HADDENHAM
Parish Council

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MINUTES
PLANNING COMMITTEE MEETING

Monday 9th November 2026, 19:00
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Hoare, Cllr. Kidby, Cllr. Smith, Cllr. Thawley, Cllr. Truesdale (Chair)
Clerk: Ms. Gilbert
Committee and Communications Officer: Mr. Fox
Members of the Public: 4

Joining remotely via Zoom:
Members of the Public: 0

P27 84 APOLOGIES
RESOLVED: to **APPROVE** apologies from Cllr. Matharu.
No apologies of absence were received from Cllr. Desmier.

P27 85 DECLARATIONS OF INTEREST
There were no declarations of interest.

PUBLIC PARTICIPATION
The Chair asked if any of those present wished to speak in relation to a specific agenda item. 2 of those in attendance confirmed they were present for the planning application at Land Adjacent to 1 Banks Parade, agenda item P27 87 (i). Cllr. Truesdale asked if the applicant was present and they were not. The Chair then proposed that these members of the public would have their public participation on agenda item P27 87 (i).

The other two members of the public were present to request advice on grounds work taking place next to their property on Thame Road, with a boundary wall in their garden being demolished without permission. They have already decided to seek legal advice and were requesting whether any actions could be taken in planning matters.
Cllr. Truesdale informed the residents that a demolition in the conservation area needs planning permission and it is best for a party wall surveyor to visit the property and provide advice. Given that the resident explained that a right of way had effectively been blocked as well, the resident was advised to seek legal representation because of this matter becoming a civil dispute.
Cllr. Smith has informed the Buckinghamshire Council Enforcement Team as there is a potential opportunity to put in a stop notice for any further works, but no action has been taken yet.

P27 86 MINUTES
RESOLVED: The minutes of the meeting held on 19th October 2026 as a true record and signed.

P27 87 PLANNING APPLICATIONS
The Council's responses to the following new planning applications were considered:

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(i) PL/26/08017/FA Part-single/part-two storey end-of-terrace extension comprising a ground floor retail unit (Use Class E (a)) and a first-floor flat (Use Class C3) together with associated parking provision and hardstanding and landscaping works.
Land adjacent to 1 Banks Parade, Haddenham, Buckinghamshire
RESOLVED: The Parish Council strongly opposes this application on the following grounds:

1. Demolition of part of the village's memorial on the site of the old Quaker Burial Ground and general encroachment by development. The site of the original burial ground can be seen in a 1952 photograph in the Haddenham Museum. The location plan red line includes all the land to the west of the shops up to Stokes Croft. However, the title plan of Land Registry entry BM204910 (see Appendix 1) shows that the applicant's ownership does not include the memorial area, which is shown as unregistered. The owner should be required to provide a certificate confirming their ownership, or that they have issued the required Notice to the owner, which may be the Crown Estates. If not the owner, this land should not be developed, altered or indeed included in this application.

2. The Haddenham Museum Trust's series "The Haddenham Chronicles" No.7 documents the history of the Quakers in Haddenham and the Chilterns. We have been advised by the Haddenham Museum Trust that there are ashes placed in the stone wall. It also contains headstones, including that of Walter Rose (1871-1960), the esteemed local author of "The Village Carpenter" and "Good Neighbours", describing village life in earlier times, and of "Haddenham Quaker History 1660-1879". We understand that Walter Rose's daughter was the driving force in having the memorial constructed, and engaged John Craig as the architect, partner in the well-known firm Aldington, Craig & Collinge together with the late Haddenham resident Peter Aldington, designers of several listed post-war buildings, including Haddenham's Turn End. Neither the walls, ashes nor the headstones should be disturbed, and should be regarded as consecrated.

3. The memorial was incorporated in a landscaped area of public amenity space adjacent the post-war (1971) shopping parade. Whilst not statutorily nor locally listed, it is a piece of local history which was not thought likely to come under threat. It should be retained as a valued local heritage asset. The Parish Council will now seek formal protection.

4. The drawings omit to show any pedestrian frontage enabling access to the proposed shop. This would require more demolition of the memorial than is indicated.

5. Removal of and/or harm to mature trees. The photograph below taken in October 2026 shows a number of mature trees on the site either to be felled or likely to be harmed. These are also part of the landscaped area enhancing the memorial dating from 1971. Its loss would be a change of use, not made clear in the application. This entire area should be retained and protected as green space and a valued local landscape. The PC will seek to have these trees protected.

6. The footpath in the photo shows an established public right of way in use for at least 50 years, and should similarly remain. The proposal to re-route the path between Stokes Croft and the westernmost wall of the memorial entails a change of levels, looks unlikely to be wide enough for a footpath, would squeeze pedestrians between the memorial and

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parked cars on Stokes Croft, and, crucially, is likely to undermine the footings of the memorial and to cause it damage.



7. The car park in front of the shops is frequently busy, and at times full to capacity with overspill onto Stokes Croft, particularly since the introduction of parking restrictions on the Banks Park car park opposite, which is not mentioned in the application. However, no change to customer parking is proposed. Taken together with application **PL/26/07939/FA,** two additional retail units are being proposed, with no corresponding change to customer parking.

8. The service road immediately behind the shops is used: as parking for the flats above the shops; for access to various garages which are used for storage by the shops; and by delivery vehicles supplying goods to the shops. Morrisons Daily (ex-McColls) in particular uses large articulated vehicles, which have caused visible verge damage. This is a busy and restricted space, into which three additional parking spaces are being proposed at the rear of 2 Quaker's Mede, (plus two further new spaces at the eastern end under planning application ref **PL/26/07939/FA).** The area behind 2 Quaker's Mede was intentionally left as grassed verge in the 1971 layout, protected from abuse by a concrete bollard, and should be retained. Bucks Council should note that the western edge of the proposed parking area is in fact BC's highway verge and should not be encroached (see Appendix 2). It is also not clear from the drawing whether 3 spaces can actually be accommodated, particularly as one is meant to be for a delivery vehicle, requiring a larger space.

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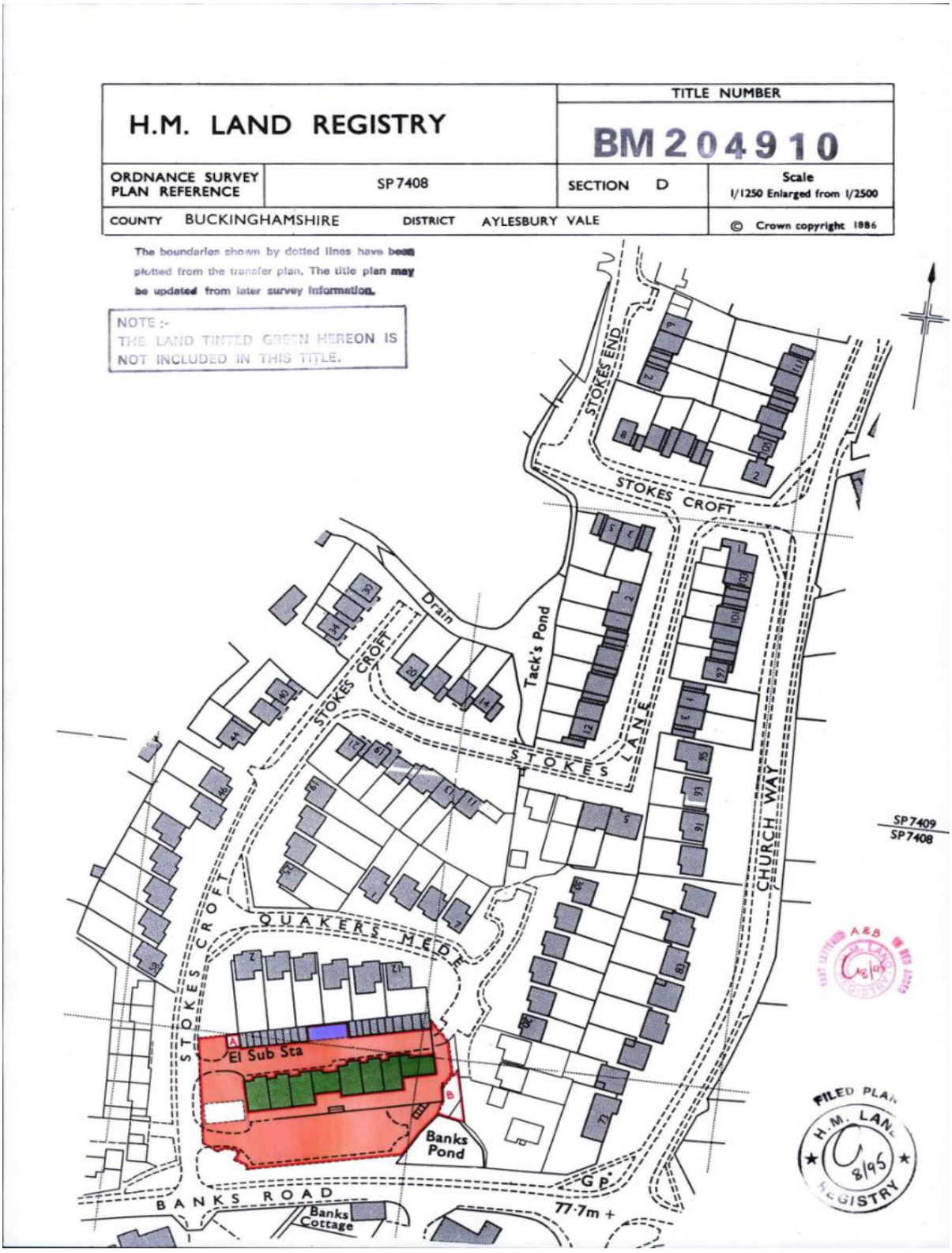

Appendix 1 – Land Registry title

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Appendix 2 – BC verge ownership

PUBLIC PARTICIPATION
The Chair closed the meeting at this point to allow public participation. Members of the public then raised the following points of concern:

1. Concerns were raised that the proposed development would involve demolishing or removing part of the existing Quaker Memorial and Burial Ground, with the possibility of ashes and unmarked graves on the site.

2. Concerns were raised that an existing footpath, which had been in continuous use for over 50 years, would be removed, making pedestrian access more difficult and dangerous.

3. Concerns were raised that the development would encroach on the existing green space.

4. Concerns were raised that the drawings lacked sufficient detail and clarity, with the plans being unclear on which parts of the wall would be removed, or what the dotted lines on the drawings represented.

5. Concerns were raised about the proximity of the proposed development to the electricity substation and whether a fire engine would still be able to access the substation in the event of a fire, particularly if cars were parked nearby.

P27 88 COMMUNITY INFRASTRUCTURE LEVY
Buckinghamshire Council has recently modified its Draft Community Infrastructure Levy Charging Schedule for the North and Central areas of Buckinghamshire.
RESOLVED: The Parish Council will not submit any comments to the modified plans.

P27 89 DECISIONS
The following recent Local Planning Authority decisions were **NOTED**:

(i) PL/26/04849/FA Single storey extension to form enlarged mammal nursery room.
St Tiggywinkles, Aston Road, Haddenham, Buckinghamshire, HP17 8AF
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(ii) PL/26/06763/FA Garage conversion.
Laurel House, Stanbridge Road, Haddenham, Buckinghamshire, HP17 8HN
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(iii) PL/26/05779/HB Listed building consent for the installation of a fibre-optic internet connection, including an external connection box, associated cabling, and the formation of a small opening through the external wall to facilitate connection to internal equipment.
7 Gibson Lane, Haddenham, Buckinghamshire, HP17 8AP
Buckinghamshire Council as Local Planning Authority, HEREBY GRANTS LISTED BUILDING CONSENT.

(iv) PL/26/07444/KA Section fell to 2.5m as per client request as dominating area x 2 Cypress and reduce all round by removing up to 2 m apical and lateral growth as becoming large and dominant x group of Birch.
Townsend Community Garden, Townsend, Haddenham, Buckinghamshire
Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

P27 90 ENFORCEMENTS

The following are new enforcement reports submitted to Buckinghamshire Council:

1. Black Barn Farm – A new café has opened on site without permission. The planning enforcement officer for the ongoing appeal has also been informed.

2. 1 Stanbridge Road – The garden fence which was already encroaching on the public right of way at Green Lane has been extended further onto the grass.

The following have been reported to Bucks Council with no updates to report:

1. 13/11/25 - Post Office 165-167 Churchway: New illuminated signs installed without planning permission.

2. 13/11/25 – 7 Woodways: unauthorised change of use for car sales business.

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

4. 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 inquiry. The inquiry will start at 10:00 on 24th November 2026.

P27 91 UPDATES ON MAJOR DEVELOPMENTS

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

Airfield (Cala Homes)

We are still waiting for confirmation of Cala's solicitor to progress the final transfer.

Airfield (LIH Northern Area) - 25/02417/AOP
No update.

Aston Road (Dandara)
HM Land Registry have queried the title plan for the phase 2 transfer and following a site visit the title plan has been updated. There are 8 amendments, 4 are to the boundary with the visitors parking bays on the edge of open space and 3 are minor amendments to the grassed areas that are in private ownership. The most significant is a small area which is apparently unregistered land in a corner of the Country Park. Dandara have still not attended the site to remove/relocate the heras fencing around the burial ground and cricket pitch.

Land west of Churchway (Redrow)
The Clerk has been in correspondence with a resident who has raised concerns about a second floor window on the gable end of a house on the Redrow site which will result in overlooking directly into their property. There are other houses of the same style on the development which do not have this window. Redrow Homes have responded to them to say the planning officer required the corner houses to have windows to make sure open spaces were overlooked as a security feature and they will not be changing the window. The Planning officer has also been contacted but was on holiday. Redrow have subsequently written to the home owner and their neighbour to say their boundary fencing is encroaching onto Redrow owned land and have demanded it is moved. Cllr Mormina is assisting as Bucks Council representative.

Land East of Churchway (Greencore)
No updates.

Dollicott (rear of Carwithen Close)
No updates.

Land at Station Road - 25/02006/AOP
No updates.

Lower Road
Archaeological excavations on the site have commenced.

Stanbridge Road East (north)
No updates.

P27 92 PROJECT UPDATES

(i) A finance report on the Aston Road Pavilion was **RECEIVED**. A section 106 reimbursement claim of £186,618 had been submitted, which would cover the Aston Road Cricket Pavilion Building Costs to this point.
RESOLVED: The finance report was noted and approved.

(ii) The Village Hall Improvements Working Group met on the 16th October 2026, with the project narrowing down focus onto the Walter Rose Room, especially focusing on resolving issues of accessibility. The Village Hall Committee also have plans to improve the heating system, which interferes with separate plans for refurbishment of the building. PCMS have done another visit since the meeting took place, looking at how the proposed heating system could be incorporated into the main project.

The draft minutes of the meeting that took place on 16th October 2026 will be distributed after the present meeting concludes.

(iii) The following project updates were **RECEIVED**:

New burial ground Aston Road
The new landscape architect has prepared an initial draft for the design of the burial ground which is currently being reviewed. A meeting of the Burial Ground Working Group has been scheduled for 20th November to update them with progress and seek views on the proposed layout.

Aston Road Pavilion
Construction continues to progress well. The first 4-weekly meeting was held on 16th October and the first valuation was issued on 23rd October. A claim has therefore been submitted to Bucks Council for the release of S106 funding to cover all expenditure to date, this also includes all of the design, planning and tendering fees to date and totals £186,618, a detailed finance report has been circulated.

Banks Cottage Extension
No updates.

Village Hall Improvements
A Working Group meeting was held on 16th October to progress improvements to the Walter Rose Room as a priority. The draft minutes of the meeting have been circulated to be noted.

Future Haddenham
No updates.

Streetscapes
Previously, Buckinghamshire Council's Highways Development Management team were in contact with the developer at the Station Road site regarding potential active travel works in the vicinity relating to their planning application. It has now been confirmed that the proposed raised crossing on Thame Road does not significantly conflict with the Station Road Site developer's works. As a result, the project team has 'reasonable confidence' to progress the remaining design elements for the raised crossing point, with work continuing until 'late 2026'. After this point, Buckinghamshire Council will coordinate construction pricing in the new year. Anticipated delivery could be achieved in Q1/Q2 FY27/28, subject to funding approval and road space.

P27 93 SPEEDWATCH REPORT
The following Speedwatch Reports were **RECEIVED** from Haddenham Speedwatch Group:

In summary, for **Stanbridge Road northbound** traffic:

1. For the 31 days the MVAS was in situ, it recorded 70,932 vehicles with an average speed of 29.59mph. Around 20% were speeding at an average speed of over 39mph and a maximum speed of 80mph. That's all from page 1. The subsequent pages give the detail.

2. Slide 83 shows average vehicles per hour. It is over 50 vehicles/hr for over 16 hours a day (6.30am-22.30), and over 100 vehicles an hour for over 14 hours (7.00-21.00), peaking at over 500 vehicles per hour at 17.30… That's an average of over 100 vehicles per hour more than last month at that time!

3. Slide 84 shows average speeds are slower during busy periods whilst, on average, most people seem to speed at night (17.00-7.30). This speeding also starts much earlier than last month.

4. Slide 88 shows quantity of vehicles in different speed bands. 19, 743 at over 35mph, plus 10,115 over 40mph, plus 2,960 over 45 mph, plus 622 over 50mph, plus 170 over 55mph, plus 38 over 60mph, plus 8 over 65mph, plus 4 over 70mph, plus 1 at 80mph – altogether 33,661 speeders in 31 days (this excludes the 21,860 doing between 30-35mph)!

P27 94 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

No correspondence to note.

P27 95 DATES OF FUTURE MEETINGS

It was **NOTED** that the next Planning Committee meeting will take place at 19:00 on the 23rd November 2026.

CLOSURE OF THE MEETING

There being no further business to be transacted the Chair closed the meeting at 20:00.

Signed: _____ Date: 23rd November 2026

Chair

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