



Clerk's Planning Report

11th October 2021

Delegated Planning Responses

[21/03086/APP](#) 9 Mead Furlong Haddenham Buckinghamshire HP17 8SY

Proposed loft conversion with 2no. front dormer windows and 4no. rooflights

The Parish Council has no objection.

[21/03087/APP](#) 13 Townside Haddenham Buckinghamshire HP17 8BG

Raising roof to change to 1.5 storeys, replacement of conservatories with single storey extensions, rendering external walls, replacement of doors and windows, other associated alterations

The Parish Council has no objection in principle to extending or rendering this property; and the integration of the recent (not present on Googlemaps street scene) large conservatory, which appears not to have formal planning permission, is welcome. However, the Parish Council is concerned that the design lacks coherence, particularly the array of dormers and fenestration details. It is questionable whether the proposal preserves and enhances the Conservation Area, or meets the Government's National Design Guide objectives.

The Parish Council notes the comment on parking within the planning statement but would welcome confirmation on a drawing that parking for 3 vehicles can be accommodated, also bearing in mind Haddenham Neighbourhood Plan Policy TGA1 on tandem parking.

[21/02475/APP](#) 1 Willow Rise Haddenham Buckinghamshire HP17 8JR

Erection of dwelling

The Parish Council objects. The issues identified in response to the previous application (20/01884/APP) remain, and indeed are not capable of resolution. Simply put, this is overdevelopment shoe-horned into a small plot. This application should be refused for the same reasons as before (1-3) and additionally 4-8 below:

1. The proposed development by reason of its siting, scale, bulk and design would appear overly dominant and visually obtrusive resulting in a discordant and incongruous form of development that would fail to respect or enhance the historic streetscene and fails to promote and reinforce the local distinctiveness of the heritage asset which would amount to less than substantial harm to the Character of the CA. Such harm has not been adequately justified, and the limited public benefits identified would not outweigh that less than substantial harm. The proposal would fail to achieve a well-designed place and would not preserve or enhance the character and appearance of the Haddenham Conservation Area. Furthermore, the proposal would fail to respect the existing pattern of development and would result in loss of an important open space within the street scene thus adversely affecting the local character and appearance of the area. The proposal would therefore be contrary to policies GP35 and GP53 of the Aylesbury Vale District Local Plan, the Council's adopted design guide for new houses in towns and villages, policies BE1, BE2 and BE4 of the emerging VALP, and the guidance set out in the NPPF. The development would fail to

accord with Section 72 of the Planning (Listed Building and Conservation Area) Act 1990 which is recognised as a higher duty.

2. The proposal has not demonstrated that adequate vehicle manoeuvring within the site can be achieved in order to minimise danger, obstruction and inconvenience to users of the highway. The development is therefore contrary to policy T5 of the emerging Vale of Aylesbury Local Plan, the National Planning Policy Framework and the aims of Buckinghamshire's Local Transport Plan.

3. There are several large trees along the north west boundary with Rudds Lane which in combination contribute to the verdant character of the rural landscape. In the absence of an Arboricultural Impact Assessment, it is not possible to establish if these trees would be adversely affected by the proposed development. Thus, based on the submitted evidence, the proposal is likely to have a detrimental impact on important trees of amenity value, contrary to, Policy SRL3 of the Haddenham Neighbourhood Plan, Policies GP35, GP39 and GP40 of the Aylesbury Vale District Local Plan, Policy NE8 of the emerging VALP and National Planning Policy Framework.

Additionally:

4. The proposal is contrary to the objectives of the National Design Guide

5. The proposal fails to meet Neighbourhood Plan policy SRL3 in respect of providing a Tree and Hedgerow Survey. There is reference to an arboricultural statement, but nothing has been submitted at the time of writing.

6. There is no information relating to the siting of and access to refuse arrangements (which presumably will be left on the front elevation) or to cycle storage as required by the Haddenham Neighbourhood Plan.

7. The amenity space is poor for what is potentially family accommodation, and immediately adjoins an electricity sub-station.

8. Internally, the useable height of the bedrooms is restricted, with limited space for clothes storage, with every likelihood of a future application coming forward for dormers or other extension. Does this meet the requirements of the Nationally Described Space Standard?

[21/03200/ALB](#) 7 High Street Haddenham Buckinghamshire HP17 8ES

Repoint chimney stack, Insertation of airbricks and replace existing chimney pot, replace existing wood burner and flue

The Parish Council has no objection subject to any comments or requirements by the Heritage Officer.

[21/03157/APP](#) 6 Stokes End Haddenham Buckinghamshire HP17 8DX

First floor side extension over existing flat roof

The Parish Council has no objection subject to confirmation that the additional parking, required under Haddenham Neighbourhood Plan policy TGA1, can be met on site.

[21/03227/APP](#) Flat 5 Odyssey 40 Thame Road Haddenham Buckinghamshire HP17 8EP

Balcony to rear with glass balustrade

The Parish Council objects in order to safeguard the amenities of neighbouring properties in line with design guidance and previous approval. The 6 flats at 40 Thame Rd were developed following planning permission in 2011, reference: 11/00209/APP. The living rooms of 1st floor flats on the north west elevation incorporated Juliet balcony railings. The Officer's report commented that this detail would prevent the adjacent flat roof areas being used for sitting out which would impact on the amenities of 10 and 12 Long Furlong and 42 Thame Road. This remains the case.

[21/03264/APP](#) 2 Quakers Mede Haddenham Buckinghamshire HP17 8EB
Two storey side extension and single storey side extension
The Parish Council has no objection.

[21/03321/APP](#) 9 Marriotts Close Haddenham Buckinghamshire HP17 8BT
Householder application for single storey side extension
The Parish Council has no objection.

[21/02821/APP](#) Land At Whirlbush Farm Risborough Road Kingsey Buckinghamshire HP17 8NE
Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.99 MW, including mounting system, battery storage units, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, DNO substation, landscaping and environmental enhancements for a temporary period of 40 years. Haddenham Parish Council objects because of the "cumulative impact" as described in the Planning Practice Guidance (PPG) "Renewable and low carbon energy" on the landscape of three solar farms in such close proximity. The three schemes are:

1. Bumpers Farm, near Ilmer - Ref 14/06582/FUL - approved on appeal Dec 2016 in the former Wycombe DC – 52 Ha
2. Callies Solar Farm, near Ford – Ref 21/02310/APP – decision awaited – 97Ha
3. Whirlbush Solar Farm, near Kingsey – current application – 53 Ha

In common with Buckinghamshire Council, the Parish Council, has declared a climate emergency and seeks to contribute to zero carbon initiatives. On balance the Parish Council did not therefore object to the Callies Solar Farm application which, like Whirlbush, is not on the "best and most versatile" agricultural land.

However, the Parish Council is mindful that this is the third application in the same immediate area and of the advice in the above PPG that "cumulative impacts require particular attention, especially the increasing impact that wind turbines and large scale solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases." The PPG further states "protecting local amenity is an important consideration which should be given proper weight in planning decisions" and "the need for renewable or low carbon energy does not automatically override environmental protections."

In view of the cumulative landscape and visual impact the Parish Council considers that Buckinghamshire Council should not approve both these current applications.

If Buckinghamshire Council is minded to approve the Whirlbush Solar Farm project, the Parish Council would wish to see similar conditions as imposed at Fox Covert near Great Horwood Ref 20/02582/APP, including a construction traffic management plan and a community benefit fund.

[21/03380/ALB](#) 2 Station Road Haddenham Buckinghamshire HP17 8AJ

Listed building application for existing roof structure to be replaced and existing tiles to be re-used to shop area pitched roof

The Parish Council has no objection.

[21/03382/APP](#) 2 Station Road Haddenham Buckinghamshire HP17 8AJ

Variation of condition 2 (approved plans) relating to application 20/03843/APP (Erection of a two storey rear extension, erection of garage, internal alterations and repairs to the existing building)

The Parish Council has no objection.

[21/03405/ALB](#) 21 Churchway Haddenham Buckinghamshire HP17 8AB

Listed building application for replacement first floor windows, replacement timber work to oriel window and render section of rear wall

The Parish Council has no objection.

[21/02324/APP](#) 6 The Gables Haddenham Buckinghamshire HP17 8AD

Demolition of conservatory and erection of single storey rear extension. Partial garage conversion and fenestration changes and painting the existing brickwork dark grey

The Parish Council has no objection to the recently amended elevations, however, the Parish Council objects as the application still hasn't demonstrated that it can accommodate 3 parking spaces as required under Haddenham Neighbourhood Plan policy TGA1.

Applications

2 Station Road

We have received multiple versions of applications for this property. Please see the circulated email for further details on the amendments.

Land North of Aston Road

According to Dandara, the key changes are:

- a general loosening of the layout with gentle realignments of plots in the lanes and a reduction of vehicular through routes creating further space for gardens/looser plots/landscape pockets.
- the scheme has been replanned to be less linear in alignment, including some properties facing west ward as part of the 'higher order' street realm and terraced block replanned to suit. The central section has been replanned to remove the terrace and create a softer distribution of parking (not concentrated as front 'court').
- A reduction in the number of dwellings from 85 to 84, with a mix of • 8x 2 bedroom homes • 44x 3 bedroom homes • 22x 4 bedroom homes
- In line with the Housing officer comments the affordable mix has been amended to the following; • 5x 2 bedroom homes • 5x 3 bedroom homes

Appeals

Application Ref: 21/00561/APP **Appeal Ref:** 21/00054/FTHA

Planning Inspectorate Reference Number: APP/J0405/D/21/3276726

Site Address: 2 Dovecote Close Haddenham Buckinghamshire HP17 8BS

Proposal: Erection of first floor side extension, fenestration alterations and material alterations to existing house. New dropped kerb and driveway to be constructed to the front of the existing house

The start date for this appeal is 3 September 2021. As this appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit any further comments. Any comments made on the planning application will be forwarded to the Planning Inspectorate. The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date.

Decisions

[21/01410/APP](#) 3 Hordern Close Haddenham Buckinghamshire HP17 8NA
Single storey front extension
Bucks Council – Householder refused

[21/02565/APP](#) 8 Flint Street Haddenham Buckinghamshire HP17 8AL
Installation of an air source heat pump sited in garden
Bucks Council – Householder approved

[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
Bucks Council – Householder approved

[21/02412/APP](#) & [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)
Bucks Council – Householder approved & Listed Building Consent

[21/02629/APP](#) 2 Hotspur Close Haddenham Buckinghamshire HP17 8QE
Single storey rear extension (retrospective)
Bucks Council – Householder approved

[21/01731/APP](#) 140 Sheerstock Haddenham Buckinghamshire HP17 8EX
Erection of garden fence, enclosed area to change use from amenity to residential
Bucks Council – Refused

[21/01432/APP](#) & [21/01435/ALB](#) Thieves Kitchen High Street Haddenham Bucks HP17 8ES
Insertion of 2x conservation style rooflights to ground floor monopitch roof, together with internal alterations which include lobby partition and door and removal and lowering of part of ground floor
Bucks Council – Householder approved and Listed Building Consent

[21/02239/APP](#) Townsend Garage Industrial Estate Thame Road Haddenham HP17 8BY
Change of use of existing garage into an office with associated parking and erection of infill extension

Bucks Council – Approved

[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

Bucks Council - Householder approved

[21/02848/APP](#) 64 Stokes Croft Haddenham Buckinghamshire HP17 8DZ
Loft conversion with 3no. rear rooflights. single storey rear extension to garage and enlargement of existing ground floor space

Bucks Council – Householder approved

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

Bucks Approval - Prior Approval Granted

[21/01871/ALB](#) 19 Station Road Haddenham Buckinghamshire HP17 8AN
Replace existing heating boiler with an air source heat pump, replace solar roof to part of the rear roof, replace kitchen and replace balustrade from sun room to convert into garage space

Bucks Council – Listed Building Consent

[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.

Bucks Council – Householder approved

[21/03157/APP](#) 6 Stokes End Haddenham Buckinghamshire HP17 8DX
First floor side extension over existing flat roof

Bucks Council – Householder approved

[17/02126/APP](#) - 14 Townsend Haddenham Buckinghamshire HP17 8JW
Alteration and demolition of existing buildings, and erection of five detached dwellings with access, parking and amenity space.

Bucks Council – Refused

[21/02475/APP](#) 1 Willow Rise Haddenham Buckinghamshire HP17 8JR
Erection of dwelling

Withdrawn

[21/03086/APP](#) 9 Mead Furlong Haddenham Buckinghamshire HP17 8SY
Proposed loft conversion with 2no. front dormer windows and 4no. rooflights

Bucks Council – Householder approved

[21/02324/APP](#) 6 The Gables Haddenham Buckinghamshire HP17 8AD
Demolition of conservatory and erection of single storey rear extension. Partial garage conversion and fenestration changes and painting the existing brickwork dark grey

Bucks Council – Householder approved

VALE OF AYLESBURY LOCAL PLAN UPDATE

Buckinghamshire Council voted to adopt the VALP on 15 September.

The VALP sets out a long-term planning blueprint and vision for the area of the Vale of Aylesbury up to 2033. The local plan sets out how and where land can be used to

- meet housing need (allocates land for 30,134 homes)
- provide key infrastructure elements
- protect and enhance the area's key natural features
- incorporate climate control policies
- provide employment land

The Vale of Aylesbury Local Plan will remain in force until it is superseded by the new Buckinghamshire Local Plan in 2025. For more information, visit the [Vale of Aylesbury Local Plan \(VALP\)](#) page of Bucks Council's website.

Parking

Sheerstock

A resident has queried what progress is being made with parking restriction around Sheerstock and has reported that commuters have begun to park again at the end of the road nearest to the station.

We continue to monitor parking and have not noticed a return to anything like pre-pandemic levels. There have been no complaints received for many months. The S106 agreement for Land West of Churchway (HAD007) includes a contribution towards parking restrictions on streets around the station so funding will be available through that route once that development is complete. The PC could apply to the Community Board for funding towards a feasibility study rather than for the full project (which was previously rejected) if it considers the matter is more urgent and need to be progressed prior to completion of the housing development.

Community Speedwatch

The sentinel equipment has been repaired and the speedwatch volunteers have been out again in August and September. The following is a summary of the information recorded.

Stanbridge Road 16th August 2021, 15:50 – 16:45: 26 vehicles were recorded exceeding 35mph in all. The fastest speed recorded was 54mph.

Total vehicles 35mph+	Total vehicles 40mph+	Total vehicles 45mph+	Total vehicles 50mph+	Total vehicles 55mph+
26	8	2	1	0

Pegasus Way 17th August 2021, 15:30 – 16:45: 28 vehicles were recorded exceeding 35mph in all. The fastest speed recorded was 55mph.

Total vehicles 35mph+	Total vehicles 40mph+	Total vehicles 45mph+	Total vehicles 50mph+	Total vehicles 55mph+
28	6	2	1	1

Thame Road 19th August 2021, 15:40 – 16:50: 4 vehicles were recorded exceeding 35mph in all. The fastest speed recorded was 43mph.

Total vehicles 35mph+	Total vehicles 40mph+	Total vehicles 45mph+	Total vehicles 50mph+	Total vehicles 55mph+
4	3	0	0	0

Woodways 20th September 16:00. 1 Vehicle was recorded going 46mph.

Total vehicles 35mph+	Total vehicles 40mph+	Total vehicles 45mph+	Total vehicles 50mph+	Total vehicles 55mph+
1	1	1	0	0

Pegasus Way 22nd September 15:40 -16:55: 22 vehicles were recorded exceeding 25mph in all. The fastest recorded speed was 47mph.

Total vehicles 35mph+	Total vehicles 40mph+	Total vehicles 45mph+	Total vehicles 50mph+	Total vehicles 55mph+
22	6	2	0	0

As you can see, Thame Road had fewer cars recorded exceeding 35mph.

There may be several reasons, particularly traffic conditions and visibility of the volunteers, however the temporary 20mph limit may mean that drivers at least stick below 35mph (cut-off for monitoring).

Bucks Council has confirmed they are not monitoring speeds on Thame Road during the EATP cycle path trial. It may be useful to have evidence from the trial scheme that it reduces speeds in general, and HPC could fund speed tube monitoring as BC have said they aren't doing it. Speeds could be measured during the trial and then again a month or two after the trial has ended. The information could be used for the Streetscape Project. A proposal will go to the PC to consider funding this

Updates on Major Development Sites

Airfield site

CALA are in a position to hand over the next phase of open space which includes the SUDS pond area at the front of phase 2 on Tibbs Road and the area on the north eastern boundary, between phase 1 and the former airfield, this area is still in the ownership of Lands Improvement Holdings (LIH). We haven't yet received confirmation that the initial inspection of these areas has been carried out by Buckinghamshire Council which would trigger the start of maintenance period. The PC's solicitors carried out due diligence on the site as a whole for the handover of the phase 1 land so the legal process should be more straight forward this time although the position with LIH is unclear.

Aston Road Glebe Site – Dandara

Dandara have submitted updated plans for the new planning application for the final phase (on this agenda). The footpaths HAD15/1 HAD15/2 and HAD16/1 have had their closure order extended until 31st October 2022. The Clerk has asked for an explanation for the continued closure of HAD15/1 and HAD16/1 as these have been opened for use in recent months and

appear complete. We were told that HAD15/2 would be temporarily diverted to the west across what will become the burial land but this hasn't happened. The ongoing lack of availability of these paths is concerning and as yet no response has been received from Bucks Council who have issued the extension to explain why it is needed.

The Clerk has arranged a meeting with Dandara representatives and Cllr Truesdale to receive an update on work on the site including hand over of the burial land, laying out of the cricket pitches (a representative from HCC will join the meeting for this discussion), the layout of the shared space section of HAD16/1, footpath closures and the revised planning application.

Dollicott

The Section 18 notice for the WE Black site has expired. As Bucks Council were not notified of any objections to the proposed name of Carwithen Close, it has been confirmed as the street name and Royal Mail has reserved the address on their database.

Platers Road

The progress with the transfer of the open space at the front of the development stalled whilst CALA approved additional legal fees for HPC's solicitor. HPC's solicitor held a meeting with a BC solicitor to discuss the lack of compliance with the S106 when the land was transferred to the residents' management company. A clear way forward to retain the rights of access to the land to the north has not yet been found.

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

1. 21/02475/APP 1 Willow Rise – a resident has advised that they objected to the application on the following grounds:
 - There is no requirement for further new homes in Haddenham and an additional house would add pressure to the village infrastructure.
 - The proposed access is unsatisfactory.
 - There is no provision for stowage of wheelie bins or of bicycles

2. An enquiry has been received about arranging for a TPO for the trees on Rudds Lane adjacent to 1 Willow Rise to protect them if there is a new application at 1 Willow Rise.

3. 14 Townsend Appeal

We have been advised that the owners of 13 Townsend and one of the houses in Roundhill View received a letter from the Planning Inspectorate asking for an unaccompanied visit on the afternoon of Wednesday 1st September to view the impact of the proposed development.

4. Buckland Parish Council has circulated an email outlining their reasons for refusing to sign the Town and Parish Charter on planning grounds.
5. Several residents have written with concerns about the speed of vehicles on Stanbridge Road, and one resident has suggested that the crossroads sign at the Medical Centre prior to the Woodways / Stanbridge Road junction is incorrect as it implies the priority is straight ahead.