HADDENHAM
Parish Council

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MINUTES
PLANNING COMMITTEE MEETING

Monday 28th September 2026, 19:00
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Hoare, Cllr. Matharu, Cllr. Smith, Cllr. Thawley, Cllr. Truesdale (Chair)
Clerk: Ms. Gilbert
Committee and Communications Officer: Mr. Fox
Members of the Public: Cllr. Fitzpatrick

Joining remotely via Zoom:
Members of the Public: 3

P27 58 APOLOGIES
RESOLVED: to **APPROVE** apologies from Cllr. Kidby.
No apologies of absence were received from Cllr. Desmier.

P27 59 DECLARATIONS OF INTEREST
All members declared an interest in the planning application PL/26/07093/FA which was submitted by the Parish Council.

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

P27 60 MINUTES
RESOLVED: The minutes of the meeting held on 7th September 2026 as a true record and signed.

P27 61 PLANNING APPLICATIONS
The Council's responses to the following new planning applications were considered:

(i) PL/26/06763/FA Garage conversion.
Laurel House, Stanbridge Road, Haddenham, Buckinghamshire, HP17 8HN
RESOLVED: The Parish Council has no objection.

(ii) PL/26/07387/FA Householder application for the construction of a first floor rear extension, garage conversion and fenestration/material alterations to the existing house. Reduction of front boundary wall width to allow for a wider vehicular access.
6A Crabtree Road, Haddenham, Buckinghamshire, HP17 8AT
RESOLVED: The Parish Council has no objection.

(iii) PL/26/07407/FA Householder application for the construction of a single storey rear extension (replacing existing conservatory), partial garage conversion and fenestration alterations to the existing house.
15 Long Wall, Haddenham, Buckinghamshire, HP17 8DL

 Initials: _____

RESOLVED: The Parish Council objects for the following reasons. Firstly, the VALP residential parking standards states that a 4-bed house should have 3 parking spaces. It goes on to state that "Where there are changes to existing properties such as extensions and garage conversions, developers will be required to provide sufficient parking to meet the above standards based on the standards specified. It will be the developer's responsibility to make sure that the changes made to an existing property will not prejudice the retention of adequate parking within the curtilage of the property." If the works are to take place, there will be a reduction of 2 parking spaces at the property with the application stating there is 'adequate' off-street parking. However, this isn't demonstrated in any of the drawings. Secondly, this application sets a precedent for further development of the garage block on what is an already well-designed, architecturally coherent, modern estate.

(iv) PL/26/06743/FA New student facility.
St Tiggywinkles, Aston Road Haddenham Buckinghamshire, HP17 8AF
RESOLVED: The Parish Council has no objection.

(v) PL/26/07093/FA Hardstanding, wychert storage bays, altered access and perimeter fencing to form permanent maintenance site.
Land North of Aston Road, Haddenham, Buckinghamshire
It was **NOTED** that a declaration of interest was made in relation to the planning application, as the application was submitted by the Parish Council itself.
RESOLVED: The Parish Council supports this application.

(vi) PL/26/07388/FA Householder application for the installation of solar panels on side roof elevation, and at ground level, installation of battery on side elevation and an air source heat pump on front elevation.
21A Slave Hill, Haddenham, Buckinghamshire, HP17 8AY
RESOLVED: The Parish Council supports this application.

P27 62 TREE WORK APPLICATIONS

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

(i) PL/26/06904/KA T1 Walnut - Reduce crown by 15% to contain by removing up to 2m apical and lateral growth while retaining natural flowing form, T2 Acer Negundo - reduce overhanging sections by 20% by removing up to 2m apical and lateral growth to give adequate clearance from property to reduce moss build up, T3 Sugar Maple - Reduce canopy by 15% to contain by removing up to 2m apical and lateral growth where appropriate, T4 Holly - Reduce in height by 25% (up to 2m apical growth) to allow a greater ingress of light to adjacent property, reduce lateral growth to balance
13 Churchway, Haddenham, Buckinghamshire, HP7 8AB
The Parish Council has no objection subject to the arboriculturist's report.

P27 63 DECISIONS

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

(i) PL/26/05882/FA Erection of wattle/willow hurdle fence and outbuilding (outbuilding re-located from existing position)

 Initials: _____

9 Church End, Haddenham, Buckinghamshire, HP17 8AH
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(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
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(iii) PL/26/05496/FA Single storey rear extension with associated internal alterations.
Horseshoe House, 114 Sheerstock, Haddenham, Buckinghamshire, HP17 8EX
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(iv) PL/26/06206/KA T1 Large Beech - Reduce overextended laterals well outside canopy profile, extending towards the roadside and reduce from property/structure to give a minimum of 2m clearance. T2 Sycamore - Remove to source low limb on potentially poor union to give clearance from property, reduce lateral extension of property side branches sufficiently so not to overhanging the building. T3 Beech - Thin/reduce stem closest to the road by 1.5m and install 2 tonne non invasive cobra brace.
Grace House, 38 Churchway, Haddenham, Buckinghamshire, HP17 8AA
Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

(v) PL/26/06259/KA T1 Mahonia – Fell to ground level, T2 Pyracantha – Fell to ground level, T3 Cypress – Fell to ground level.
3 Tacks Lane, Haddenham, Buckinghamshire, HP17 8DP
Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

(vi) PL/26/06509/KA T1 Purple-leaved crab apple - reduce height by 2m to prevent interference with overhead fibre internet and power cables, and prevent damage to house & foundations in line with survey recommendation. T2 Apple - crown reduce by approx. 2m.
28 Dollicott, Haddenham, Buckinghamshire, HP17 8JG
Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

(vii) PL/26/06416/KA T1 Silver Birch - Crown Reduction - reducing the height and spread of the tree by up to 2.5 metres.
8 Church End, Haddenham, Buckinghamshire, HP17 8AH
Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

(viii) PL/26/06344/TP T1 Silver Birch - Crown Reduction - Reduce the height by up to 2m and spread of the tree by up to 1.5 metres. Prune to give 1m clearance from BT wires.
3 Bridens Way, Haddenham, Buckinghamshire, HP17 8DH
Buckinghamshire Council permits in part. Refuse: Crown Reduction - Reduce the height by up to 2m and spread of the tree by up to 1.5 metres. Consent: Lateral crown reduction of up to 1.5m with no reduction in height.

Initials: _____

(ix) PL/26/06493/KA T1 Cherry - Crown Reduction - Reduce the height and spread of the tree by up to 1.25 metres, pruning back to approximately the previous reduction points. Additionally, prune growth around the overhead telephone line to provide adequate clearance, and reduce growth encroaching towards the house to achieve a minimum clearance of 1.5 metres from the building. T2 Apple - Crown Reduction Reduce the height and spread of the tree by up to 2. metres, pruning back to approximately the previous reduction/pollard points. G1 Plum x 4 - Crown Reduction - Reduce the height and spread of the trees by up to 1.5 metres, pruning back to approximately the previous reduction points. Additionally, remove dead stems and ivy growth, and crown lift lower growth to achieve approximately 2.5 metres clearance above ground level.
7 High Street, Haddenham, Buckinghamshire, HP17 8ES
Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

P27 64 ENFORCEMENTS

It was **NOTED** that the following have been reported to Buckinghamshire Council with an update to report:

(i) Black Barn Farm NC/23/00182/COU (NC/23/00182/EN2) – Planning Inspectorate have decided that the appeal will be now be determined on the basis of an inquiry. The inquiry will start at 10:00 on 24th November 2026.

It was **NOTED** that the following have been reported to Buckinghamshire Council with no updates to report:

(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) Garden room at 127 Thame Road – 04/06/2026 planning permission now given.

(iv) EN/26/01020/OPDEV: A new enforcement request has been submitted for the display of a large advertising banner at 20 Fort End.

P27 65 UPDATES ON MAJOR DEVELOPMENTS

The following updates on major developments were **RECEIVED**:

Airfield (Cala Homes)

The phase 2 land transfer legal process is almost complete and the commuted sum of £145,817 has been received.

Airfield (LIH Northern Area) - 25/02417/AOP

No updates.

Aston Road (Dandara)

The phase 3 land transfer is now complete and the commuted sum of £458,836, including the additional sum for replacement tress has been received.

Land west of Churchway (Redrow)
No updates.

Land East of Churchway (Greencore)
No updates.

Dollicott (rear of Carwithen Close)
No updates.

Land at Station Road - 25/02006/AOP
Additional documents have been uploaded to the planning portal, and the number of homes in the application has been increased from 192 to 248. The Planning Officer has been contacted to find out if the Parish Council will be re-consulted on the amended plans, she has replied that she is still waiting for some more documents and once received will send out a consultation.

Lower Road
No updates.

Stanbridge Road East (north)
No updates.

P27 66 PROJECT UPDATES
The following project updates were **RECEIVED**:

New burial ground Aston Road
A meeting has been held with an alternative planning consultancy with a view to obtaining a quote for taking forward the outstanding design work for the burial ground. This is on the agenda for consideration at the full Council meeting which follows this planning meeting.

Aston Road Pavilion
Construction work will start on 28th September 2026.

Banks Cottage Extension
PCMS Design have been asked to look at the potential for splitting the project into construction and fitting out to allow the dental surgery to have more control over the procurement of that element of the work. It is complicated with several ways of doing it possible which will be reviewed and discussed with the dental surgery.

Village Hall Improvements
There has been no progress with this project recently.

Future Haddenham
This project is currently on hold.

Streetscapes
The consultants from PJA have provided feedback following our meeting to discuss the possibility of extending the original streetscapes project to encompass the proposed growth of the village. A budget will need to be considered to take this forward.

P27 67 SPEEDWATCH REPORT

The following Speedwatch Report was **RECEIVED** from Haddenham Speedwatch Group:

A total of 4 vehicles were logged travelling over 35mph in a 30 mph zone (out of 571 passing) - an average of less than 0.5%.

The session on Stanbridge Road / Garden Centre may have been compromised by a) the camera shifting slightly after the viewer cable was removed and b) the location was published on Waze (drivers visibly slowed and waved as they drove past!)

The other two sessions had low % of speeders, which is what we prefer !

Fastest vehicle logged was travelling at 47mph near the Garden Centre.

The MVAS sign (located during the September sessions on Stanbridge Road), highlighting to drivers if they are travelling over 30mph, is now operating, and the downloaded information from August 2026 has been communicated to Haddenham Parish Council., to support any discussions with Bucks Highways.

Thanks once again to our group of volunteers, who support the Haddenham Speedwatch programme.

P27 68 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Cllr. Truesdale had attended the BMKALC Parish Liaison meeting on 9th September 2026, which had a particular focus on Planning. The main points covered were:

- The time taken to validate that planning applications are correctly submitted has reduced to 9 days, with an aim of 5 days by the end of the year.
- There were 8,500 responses received to the Regulation 19 consultation on the Draft Local Plan for Buckinghamshire, with the plan now going to the Buckinghamshire Council Cabinet in November/December and to the Planning Inspectorate for independent assessment at public inquiry by 31st December 2026.
- The Local Plan was prepared under the 2024 NPPF, so may need 'main modifications' at the public inquiry stage, with officers already considering this.
- The 'National Scheme of Delegation' goes live on 31st October 2026, with even fewer planning applications being sent to Committee (Currently 96% of applications are already decided by officers nationally).
- Buckinghamshire Council now has <3 years housing land supply.
- There was also a summary of the new 2026 NPPF:
    - National decision-making policies now play a central role.
    - Housing delivery is likely to carry substantial weight in many decisions.
    - Older policies that conflict with national policy may attract very limited weight.
    - Planning decisions should be based on evidence, not the level of public support or opposition.
    - Specialist consultee advice will often be highly influential.
    - Decisions and reasons for refusal should be capable of being defended at appeal.

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P27 69 DATES OF FUTURE MEETINGS

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

CLOSURE OF THE MEETING

There being no further business to be transacted the Chair closed the meeting at 19:45

Signed: _____ Date: 19th October 2026

Chair

Initials: _____