

MINUTES
PLANNING COMMITTEE MEETING
Monday 2nd September 2019, 7.00pm
Day Centre Lounge, Haddenham Village Hall

Present: Cllrs Ms. Poole, Mr. Sharp, Mr. Truesdale (Chair), and Mr. Young.
Districts Cllrs Mr. Foster and Mrs. Brandis

Clerk Ms. Gilbert

Assistant Clerk Ms. Griffiths

6 members of the public and Cllr Hoare.

P20 27 APOLOGIES

Apologies were received and accepted from Mr. O' Hanlon (Holiday).

P20 28 DECLARATIONS OF INTEREST

CC/0042/19 - Ms Poole declared an interest as she works as a child minder, so the proposed nursery could have an impact on her business.

P20 29 MINUTES

The minutes of the meeting held on 15th July 2019 were AGREED as a true record and signed.

P20 30 PLANNING APPLICATIONS

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

- (i) 19/02970/APP 14 Rosemary Lane Haddenham Buckinghamshire HP17 8JS
Demolish existing outbuilding, two storey rear extension and provision of side entry gate
The Parish Council OPPOSES this application for the following reasons:
1. *The extension is disproportionately large in relation to both the plot and the existing building*
 2. *The extension is not subservient in terms of height or bulk resulting in harm to this Building of Note in the Conservation Area.*
- (ii) 19/03110/APP Sunnymead 5 Townsend Haddenham Buckinghamshire HP17 8JW
Raising of roof and eaves on single storey games room, utility and WC. Alterations to fenestration, internal layout and new roof lights on the single storey element.
The Parish Council has no objection.
- (iii) 19/03076/APP & 19/03077/ALB 21 Churchway Haddenham Buckinghamshire HP17 8AB
Removal of 1950s fire. Exposing existing beams within sitting room. Removal of ground floor WC. Increasing depth of existing window. Insertion of secondary glazing. Insertion of new roof light into existing part of the property. Removal of existing wall to form large bathroom and to open up new walkway into extension. Removal of existing wall to enlarge bedroom. Reinstating existing doorway into new ensuite. New doorway into extension through previous window. Part demolition of existing single storey rear extension, demolition of existing garage and outbuilding. Removal of lintel, and small wall above over gateway. Part two storey part single storey rear extension. Erection of new detached garage. Change fenestration and remove tile hanging to previous extension and re-render the previous extension.

The Parish Council OPPOSES this application for the following reasons:

- 1. The combined 20th century and proposed extensions are disproportionately larger than the original 19th century building resulting in harm to the listed building.*
- 2. The design is in contravention of AVDC's design guide for residential extensions with various gables, ridges, pitches and roof styles discordant and unsympathetic and not subservient to the old building.*
- 3. The extension will cause harm to the setting of the adjoining listed buildings.*
- 4. The potential loss of light to and overlooking of both number 19 and 23. In particular, number 23's kitchen window is likely to be affected due to proximity to the extension, which is only around 13m.*
- 5. The extension will be dominant when viewed from number 19 which is a smaller building and on a small plot.*
- 6. The proposed balcony is in contravention of AVDC Design Guide to resist such balconies and overlooks number 23.*

- (iv) CC/0042/19 St Marys Church Of England School Aston Road Haddenham Buckinghamshire HP17 8AF
Construction of a stand-alone nursery building with associated external hard and soft play space, soft landscaping and car parking.

The Parish Council will wait for further information and defer the decision until the next planning meeting on 23rd September 2019. The next BCC planning meeting isn't until November, allowing the Council time to submit comments before then.

Notice received of amended plans following discussion during August Recess. Amended plans were therefore discussed at the Planning Committee meeting:

19/02716/APP - 11 Wyre Close Haddenham Buckinghamshire HP17 8AU

Garage conversion, increase the width of one frontage dormer, single storey side extension and first floor side extension.

The Parish Council has no objection.

P20 31 DECISIONS

The following Local Planning Authority decisions were noted:

19/00806/APP - Box Tree Cottage 27 Fort End Haddenham Buckinghamshire HP17 8EJ

Single storey front and rear extensions and the conversion of the existing internal/external store

AVDC - approved

19/02117/APP The Wildlife Hospital Trust St Tiggywinkles Aston Road Haddenham Buckinghamshire HP17 8AF

Detached single storey museum.

AVDC - approved

19/02004/APP 4 Franklin Road Haddenham Buckinghamshire HP17 8LE

Single storey front, part single storey and part two storey rear extensions.

AVDC – application withdrawn

19/02042/APP 4 Yolsum Close Haddenham Buckinghamshire HP17 8DG

Two storey and single storey front extensions

AVDC – refused

19/01391/APP 13 Roberts Road Haddenham Buckinghamshire HP17 8HH

Single storey rear and side extension.

AVDC – approved

19/01652/APP - 17 Willis Road Haddenham Buckinghamshire HP17 8HL

Two storey and single storey rear extension.

AVDC - approved

19/02223/APP - 8 Fern Lane Haddenham Buckinghamshire HP17 8EL

Demolition of existing porch, erection of new front porch, single storey side and rear extensions, new windows and doors and new dormer window. Removal of existing pan tiles and re-roof the entire property including extensions and porch in plain tiles.

AVDC – approved

19/01945/APP 14 Dovecote Haddenham Buckinghamshire HP17 8BP

Two storey side and single storey rear extensions

AVDC – approved

19/02139/APP - 59 Sheerstock Haddenham Buckinghamshire HP17 8EZ

Extension to residential curtilage and erection of a 1.8m high closeboard fence

AVDC - approved

18/01518/APP - Bradmoor Farm Stanbridge Road Haddenham Buckinghamshire HP17 8JX

Change of use of Redundant Agricultural buildings to A1 (shops), A2 (financial and professional services and D2 (assembly and leisure) use

The Parish Council withdrew its rejection after further details were submitted that addressed the concerns raised.

AVDC - approved

P20 32 UPDATES ON MAJOR DEVELOPMENTS

Airfield site

- Majestic Care Homes application for the care home is under consideration.
- CALA handed over the sports pitches for use on 29/08/19, however the temporary lease has not yet been signed. The PC's solicitor has carried out due diligence on the land registry title for the Airfield site and provided a report prior to transfer of the freehold of the land for the pitches, pavilion, car park and play area.
- The application for the final plot (N) on the business park at the Airfield is in progress. The applicant has agreed to discuss the footpath through the site, but nothing more has progressed as yet.
- Building work has started on the site of the shop, nursery and flats.

Dollicott site - CALA homes

- The Clerk has asked for an update but due to holidays has not yet received a reply regarding the 20mph speed limit.

Stanbridge Road sites - Rectory Homes

- The Clerk has asked for an update but due to holidays has not yet received a reply regarding the 30mph speed limit.

Aston Road Glebe Site - Dandara

- The revised phase 3&4 application is still under consideration at AVDC.
- The footpath has partially re-opened, the section in the next phase will have to be closed intermittently whilst work progresses, which is anticipated to be complete by the end of the year.

Land West of Churchway

- Revised application is under consideration at AVDC.
- The applicant has told us that another new officer has recently been appointed.

Land South of Lower Road

Rectory homes have submitted a new application for 43 homes on a site south of Lower Road. The site is not included in the VALP.

P20 33 RESPONSES MADE DURING AUGUST RECESS

19/02490/APP Abbey Barn Aylesbury Road Haddenham Buckinghamshire HP17 8TR

Erection of a triple carport / garage with storage above

The Parish Council has no objection in principle subject to resolving the issues raised by BCC in relation to the dimensions of the parking spaces and access manoeuvring space.

Amended comments

The Parish Council has amended its comments in the light of a site visit and further information. We are commenting on the two concurrent applications together so that the combined impact of the proposals can be assessed.

The PC notes that no Design & Access Statement has been submitted which may have assisted with context. Also the drawings show only Abbey Barn and not the adjoining semi-detached Dadbrook Farm although they are both part of a single barn conversion. These proposals need therefore to be considered in relation to the entirety of that barn conversion.

The PC understands that the barn was converted into two homes some 25 years ago. The barn itself is of witchert construction, and both dwellings have a partially enclosed front courtyard flanked by single storey extensions at right angles to the original barn. The two properties have been designed to mirror each other, and are complementary in height, design and materials. The barn conversion incorporates the principles set out in AVDC's 1991 (and still current) Design Guide 2 "The Conversion of Traditional Farm Buildings" (DG2). For example, there are minimal alterations to the form of the original barn, no dormers or chimneys, limited use of roof lights, use of traditional materials, and subservient extensions. The rear witchert elevations are visually prominent from a considerable distance away across open countryside.

It should be noted that both the block and location plans are incorrect and out-of-date in that the single storey extension flanking the courtyard of Dadbrook Farm ends at the boundary with Roundhill Farmhouse, which itself has a newer extension on its eastern flank.

The PC notes that in June 2001 an application was refused for various alterations to the elevations and roof on the grounds of being contrary to DG2 and having a "detrimental impact on the character and appearance of the converted barn". This decision must surely be material to the present, and considerably more extensive, proposals.

The PC also notes that in June 2016 an application for a small single storey out-building of traditional appearance was approved, but has not been implemented.

*The PC **objects** on the grounds that the proposals are contrary to the DG2 design principles and would have a detrimental impact on the character and appearance of the converted barn. In particular:*

- *The 2 storey flank extension would be contrary to the character and symmetry of the twin courtyards with their single storey extensions described above;*
- *The proposed front dormer would disrupt the traditional roof structure of the original barn and is contrary to DG2 which states that dormers will be resisted;*
- *The proposed conservatory is entirely contrary to DG2, would be visually prominent from afar, and would obliterate the special character of the original witchert across the two properties;*

- *Although a car port may be acceptable in principle (bearing in mind the 2016 approval) the ridge of the proposed car port exceeds the height of the eaves of the barn and should be lowered to form a single storey structure without external steps and roof storage, possibly with a small out-building at the side or behind if storage is still required. The PC notes too BCC's comments about the sizes of the parking spaces and manoeuvrability.*

19/02489/APP Abbey Barn Aylesbury Road Haddenham Buckinghamshire HP17 8TR
Garage conversion, part first floor front extension, front porch, front dormer and single storey rear extension

The Parish Council has no objection.

Amended comment submitted as for 19/02490/APP

19/02475/APP 4 Marriotts Lane Haddenham Buckinghamshire HP17 8BN

Dropped kerb

The PC makes a holding objection as the proposal affects the Parish Council's (not BCC's) street lamp. Any relocation will require agreement following local public consultation, and a commitment to meet all associated costs.

The relevant utility company should be consulted about possible impact on the access/inspection chamber and on the underlying utility service(s) indicated by the metal cover in the proposed short section of retained kerb.

The holding objection has been withdrawn following clarification that the lamp post does not need to be moved as it will remain on a small section between 2 separate dropped kerbs.

19/02172/APP & 19/02173/ALB 23 Churchway Haddenham Buckinghamshire HP17 8AB

Replacement with a like for like front window

The Parish Council has no objection provided the Heritage Officer is satisfied with the proposal

19/02570/APP 69 Wykeham Way Haddenham Buckinghamshire HP17 8BU

Single storey rear extension, alterations to fenestration

The Parish Council makes a holding objection:

a) depth of extension appears to exceed the dimensions in AVDC's Design Guide for Residential Extensions (actual measurement not stated and measured drawing not available)

b) possible daylighting infringement to no 71 as set out in AVDC's Design Guide for Residential Extensions (insufficient information submitted to assess)

19/02701/APP 13 Sheerstock Haddenham Buckinghamshire HP17 8EZ

First floor rear extension

The Parish Council has no objection.

19/02704/APP - 26 Wykeham Way Haddenham Buckinghamshire HP17 8BX

Raising of roof to existing side extension, conversion of garage to habitable room and single storey rear extension.

The Parish Council has a holding objection to this application until the parking arrangements are clarified. Policy TGA1 of the Haddenham Neighbourhood Plan requires 3 parking spaces for a 4-bed property. The plans do not show how the parking can be accommodated on the property following loss of the garage.

19/02757/APP - Mill Barn Mill Lane Haddenham Buckinghamshire OX9 3SA

Erection of a field shelter/stable with storage

The Parish Council has no objection.

P20 34 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Notice of the adoption of the new Wycombe District Local Plan on 19th August 2019.

P20 35 DATES OF FUTURE MEETINGS

Monday 23rd September 2019.

PUBLIC PARTICIPATION

There were no requests to participate.

CLOSURE OF THE MEETING

The meeting closed at 7.31pm

Signed: _____
Chair

Date: 23rd September 2019