East of Churchway (Greencore)

No updates.

Dollicott (rear of Carwithen Close)

No updates.

Land at Station Road

No updates.

Lower Road

No updates.

P26 172 PROJECT UPDATES

The following updates on current projects were **RECEIVED**:

New burial ground Aston Road

It has taken a month to get a copy of the planning officer's report for the phase 2 reserved matters planning application for land at Aston Road (Glebe site) from Buckinghamshire Council, as this document wasn't available online as is standard practice. This has now been passed to CDS planning consultant.

Changes in staff at CDS have led to omissions and delays in putting together the plans for the layout and design of the new burial ground. It has come to light that a questionnaire that should have been completed by HPC at the start of the design process was never requested so details we have asked for haven't been included. A new planning consultant who has taken up the project from a former colleague would charge an additional £500 to carry out a site visit and asked PC staff to visit the site to take photographs instead, which we consider unacceptable. We do not feel that we are getting the level of professional service we would expect from CDS as successive staff have badly managed the project, and there is currently no admission of this or attempt to rectify.

Quotes are being obtained from other consultants recommended by the Institute of Cemetery and Crematorium Management for the Council to consider progressing the project through an alternative company.

Aston Road Pavilion

The tenders for the construction of the pavilion are being reviewed on 17th April 2026 and will go to the full PC meeting on 27th April 2026 for selection of the winning bidder.

Banks Cottage Extension

The tenders for building the extension are being reviewed on 17th April 2026 and will go to the full PC meeting on 27th April 2026 for selection of the winning bidder.

Village Hall Improvements

The working group has not met recently.

Future Haddenham

This project is under review since the publishing of the New and Extended Settlement Study for the Local Plan for Bucks which allocates significant growth for Haddenham.

P26 173 LOCAL PLAN FOR BUCKINGHAMSHIRE

No updates were received.

P26 174 SPEEDWATCH REPORT

The March report was **RECEIVED** from the Speedwatch volunteers:

During last week (2nd - 8th March), we planned and completed 4 sessions (we were blessed with better weather than in February!)

Our volunteers logged a total of 27 vehicles travelling over 35 mph, fastest was 52mph.

Total passing vehicles counted during the 4 sessions was 737 vehicles.

The percentage of speeders for all sessions has returned to between 2% and 5%, which appears to be good news. We are renewing both SD cards (thanks Ian) to ensure we are collecting the data correctly.

As previously advised, the MVAS (Moveable Vehicle Activated Sign) equipment has not been recording data 24/7, due to a software issue with the MVAS unit. The supplier has been contacted and they are working to rectify the issue.

In the last week, we have been contacted by Bledlow cum Saunderton Parish Council, requesting support with their Community Speedwatch programme. They have their own equipment, so that will not affect our capacity to deploy the Haddenham Community Speedwatch team every month.

P26 175 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

None.

P26 176 DATES OF FUTURE MEETINGS

27th April 2026.

CLOSURE OF THE MEETING

There being no further business to be transacted the Chair closed the meeting at 19:48.

Signed: _____

Chair

Date: 18th May 2026