



## **MINUTES**

### **PLANNING COMMITTEE MEETING**

Monday 8<sup>th</sup> June 2026, 19:00

Conference Room, Haddenham Village Hall and via Zoom

**Present:** Cllr. Hoare, Cllr. Kidby, Cllr. Matharu, Cllr. Thawley and 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: 4

#### **P27 1 APOLOGIES**

It was **RESOLVED** to accept apologies from Cllr. Smith. No apologies were received from Cllr. Desmier.

#### **P27 2 TO APPOINT A VICE-CHAIR OF THE COMMITTEE**

It was proposed, seconded and **AGREED** to appoint Cllr. Hoare as Vice-Chair of the Planning Committee.

#### **P27 3 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. All those present in the room confirmed they were there for the two applications at 9 Church End. He asked if the applicant for was present and they were not. There were no requests to participate from those online. The Chair then proposed that public participation be moved to P27 5 (iii) on the agenda, this was **AGREED**.

#### **P27 4 MINUTES**

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

#### **P27 5 PLANNING APPLICATIONS**

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

- (i) [PL/26/03295/FA](#) Single storey rear extension.  
40 Hedgehog Way, Haddenham, Buckinghamshire, HP17 8FX  
**The Parish Council has no objection.**

- (ii) [PL/26/01509/HB](#) Listed building application for removal of the lime render from the ground up to top level of the grumpling (rubblestone foundations), where this meets the wychert wall. Broken or damage stones in the grumpling to be replaced with a similar stone, fixed in place with lime mortar.  
Happy Cottage, 9 The Croft, Haddenham, Buckinghamshire, HP17 8AS  
**The Parish Council has no objection.**

The Chair ran through his observations and the key material objects that may apply to the following application.

### **PUBLIC PARTICIPATION**

The Chair closed the meeting at this point to allow public participation.

There were 4 requests to speak from those present in the room.

- 1) A resident of Flint Street who lives close to the property and has done for many years. Raised the following points:
  - Privacy is not an issue as the garden is raised so it is difficult to see into the garden, although one can see down from the garden into the street.
  - Wattle is an inappropriate material as it is out of keeping.
  - The fence will overpower the street.
  - The outbuilding may impact on neighbours by blocking sunlight to their relatively small gardens.
  - Flint Street and 9 Church End are included in the conservation area review carried out last year and the document emphasises the responsibility of owners to respect the heritage of their properties.
- 2) A resident of Flint Street supported the previous comments and added that there are no community benefits to the application that would outweigh the harm.
- 3) The participant stated that she is a horticulturalist and that wattle fences aren't long term, and will blend in with new planting. Planting could enhance the street.
- 4) The participant wished to correct some facts from the Chair's report.
  - The garden was cleared before the new owners moved in in March 2023 which means it is now over looked.
  - The picket fence was also put in when the garden was cleared and the new owner has carried out some planting since moving in.
  - The proposed fence is a similar height to others on boundaries with neighbouring properties and when you stand in the garden it is the same height as the neighbours fences.
  - Clarified that the proposed building is the relocation of the one already constructed and subject to an enforcement order.
  - Other adjoining neighbours are supportive of the proposal.

Request to speak online

- 5) A person joining online with their camera off declined to introduce themselves but was allowed by the Chair to raise the following points:
  - Regarding light impact into the gardens of neighbours, where are you your drawing conclusions? We have carried out scientific calculations and used AI technology to

show this is not the case. Your report is not factually correct and is misleading, you need to make sure you are not biased.

- Clearance of the garden was not done by current owners.

The Chair corrected his statement about the current owners clearing the garden and apologised for the misunderstanding. He explained he had focussed on material planning issues which are really for the planners to assess.

- You have referred to the quality of drawings for the outbuilding but the original drawings are clear, the copy made is poor, it is not fair to make comment without the original.
- The height of fencing is the same as all other fencing around the garden. Some of those other fences can be seen from the street. So why is there an objection to this fence?

The Chair explained that the other fences were not part of this planning application so were not under consideration.

The person online continued to interrupt the Chair, who made it clear that he had allowed more time for representations on this item due to the public interest, however public participation was now closed as time had run out and explained that the meeting must continue.

The person online was muted and the Chair re-opened the meeting.

- (iii) [PL/26/03899/FA](#) Erection of wattle/willow hurdle fence.

9 Church End, Haddenham, Buckinghamshire, HP17 8AH

**The Parish Council OBJECTS and has received several representations from local residents also opposing this application.**

The proposal is to erect a wattle/willow hurdle fence atop the existing stone wall forming the elevated southern boundary of the garden, adjacent to Flint Street, with a slight return at the western (downslope) end up to the adjacent garage building. The fence would rise in height along its length from 1.5m to 2.3m in height [5ft to 7.5ft] from east to west.

The wall flanking Flint Street has a height above the road surface varying slightly from c.1.6m [5.25ft] to c.1.7m [5.5ft] from east to west. The total height of the combined wall and fence above the road surface would therefore rise from c. 3.1m [over 10ft] to 4m [13ft] from east to west. This will therefore appear as a substantial structure and be a material change to the street scene. The application recognises this: "it is acknowledged that the highest part of the fence would be 4.0m above the level of Flint Street". The two "precedents" cited in High Street are not comparable situations.

The Design & Access Statement says the proposed fence is needed for undisclosed personal reasons and for privacy. Personal matters are not a material consideration in planning, and there is no particular right to privacy. However, until about 3 years ago, any views into the garden were previously masked by well-stocked mature planting in the back garden which was entirely stripped out. More recently a picket fence c.0.7m [2.25ft] high has been erected on top of the stone wall along Flint Street, which is sufficient to inhibit views into the garden, and would serve to keep any young children, pets or belongings in the garden away from the drop. The Parish Council would have no objection to retention of this picket fence, which could be augmented in due course by replanting to restore the previous appearance of the boundary.

The PC considers the material grounds for objecting are:

1. Detrimental impact on the street scene of the combined height of the existing wall and proposed fence.

2. Harm and detriment to the setting: within in a sensitive part of the Conservation Area; within the curtilage of a listed building; and close to nearby listed buildings.
3. No concurrent listed building application for work within the curtilage of a listed building.

(iv) [PL/26/03900/FA](#) Erection of wattle/willow hurdle fence and outbuilding.

9 Church End, Haddenham, Buckinghamshire, HP17 8AH.

**The Parish Council OBJECTS and has received several representations from local residents also opposing this application.**

**The Parish Council OBJECTS to the erection of the fence as detailed in our response to PL/26/03899/FA.**

The application is also for an outbuilding in the garden adjoining the boundary with 6A Church End and close to the small garden of 7 Church End. The D&A Statement suggests this will be a revised location for the existing unauthorised outbuilding, but isn't explicit about how the scenario will be played out: see caveat below. The footprint will be 4.5m by 3.75m by 2.6m high. The drawing suggests this will be in the same style as the existing unauthorised outbuilding with flat sloping roof with overhang, timber cladding, large aluminium windows, and aluminium door. It appears to be meant for habitable purposes, notwithstanding the absence of any internal layout.

The PC considers the material grounds for objecting are:

1. Inappropriate design of a building within the curtilage of and close to a listed building.
2. No concurrent listed building application for the erection of structures within the curtilage of a listed building.
3. Detrimental impact on the street scene of the combined height of the existing wall and proposed fence.
4. Harm and detriment to the setting in the curtilage of a listed building.
5. Harm and detriment to the setting of the Conservation Area and nearby listed buildings.
6. The appearance of and potential overlooking from the large glazed areas on south & west elevations.
7. Potential overshadowing and loss of afternoon sunlight to the small back garden of 7 Church End.

If Buckinghamshire Council is minded to approve the outbuilding:

- It should be explicitly as a replacement for, and not additional to, the existing unauthorised outbuilding which must be removed;
- Its use must be ancillary to no.9 and not to be occupied or let as habitable accommodation.

The Parish Council also draws attention to the following breach of planning control:

- the unauthorised change of use of the area in front of 9 Church End from grassed garden to hard surface for the parking of 2 vehicles, and the obstruction of the surrounding cobbled path by the permanent storage of bins, all adversely commented upon and photographed in the Conservation Area review recently adopted by BC;
- the unauthorised formation of a double vehicle width access to the highway, which also immediately adjoins a junction.

(v) [PL/26/03680/FA](#) Remove existing rear projection and replace with single storey extension and pergola.

7 Pilots Place, Haddenham, Buckinghamshire, HP17 8NW

**The Parish Council has no objection.**

(vi) [PL/26/03916/FA](#) Single storey rear extension and part garage conversion.

19 Old Mill Close, Haddenham, Buckinghamshire, HP17 8HQ

**The Parish Council has no objection.**

## **P27 6 TREE WORK APPLICATIONS**

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

[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

**The Parish Council has no objection subject to the arboriculturalist's report.**

## **P27 7 DECISIONS**

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

[PL/26/03402/KA](#) T1 Cypress – Trim all round to shape and tidy as much as possible, but still leaving green – by up to 300mm. T2 Blue Spruce – Crown Lift to provide 2 metres clearance from ground level. Remove any dead branches throughout crown.

1 The Bush, Haddenham, Buckinghamshire, HP17 8DN

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

## **P27 8 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.

The following had been reported to Buckinghamshire Council with an update to report:

(i) 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 had been added to enforcement ref: 25/00977/NAPP.

Outcome received 29/05/26: I have now concluded my investigation into the works ongoing at the House of Spice. The velux windows have been removed from the front roof and the rendering is of the historic type as required. I have also been assured that the exterior paint will also be the correct breathable type for a building of this age and listing. The investigation is now closed but should other issues present themselves a new case can be opened.

(ii) 11/03/26 – 9 Church End: alleged construction of an outbuilding in the rear garden without planning permission. This had been added to enforcement ref: EN/26/00061/OPHH.

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 an outbuilding.

- (iii) 29/04/26 – Blackburn Farm: received an enforcement notice that was re-issued on 03/06/26.
- (iv) 04/06/26 – 127 Thame Road: An application for planning permission is required for the use of an existing garden outbuilding as an artist’s studio for purposes incidental to the enjoyment of the dwellinghouse. No permitted development authorised.

## **P27 9 UPDATES ON MAJOR DEVELOPMENTS**

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

### **Airfield**

(Cala Homes): Progress has now been made with the transfer of the phase 2 land. A site meeting was held with Cala staff and their landscaping contractor. They apologised for previous lack of contact which was due to the company being taken over and a resulting reorganisation that involved an office closure and no one being left with the responsibility for the Haddenham site. We now have new points of contact at Cala and had a very positive meeting. Cala have instructed their landscaper to carry out an agreed list of snagging, all of which will be addressed in the next few weeks with the exception of a few replacement trees and hedging which will be done in the autumn. Benches, signage and fencing will be replaced and they have agreed to install a new field gate for us which wasn’t originally specified.

The repeat public consultation for the Traffic Regulation Order (TRO) for double yellow lines on Tibbs Road around the Co-op is running from Wednesday 3<sup>rd</sup> June 2026 and will close at 11:59pm on Wednesday 24<sup>th</sup> June 2026. The documents can be viewed and responses submitted via the consultation page: [Tibbs Road, Haddenham - Waiting Restrictions - Your Voice Bucks - Citizen Space](#).

(LIH Northern Area): Land Improvement Holdings have notified Bucks Council of their intention to submit an appeal for non-determination of their outline application for 700 homes on the north of the Airfield site, reference 25/02417/AOP. We do not yet have an appeal reference or inquiry date.

As a result of the appeal the Parks & Green Infrastructure Lead Officer has requested the Parish Council’s confirmation that it supports the inclusion of a full size adult floodlit Artificial Grass Pitch (as opposed to the above smaller Junior School AGP) as a potential project, which we believe is supported by the FA to serve the Haddenham & Long Crendon areas.

As well as the on-site public open space, equipped play facilities (LAPs, LEAPs & NEAP), MUGA and sports pitch, he has also been requesting a skatepark be provided on-site however the appellants Statement of Case (SoC) is suggesting a ‘learn to ride track’ as an alternative (which isn’t a Ready Reckoner recognised facility).

### **Aston Road (Dandara)**

The Facilities Manager and Clerk have carried out a second site visit to audit the trees on the phase 3 land, now that the correct planting scheme has been provided. They have identified over 100 dead/dying trees that will need to be replaced which have been marked on the plan. The

audit has been shared with Dandara, with a request for the correct plans for the phase 1 & 2 areas so these can also be re-audited. To date, no response has been received.

#### **Land west of Churchway (Redrow)**

The Rights of Way team have given notice that the diversion of the right of way HAD 19/2 around the perimeter of the site will be closed for the month of June. The TTRO is currently in place till 26 November 2026. The route of the diversion will need to be amended when it re-opens.

#### **Land East of Churchway (Greencore)**

No updates.

#### **Dollicott (rear of Carwithen Close)**

No updates.

#### **Land at Station Road**

No updates.

#### **Lower Road**

The Parish Council has been provided with an update from Rectory Homes who intend to start work on site in June on the 15 homes approved under application 23/00843/APP. They have been discussing how best to connect the site to the electricity network and the substation on the Parish Council owned land alongside the public right of way where it connects with Stanbridge Road has been identified as the best location. The Parish Council is likely to need to sign into an easement for the electricity cables. Rectory Homes will cover legal costs associated with this. The Clerk has responded that this is likely to be acceptable in principle subject to further details and consideration by the Council.

Following the submission of the additional comment in relation to the wording of the S106 agreement for application 23/04009/AOP regarding the parish Council being given first option on the adoption of the public open space, there has been no response from Bucks Council, however Rectory Homes have responded to say it is too late now to change the wording of the S106 agreement, but they will keep dialogue open with the Parish Council on this matter.

### **P27 10 PROJECT UPDATES**

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

#### **New burial ground Aston Road**

No updates.

#### **Aston Road Pavilion**

There is currently around £160,000 shortfall in the funding for the total cost of the pavilion building project. The Bucks Cricket Board (BCB) and England Cricket Board (ECB) have been approached as we have made them aware all along that the S106 funding may not cover the full cost. The BCB do not have any funding available this year and we have not yet had a response from ECB. If the shortfall is not fully or only partially covered by ECB then the options will need to be reviewed, to alter the specification, or delay until funding is available. One of the S106 contributions expires in September 2028 and planning permission expires in February 2028 so construction must be started before then.

### **Banks Cottage Extension**

A QS assessment of the construction costs has now been commissioned and will dictate the next course of action. If it is significantly lower than the lowest quote this would be justification for going back out to tender. Haddenham Dental Centre have written to the Parish Council expressing their concerns about the tender process resulting in only two quotes, both very high and significantly different from each other. They will be making a substantial contribution towards the cost and are keen to ensure value for money, which at the moment they are not reassured is the case. A meeting was held with them where it was discussed that the concerns were shared, but the Council is bound by a governance framework which would prevent them from simply going out to get further quotes having carried out a public procurement process.

### **Village Hall Improvements**

No updates.

### **Future Haddenham**

No updates.

### **Streetscapes**

The detailed plans for a new parallel crossing on Thame Road are now being written up for the Leaders Report to go to Council for sign-off. We had been told that the aim was for construction to start in the summer, but the project has been put on hold until the Station Road application (25/02006/AOP) has been determined as this may also require a crossing on Thame Road. The TRO for the amendments to the double yellow lines on Thame Road has been included in the TRO for Tibbs Road to bring that forward.

### **P27 11 HOUSING NEEDS ASSESSMENT**

It was **NOTED** that the approved Housing Needs Assessment is being undertaken to inform whether the establishment of a Community Land Trust is required. Leaflets are being delivered around Haddenham on the 15<sup>th</sup> and 22<sup>nd</sup> June, and the surveys have been posted regularly on the Parish Council's social media.

### **P27 12 DOUBLE YELLOW LINES ON TIBBS ROAD**

It was **NOTED** that a repeat public consultation has opened on the introduction of double yellow lines along Tibbs Road. This consultation has been communicated with residents through social media.

### **P27 13 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA**

1. Several public comments have been copied to the Parish Council relating to planning application PL/26/03899 and PL/26/03900.
2. Burnham Parish Council have asked us to share information about how the Streetscapes Project was initiated and its outcomes. After sharing some information they have been invited to come to Haddenham to find out more about our project.
3. The Clerk has been trying to find out who we need to deal with to get permission and funding for a fence along the pedestrian access path to St. Mary's School to enable the gate to be opened to stop pedestrians having to walk in the road or across the muddy verge to get from The Grove development to the only current pedestrian access through the churchyard. Correspondence has gone back and forth with Bucks Council Officers and the Oxford Diocese Education trust, but it has now been clarified that the school is responsible for the maintenance of the school grounds.

**P27 14 DATES OF FUTURE MEETINGS**

It was **NOTED** that the next Planning Committee meeting will take place at 19:00 on the 29<sup>th</sup> June 2026.

**CLOSURE OF THE MEETING**

There being no further business to be transacted the Chair closed the meeting at 20:22.

Signed: \_\_\_\_\_  
Chair

Date: 29<sup>th</sup> June 2026