



DRAFT MINUTES

PLANNING COMMITTEE MEETING

Monday 29th June 2026, 19:00

Conference Room, Haddenham Village Hall and via Zoom

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

Clerk: Ms. Gilbert

Committee and Communications Officer: Mr. Fox

Members of the Public: 2

Joining remotely via Zoom:

Members of the public: 2

P27 15 APOLOGIES

It was **RESOLVED** to accept apologies from Cllr. Desmier, Cllr. Hoare, and Cllr. Matharu.

P27 16 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC PARTICIPATION

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

P27 17 MINUTES

The minutes of the meeting held on 8th June 2026 were **AGREED** as a true record and signed.

P27 18 PLANNING APPLICATIONS

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

- (i) [PL/26/04137/OA](#) Outline planning application for residential development of up to 99 dwellings (include affordable housing); vehicular and pedestrian access from Stanbridge Road; public open space and new landscape planting; local equipped area of play (LEAP); and provision of Sustainable Drainage Systems (SuDS) (matters to be considered at this stage: access).
Land East of Stanbridge Road, Haddenham, Buckinghamshire, HP17 8JQ.
For PC response, see appendix.
- (ii) [PL/26/04235/FA](#) Part two storey, part single storey rear extension (replacing current lean to extension). Replacement detached garage.
28 Dollicott, Haddenham, Buckinghamshire, HP17 8JG
The Parish Council has no objection.

- (iii) [PL/26/04849/FA](#) Single storey extension to form enlarged mammal nursery room.
St Tiggywinkles, Aston Road, Haddenham, Buckinghamshire, HP17 8AF
The Parish Council has no objection.
- (iv) [PL/26/03549/FA](#) Porch extension and partial garage conversion.
1 Kemps Piece, High Street, Haddenham, Buckinghamshire, HP17 8LA
The Parish Council has no objection.
- (v) [PL/26/04598/FA](#) Single storey rear extension.
16 Cricketers Way, Haddenham, Buckinghamshire, HP17 8FL
The Parish Council has no objection.
- (vi) [PL/26/03684/FA](#) Erection of single storey attached garage with pitched roof to side of existing dwelling for domestic parking and storage using materials to match the existing dwelling for domestic parking and storage using materials to match the existing property.
14 Rudds Lane, Haddenham, Buckinghamshire, HP17 8JP
The Parish Council has no objection.
- (vii) [PL/26/04712/FA](#) Ground floor extension.
10 Marriotts Lane, Haddenham, Buckinghamshire, HP17 8BN
The Parish Council has no objection.
- (viii) [PL/26/04436/FA](#) Creation of a front enclosed porch, part garage conversion to accommodate W.C and utility, plus a rear single storey extension to create a home office. Includes all work necessary for the conversion of the garage including raising of the roof by 150mm.
49 The Gables, Haddenham, Buckinghamshire, HP17 8AD
The Parish Council has no objection.

P27 19 TREE WORK APPLICATIONS

The following delegated responses submitted to recent tree work applications were **NOTED**:

- (i) [PL/26/04479/KA](#) Monterey Cyprus Conifer – Remove.
9 High Street, Haddenham, Buckinghamshire, HP17 8ES
The Parish Council has no objection subject to the planting of a suitable replacement tree if circumstance and space allows.

P27 20 DECISIONS

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

- (i) [PL/26/03818/KA](#): T1 Plum – Reduce the height of the tree by up to 2 metres and the lateral spread by up to 1 metre, approximately back to the previous pruning points.
The Thatched Cottage, 13 Townsend, Haddenham, Buckinghamshire, HP17 8JW.
Buckinghamshire Council – no tree preservation order to be made, work may be carried out.
- (ii) [PL/26/02794/TP](#): Ash (T1) – TPO 1992 (No.5) – Reduce crown by approximately 1.5-2m to clear overhead power and telephone cables.

Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

- (iii) [PL/26/04019/KA](#) T1 Birch – Fell, T2 Magnolia – Reduce all round by 15% to contain by removing up to 1m apical and lateral growth.

15 Flint Street, Haddenham, Buckinghamshire, HP17 8AL.

Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

- (iv) [PL/23/04009/AOP](#) Outline planning application with all matters reserved except access for the erection of up to 86 dwellings (Use Class C3) including affordable housing, together with creation of new areas of open space and a LAP, a new access off Lower Road and through Fairfield Close, landscaping and all enabling and ancillary works.

Land South of Lower Road and East of Fairfields Close, Haddenham, Buckinghamshire

Buckinghamshire Council as local planning authority, HEREBY PERMITS.

- (v) [PL/25/5105/FA](#) Proposed demolition of existing rear flat roof extension and front lean-to porch and construction of a single storey front extension and two storey side and rear extension.

26 Crabtree Road Haddenham Buckinghamshire HP17 8AT.

Buckinghamshire Council as local planning authority, HEREBY PERMITS.

- (vi) [PL/26/03295/FA](#) Single storey rear extension.

40 Hedgehog Way, Haddenham, Buckinghamshire, HP17 8FX.

Buckinghamshire Council as local planning authority, HEREBY PERMITS.

- (vii) [PL/26/03144/FA](#) Replacement of existing wooden shed and decking with wooden summer house.

Bee Skep, 3 Townside, Haddenham, Buckinghamshire, HP17 8BG

Buckinghamshire Council as Local Planning Authority, HEREBY REFUSE PERMISSION.

P27 21 ENFORCEMENTS

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

- (i) 13/11/25 - Post Office 165-167 Churchway: New illuminated signs installed without planning permission
- (ii) 13/11/25 – 7 Woodways: unauthorised change of use for car sales business
- (iii) [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.
An appeal has been submitted against the enforcement decision that the outbuilding should be removed. Two new planning applications have been submitted for a fence and for the outbuilding.
- (iv) Black Barn Farm NC/23/00182/COU (NC/23/00182/EN2)
03/06/26 – new enforcement notice issued with multiple matters which appear to

constitute the breach of planning control.

- (v) Garden room at 127 Thame Road – 04/06/2026 planning permission is required.

P27 22 LAND AT HADDENHAM AIRFIELD

- (i) The appeal and timetable for the non-determination of application [PL/25/02417/AOP](#) was **NOTED** as follows:
Due by 25th June 2026 – local planning authority questionnaire;
Due by 23rd July 2026 – statements from the local planning authority and any rule 6 groups, interested party comments, statement of common ground;
Due by 1st October 2026 – Case management conference;
Due by 15th December 2026 – Proof of evidence and witnesses;
Due by 29th December 2026 – Planning obligation;
Date of inquiry – 12th January 2025, 10:00, expected to take 10 days.
- (ii) It was **AGREED** to register as an interested party at the appeal inquiry, and to appoint ONH to represent the Parish Council, the fee for which will be £5,000 which would include reviewing the application, submitting comments and attending the first day of the Inquiry.
- (iii) It was **DELEGATED** to the Clerk to finalise the nomination of sports and leisure projects for inclusion in the S106 agreement for planning application [PL/25/02417/AOP](#), which will generate around a £2.1 million contribution.

P27 23 ASTON ROAD PAVILION

It was **NOTED** that a pre-contract meeting with the contractor Life Build Solutions Ltd, will be held on the 30th June 2026 to start the construction stage of the Aston Road Pavilion.
An update on funding was received. The ECB have verbally agreed to contribute £47,000 towards the construction costs, written confirmation will follow. The Clerk has submitted an application to Bucks Council to release the recent S106 contribution from Redrow Homes for phase 2 on land west of Churchway to cover the shortfall in funding, including a contingency. The process to release funding now takes several months so it won't be until end of August that we will get confirmation. Awarding the contract can now go ahead with the small risk that the S106 funding may not be approved and the PC would have to cover the shortfall from its reserves.

P27 24 UPDATES ON MAJOR DEVELOPMENTS

The following updates on current major development sites were **RECEIVED**.

Airfield (Cala Homes)

Cala Homes have now completed the snagging for phase 2 and will be meeting the Facilities Manager on 3rd July to carry out a final inspection. The legal transfer can then progress.

Aston Road (Dandara)

No recent progress with the transfer of phase 3 land.

Land west of Churchway (Redrow)

We are currently pursuing Buckinghamshire Council for a solution to provide an active travel connection through to Carwithen Close.

The first 50% of the S106 contribution for phase 2 has been received by Bucks Council so can be used for the funding shortfall for Aston Road Cricket Pavilion.

Land East of Churchway (Greencore)

The Clerk is in the process of arranging a meeting with Greencore to receive an update on progress with the reserved matters application.

Dollicott (rear of Carwithen Close)

No updates.

Land at Station Road

No updates.

Lower Road

The application for 86 homes has now been approved (see decisions).

Stanbridge Road (north)

An online meeting was held with Miller Homes to discuss their application, which is on this agenda. A record of the meeting has been circulated separately and they are attending to present their plans.

P27 25 PROJECT UPDATES

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

New burial ground Aston Road

We are waiting for the Environment Agency to respond to the information provided by Dandara regarding the capping off of the boreholes drilled for groundwater testing. We are also seeking clarification from CDS about the groundwork they undertook. The design remains on hold.

Banks Cottage Extension

We are waiting for the new QS report which is anticipated w/c 29th June 2026.

Village Hall Improvements

The Village Hall Committee have sent an email with a series of questions about the project which we are drafting a response to. The main concerns are to do with storage and the work to the Mable Parkinson Room.

Future Haddenham

The PC may wish to consider undertaking a strategic settlement planning exercise, which wouldn't be a full neighbourhood plan but would build on the work already undertaken and could be used in representations for the Local Plan. The Clerk has made enquiries to find out more about what this would involve and the timescales and cost. [Settlement Spatial Plan | ONH](#)

Streetscapes

The raised crossings on Stanbridge Road have been included in the planning permission for Lower Road application, which is good news. Miller Homes are also proposing the raised crossing points in their application. Clarification is needed as to what Rectory Homes will be including in their highways work so there is not duplication in the Miller Homes proposal.

P27 26 SPEEDWATCH REPORT

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

We held 2 sessions this month (low numbers were due to reluctance of volunteers to commit to a session if the kit wasn't available/working).

The low % of speeders vs the total number of vehicles is an encouraging sign - not sure if the new road markings at the Junction of Cricketers Way / Stanbridge Road are having the desired effect - we will have to monitor during future sessions to see if this continues.

The fastest vehicle (logged at 56 mph) was a Police Car (with 'Blues and Twos' going) heading out of the village towards Kingsey / Risborough Road.

On the back of this month's Speedwatch initiative, the PC Facilities Manager was invited to join Thames Valley Police who carried out their own speed checks using a hand held speed gun on Stanbridge Road and Pegasus Way. Several cars were pulled over by the Police for speeding at around 45mph.

Thanks to the volunteer support this month, hopefully we'll have a larger uptake for w/c 6th July.

P27 27 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

- (i) The Clerk and Chair attended the online Buckinghamshire County Council Town and Parish Council Planning Forum last week, receiving confirmation of key dates for the Local Plan preparation. Buckinghamshire Council's Scrutiny Committee will be the first to see the Local Plan, providing comments on 6th July 2026. The Regulation 19 draft of the Local Plan goes to Buckinghamshire Council's Cabinet on the 22nd July, which will be the first time the full draft including housing numbers and where they will be allocated will be visible. A 6-week public consultation begins on the 23rd July 2026.
- (ii) The PC has received confirmation that Buckinghamshire Council's Senior Flood Management Officer will complete a Section 19 investigation.
- (iii) The applications to renew the Assets of Community Value statuses of The Rising Sun and The King's Head have been submitted.

P27 28 DATES OF FUTURE MEETINGS

It was **NOTED** that the next Planning Committee meeting will take place at 19:00 on the 28th July 2026.

CLOSURE OF THE MEETING

There being no further business to be transacted the Chair closed the meeting at 20:10.

Signed: _____
Chair

Date: 10th August 2026

Appendix

Haddenham Parish Council - Response to planning application

PL/26/04137/OAPL/26/04137/OA Land East of Stanbridge Road, Haddenham, Buckinghamshire, HP17 8JQ. Outline planning application for residential development of up to 99 dwellings (include affordable housing); vehicular and pedestrian access from Stanbridge Road; public open space and new landscape planting; local equipped area of play (LEAP); and provision of Sustainable Drainage Systems (SuDS) (matters to be considered at this stage: access).

The Parish Council objects to the situation created by Bucks Council but has engaged constructively with the applicant to achieve community benefits:

1. The situation created by our local authority's failure to undertake a Local Plan within 5 years of reorganisation, and to ensure development has been brought forward in a timely way under VALP, has exposed our community to the risk of speculative development, with no comprehensive master plan in place for the associated infrastructure and facilities. This means that each application is treated individually with dubs of S106 rather than being grounded in a comprehensive assessment of community needs as a whole. Application of the tilted balance will ensure permission is granted. The PC is therefore updating its Neighbourhood Plan to help with infrastructure appraisal, and has engaged constructively with the applicant to achieve community benefits. The PC had an on-line meeting with Miller Homes last autumn to brief on local infrastructure issues as part of a community consultation prior to submission of this application. We had a further meeting on 23rd June which informs the PC's response below.
2. Drainage & Folly Farm Ditch. The development adjoins the watercourse shown on the EA's Statutory Main River Map as Folly Farm Ditch. As development progressively takes place on the eastern edge of the village, the PC wants to ensure this Ditch and its immediate environs are left as an accessible green amenity corridor, and capable of receiving additional run-off. We want to avoid the fate of the similar brook (aka EA "main river") running north-south through the village, which saw post-war development remove former ponds, part culverting, introduction of obstacles to flow, and the creation of around 100 properties with riparian responsibilities; all resulting today in localised flooding and a lost opportunity to create a valuable amenity. Miller have confirmed that the intention is to create a planted amenity corridor with no riparian responsibilities for nearby properties. We need Bucks Council to ensure continuation of this objective in other eastern edge developments (see also para 10 below).
3. Off-site highway contributions & the PC's "Streetscape" project. The S106 HoTs includes a generalised off-site Highway contribution, and are pleased that the Transport Assessment at 4.12 refers to Streetscape raised tables which are indicated on drawing. We undertook to check the location of raised tables already funded along

Stanbridge Rd, given that they are also included in the recent Rectory (23/04009/AOP) and Greencore (23/00311/AOP) applications. If all locations are covered, then a generalised contribution to another Streetscape project is welcome (as has happened elsewhere).

4. We note there is no reference to Streetscape in the Travel Plan. On past form this may be picked up by Active Travel England. We would also draw attention to our EV car hire scheme for 2 cars based at the Village Hall and operated in partnership with Zimbl. We have put Miller Homes in contact with Zimbl with a view to incorporating an on-site link to the project.
5. Off-site contribution to the PC's "Level Ways" project. The PC welcomes the contribution to the level pavements active elderly project in the estate on the opposite side of Stanbridge Rd. This is now likely to assume even greater significance as part safe walking connectivity from this site to schools, shops and Village Hall/Library/Dentist/Gym/Scouts & Guides Centre on Banks Rd. We ask that the sum provides for the outstanding feasibility as well as for delivery of the Level Ways project.
6. Thame-Haddenham-Aylesbury Greenway. We welcome the inclusion of a contribution in the draft HoTs. Our highest priority is the link to Thame which is our principal service centre.
7. Active travel: pedestrian footpath, crossing, bus stop on east side of Stanbridge Road and cycle proposal. The progressive development on the east side of Stanbridge Rd, with more to come under the Local Plan, surely now demands funding of a proper north-south pavement along the front of Bradmoor farm and south to the Medical Centre.
8. Stanbridge Rd itself is busy and our regular Speedwatch monitoring shows frequent speeding above the 30mph limit, making the road difficult to cross, and likely to inhibit active travel options and connectivity to the Level Ways and associated paths into the village centre. A full pedestrian crossing should be funded.
9. Stanbridge Rd is on the principal Aylesbury-Oxford bus route with a southbound bus stop located by the northern boundary of this site. The photo below shows the bus stop is in fact the entrance to a field gate, lacking proper hardstanding or a pavement. The bus stop sign itself is on the right of the photo hidden within the vegetation. This clearly does not give safe or easy access getting on/off the bus. A new bus stop with hardstanding and pavement should be funded.

10. Stanbridge Road traffic will inhibit cycling connectivity to other parts of the village for all but experienced riders. We therefore propose an alternative. The Green Lane bridleway is very popular for walking, cycling and wheeling generally. Children can learn to cycle in safety. Folly Farm Ditch crosses Green Lane and passes south behind Bradmoor Farm and the current site. Further developments to the north and south are included in the Local Plan. We have explained our ambition for a green corridor along Folly Farm Ditch. We further propose that this corridor is also a greenway enabling all active travel options. This should be enabled by Bucks Council which owns the intervening land east of the Ditch between the present site and Green Lane. Indicative future onward access southwards should be indicated now at outline stage on the plan.



Bus stop in field gate entrance on east side of Stanbridge Rd by northern boundary of the site. Bus stop sign is covered in vegetation to right of the photo.

11. Use of the eastern extension beyond Folly Farm Ditch. We understand this area will be set aside for BNG for at least 30 years and will have public access. We ask Bucks to give first priority to the Parish Council for transfer of ownership after completion of landscaping in order to ensure general public access and stewardship for the foreseeable future in the S106 agreement. The PC is willing to enter a legal

undertaking to this effect, as we did for transfer of all the open space on the Dandara development further south.

12. Draft S106 HoTs in the Planning Statement. We note the absence of leisure & recreation projects and of a medical centre contribution. We understand this is because bids have yet to be submitted but are expected as part of the response to this application.
13. Community Land Trust. We raised with Miller Homes our interest in establishing a community land trust in the village to enable access to housing for those unable to afford market housing or qualify for priority access on the housing waiting list. We are currently undertaking a housing needs survey. Ultimately this is likely to require Bucks Council support.
14. Bus. If a bus contribution is sought, we propose moving away from the currently funded but lightly used circular bus 121 service. We suggest as possible alternatives a shuttle bus directly from the station to Thame, and/or a station-based mobility hub with an on-call minibus.
15. Corrections. The Planning Statement at paras 7.9 and 8.14 understates the housing numbers being delivered in Haddenham. The expected likely growth in the VALP period since 2013 is currently 2,677 dwellings against an allocation of 1,082. The actual figures are: 1,134 built/nearing completion on site; 205 approved pending reserved matters; 1,338 speculative awaiting decision. We have advised Miller Homes that the map of green spaces in the “Outline Application Report” at section 03/1 p.32 is actually Haddenham Cambridgeshire, and quotes their Neighbourhood Plan, not ours.