



Clerk's Planning Report

9th August 2021

Informal Planning Committee Meeting Comments

[21/02379/AAD](#) Bright Horizons Family Solutions Pegasus Way Haddenham HP17 8SB Erection of 3 Signage for Children's Nursery

The Parish Council notes that the description refers to three signs but four are included in the drawings for the application (three attached and one free-standing). The Parish Council has no objection subject to inclusion of a condition that these are all non-illuminated signs which shall not in the future be amended or replaced with illuminated alternatives, in order to avoid disturbance to the adjacent flats.

[21/02413/ALB](#) 11 Rudds Lane Haddenham Buckinghamshire HP17 8JP

Demolition of existing rear single storey extensions, erection of new two storey and single, storey rear and side extensions, new chimney and extended dormer, part conversion of outbuilding (Part retrospective)

The Parish Council has no objection subject to any requirements of the Heritage Officer.

[20/04081/APP](#) Farm Shop And Cafe Bradmoor Farm Stanbridge Road Haddenham HP17 8JX Proposed new extension to Farm Shop Cafe and Restaurant and conversion of Egg Grading Building to (Class E) Retail.

The Parish Council notes the following errors/discrepancies in the application:

- I. The Transport Statement is dated 2018 and relates to an earlier phase of work, referring to a nursery and 169 parking spaces, but which Highways appear to have accepted.
- II. The Planning Statement refers at various points to Banks Park shops as including a florist. This is in fact a long-standing fresh fruit and vegetable shop.
- III. The Planning Statement's survey of edge/out-of-town and of farm shop outlets omits any reference to the farm shop (with butcher's, grocery, provisions, and café) directly to the south on Stanbridge Road at Haddenham Garden Centre providing a similar service.
- IV. The Planning Statement appears to contain some confusion of terms, referring to the site at 5.7 as "out-of-centre" and later as "edge-of-centre (eg 5.27). Nevertheless, the Parish Council agrees with the thrust of the sequential test argument. Indeed, this study entirely vindicates the Parish Council's long-held position that Haddenham was not a sustainable settlement for such major growth because of the relatively poor retail provision (compared say with Wendover's 93 units) necessitating travel for many shopping needs.

Whilst the Parish Council has no objection in principle, it submits a holding objection subject to resolution of the following matters:

1. The present landscaping is poor. The opportunity should be taken to require landscaping of the site to include surfaces, paving, pedestrian safety, properly laid out and marked spaces for vehicle parking, disabled spaces, delivery/collection spaces, cycle parking, planting, trees, and biodiversity measures.
2. Buckinghamshire Council must apply an Article 4 direction to all retail uses on the site to safeguard against future change of use to residential under proposed future changes to the Use Classes Order and Permitted Development regime.

[21/02381/APP](#) 1 Dollicott Haddenham Buckinghamshire HP17 8JL

Single storey side infill extension, single storey extension to existing garage with replacement roof, replacement roof to existing outbuilding

The Parish Council has no objection in principle subject to any requirements of the Heritage Officer, and the inclusion of an Informative stating "The applicant is advised that Townsend Green is a registered village green on which no vehicles or storage of building materials, plant or equipment should take place".

[21/02087/APP](#) 10A Townsend Haddenham Buckinghamshire HP17 8JW

Demolition of garage and two storey side extension with new garage and two storey side extension

The Parish Council has no objection subject to the inclusion of a Construction Management Plan including site access, respect for the surrounding heritage environment and an obligation to repair any damage, no blocking of the adjacent public footpath, and strictly no vehicles or storage on, or verge damage to, Townsend Green which is a registered village green.

[21/02229/APP](#) 12 Townside Haddenham Buckinghamshire HP17 8BG

Two storey extension as an extrusion of the original dwelling, with addition of a front entry porch.

The Parish Council has no objection in principle, subject to clarification of where the 2 parking spaces required under Haddenham Neighbourhood Plan policy TGA1 will be accommodated.

[21/02493/ALB](#) Stockwell Farm 17 High Street Haddenham HP17 8ES

Widening the opening in front boundary wall

The Parish Council has no objection.

[21/02629/APP](#) 2 Hotspur Close Haddenham Buckinghamshire HP17 8QE

Single storey rear extension (retrospective)

The Parish Council objects. The Government is currently championing improved design and proposals are expected both nationally and locally. The original proposal for facing brick should have been respected. The Parish Council has been unable to inspect but understands the render is grey rather than white. Would a possible compromise be to re-render in cream?

[21/02565/APP](#) 8 Flint Street Haddenham Buckinghamshire HP17 8AL

Installation of an air source heat pump sited in garden

The Parish Council has no objection subject to Environmental Health confirmation that the decibel level shown is correct and acceptable in this location.

[21/02663/APP](#) 19 And 20 Fort End Haddenham Buckinghamshire HP17 8EJ

Mixed use development including the demolition, extension, alteration and conversion of 19/20

Fort End, Haddenham and comprising an E(b) (formerly A3) unit with five dwellings together with parking and amenity space.

This outcome is an indictment of the failure to deal with this application when originally submitted in 2018 and then re-submitted in March 2020. The appeal outcome makes a mockery of the Neighbourhood Plan's policy to resist the loss of such services, particularly given the VALP's promotion of Haddenham as a strategic settlement. The appeal decision left the door open for this application. The Parish Council objects and remains very concerned about matters we and others have raised previously, but have not been addressed:

1. There is a shortfall of 5.75 parking spaces. Where is this parking going to take place? Fort End is already heavily parked. Should these flats be conditioned as a strictly "no vehicle" development?
2. The access to and from the highway is on a blind bend and is hazardous. This is the same bend which is part of a current Bucks Council "active travel" scheme to promote walking & cycling, and will be part of our joint "Streetscape" feasibility project to limit through traffic, improve pedestrian safety and change driver behaviour through design.
3. The amenity space is poor quality generally, with no separation between the flats, commercial and parking, and no landscaping or planting. How does this meet the National Design Code?
4. Two flats are potentially family accommodation with children present. Amenity space is particularly poor for children.
5. There are no details about bins and refuse arrangements, nor for storage separation between residential and commercial refuse.
6. There is no information about ventilation, extraction and resultant noise of units in relation to the commercial kitchen and restaurant, nor how the resultant flues, vents, fans etc will look in this heritage environment, or will impact on the residential occupiers.
7. Do all these units meet national space standard requirements?
8. How is sound transmission to be limited between units in this traditional construction?
9. How exactly is lateral separation between flat 2 and the restaurant to be achieved within what is currently an open fire-place?
10. Flat 6 places a living room over the bedroom in Flat 2 with potential noise transmission problems, rather than the usual convention of stacking like rooms above each other.
11. Headroom in the three 2nd floor bedrooms is limited, with space for hanging clothes particularly difficult.
12. Does the relocation of rooflights from a southerly to a northerly elevation give adequate natural lighting to those rooms?
13. Can full fire separation between units and uses, together with means of escape requirements, be met? Have building regulations colleagues been consulted?

The Parish Council urges Buckinghamshire Council to negotiate with the applicant to ensure a satisfactory scheme.

[21/02709/ADP](#) Land Adjacent To Haddenham Nurseries Stanbridge Road Haddenham Buckinghamshire HP17 8HN

Application for approval of reserved matters pursuant to outline permission [18/01037/AOP](#) relating to layout, scale, appearance and landscaping of a residential development of 16 dwellings.

The Parish Council has no objection in principle and makes the following comments:

- The Parish Council is disappointed that there is no information about energy future-proofing given both Bucks Council's and the Parish Council's commitments to CO₂ reduction and zero carbon, and it would be a marketing advantage.
- The Parish Council notes the small deficit against the requirement for visitor parking spaces and has been unable to find reference to cycle parking. It requests that these matters be checked and rectified.
- The Parish Council asks to be included in consultation on the Construction Management Plan when available, and is particularly concerned that no construction traffic should approach the site via Station Road/Church End/Aston Road or via Thame Road/Banks Road/Woodways.

[21/02737/APP](#) 31 Churchway Haddenham Buckinghamshire HP17 8HB

Demolition of side extension and store outbuilding. Erection of single storey side extension and porch extension

The Parish Council has no objection.

[21/02474/APP](#) 18 Marriotts Way Haddenham Buckinghamshire HP17 8BW

Single storey rear extension, alterations to front flat roof and garage conversion

The Parish Council has no objection.

[21/02310/APP](#) Callie's Solar Farm Owlswick Road Ford Buckinghamshire HP17 8XW

Construction of a solar farm together with all associated works, equipment and necessary infrastructure

The Parish Council shares the concerns of others about the scale of this proposal, and also about the general lack of a planning policy context. It is unclear how this proposal fits with Bucks Council's biodiversity and afforestation ambitions. Similarly, it is unclear how the loss of so much agricultural land relates to post-Brexit farming and food production, and the healthy eating agenda following the recent Henry Dimbleby report.

On the other hand, in common with Buckinghamshire Council, the Parish Council, has declared a climate emergency and seeks to contribute to zero carbon initiatives. More solar energy capacity is needed, and the Parish Council is aware of the precedent set by Bucks Council's approval in June 2021 of the similar, although smaller, 47 Ha site at Great Horwood, with no objection from Great Horwood Parish Council and Winslow Town Council. The Parish Council is also mindful of proposals submitted to the VALP for a new settlement in the vicinity of Callie's Farm, which the Parish Council does not wish to see realised.

On balance, Haddenham Parish Council is minded not to object in principle, but subject to the conditions set out at Great Horwood, including a construction traffic management plan and a community benefit fund currently absent from the proposal.

Applications

[21/03125/COUOR](#) Land At Haddenham Industrial Estate Pegasus Way Haddenham Buckinghamshire

Determination as to whether prior approval (Class O) is required in respect of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 offices to form 22 residential units (C3).

This follows on from a previous application for determination ([21/01397/COUOR](#)) which was refused by Bucks as 'The proposed development fails to comply with the conditions of Class

O.2(1)(e) (Schedule 2 Part 3) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development proposals are not permitted and prior approval is required in respect of the provision of adequate natural light in all habitable rooms of the dwellinghouses.'

The Parish Council's comments on the previous application were:

The Parish Council deplores the removal from planning control of this change of use, entirely negating the intention of the Neighbourhood Plan to retain jobs and employment in Haddenham's designated industrial estate. The Parish Council looks to Buckinghamshire Council to raise this matter with Government.

From 6th April 2021, all Permitted Development homes must comply with the Government's nationally described space standard. Some units would appear to comply, but in the absence of information about person spaces or of measured drawings, the Parish Council is unable to assess compliance.

The Parish Council further notes the following obvious shortcomings:

- No provision for refuse storage or collection
- The noise survey is unrepresentative as undertaken during lockdown
- No account is taken of what is described as the principal noise source: traffic from Pegasus Way, itself likely to have been at a lower volume than usual because of the Covid-19 pandemic.
- Poor amenity space sandwiched between two busy roads with high numbers of HGVs; particularly not a safe environment for children, and with potentially high level of pollutants from HGV traffic
- No provision for cycle parking
- No key to the meaning of various letters on the site plan
- Flat 18 is described as a 2 bed but appears to have 1 bed
- Some awkward layouts with partition walls having angles to avoid windows eg flats 3, 5, 13

Decisions

[21/02062/APP](#) 1 Potash Close Haddenham Buckinghamshire HP17 8JY
Single storey side extension and conversion of part of existing garage.

Bucks Council – Householder approved

[21/02318/APP](#) 4 Townside Haddenham Buckinghamshire HP17 8BG
Single storey rear extension

Bucks Council – Householder approved

[21/01692/APP](#) Bright Horizons Family Solutions Pegasus Way Haddenham HP17 8SB
Variation of Condition 2 (Amended drawings) and 9 (Noise Report) of planning permission 18/01772/APP (Development of a local centre comprising a nursery (D1), retail unit (A1), and seventeen residential apartments (C3)). To allow for additional external plant to serve the Nursery Unit to include 2No. Heat Pump Units within a proprietary Acoustic Enclosure and 1No. Condensing Unit, all within a designated enclosure.

Bucks Council – Approved

[21/02051/COUAR](#) Chiltern House Thame Road Haddenham Bucks HP17 8EH
Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of agricultural barn into 12 flats (Class Q(a)) and in relation to design and external appearance of the

building (Class Q(b).

Bucks Council – Prior Approval Granted

Updated National Planning Policy Framework and Design Code

A new version of the [National Planning Policy Framework](#) was published on 20 July 2021.

The MHCLG also published a [final version of the National Model Design Code](#) on the same date.

See David Truesdale's email dated 22nd July for more information.

Updates on Major Development Sites

Airfield site

No updates.

Aston Road Glebe Site – Dandara

No updates.

Dollicott

Buckinghamshire Council has erected a Section 18 notice on the WE Black site off Dollicott, advising of the proposed street name of Carwithen Close.

Land West of Churchway (HAD007)

Nothing to update

Land South of Lower Road

Nothing to update

Land adjacent to Haddenham Garden Centre

Nothing to update.

Correspondence

The Parish Council has been forwarded a letter sent on behalf of the Buckingham Society and other local groups from across Buckinghamshire, to Buckinghamshire Council regarding concerns over the planning process.

[21/02406/ALB](#) 57 Townside - Neighbours have been in to the PC office to voice their objections. Their concerns include the removing of an earlier hedge, loss of an attractive wall / loss of street scene and how this will detrimental to the conservation area.