



Clerk's Planning Report

21st February 2022

Decisions

[21/03951/APP](#) 7 Stokes Lane Haddenham Buckinghamshire HP17 8DY

Change of use to hairdressing business (retrospective)

Bucks Council – Approved

[21/04717/APP](#) Albion House 11 Thame Road Haddenham Buckinghamshire HP17 8EW

Householder application for single storey rear extension and first floor extension

Bucks Council – Householder approved

[21/04839/AGN](#) The Old Dairy Aylesbury Road Haddenham Buckinghamshire HP17 8TN

Erection of barn for storage

Bucks Council – Refused

[21/04753/APP](#) 6A Church End Haddenham Buckinghamshire HP17 8AH

Householder application for first floor rear extension with changes to fenestration

Bucks Council - Householder refused

[21/03925/APP](#) & [21/03926/ALB](#) St Marys Church Church End Haddenham Bucks HP17 8EJ

Repair to section of Wychert boundary wall, rebuilding of concrete block boundary wall

Bucks Council – Approved & Listed Building Consent

[21/04771/APP](#) & [21/04772/ALB](#) The Green Dragon 8 Churchway Haddenham HP17 8AA

Householder application for part demolition of existing single storey rear extension. Erection of single storey rear extension. Fenestration alteration and internal works. Removal of external signs and installation of solar panels

Bucks Council – Householder approved and Listed Building Consent

[21/01410/APP](#) 3 Hordern Close Haddenham Buckinghamshire HP17 8NA

Single storey front extension

Appeal Decision: Allowed

Appeal Reference: 21/00093/FTHA

[21/04589/APP](#) 3 The Paddocks Haddenham Buckinghamshire HP17 8AG

Householder application for single storey rear extension and refurbishment of existing attic conversion with new dormer windows and rooflights, New rooflights elsewhere. Windows and external doors throughout in existing and altered openings. Rear canopy. External wall insulation, air source heat pump, rainwater harvester tank and photo-voltaic roof panels. Internal alterations & refurbishment

Bucks Council – Householder approved

[20/01816/APP](#) & [20/01817/ALB](#) 2 Fern Lane Haddenham Buckinghamshire HP17 8EL
Erection of a trellis fence (retrospective)

Bucks Council – Householder Approved & Listed Building Consent

Appeals

[20/00059/APP](#) Bigstrup Farm Aylesbury Road Haddenham Buckinghamshire HP17 8TX

Appeal Ref: 21/00108/REF

Planning Inspectorate Ref: APP/J0405/W/21/3282202

The **start date** for this appeal is 10 February 2022.

Any further comments must be sent to the Planning Inspectorate **within five weeks** of the **appeal start date**, quoting the Planning Inspectorate reference number (above).

Granite Setts, Church End

Buckinghamshire Council has confirmed that the Parish Council is not able to appoint an alternative contractor to install the granite setts at Church End. In order to do this the Parish Council would need to be licensed by the Highways Authority. The Highways Development Management team at Buckinghamshire Council have stated that they do not have the capacity and will not licence parish councils at this time, at least until April 2023.

There are 2 different options for progressing with TfB as things stand:

- 1) Employ TfB to implement the work as outlined on the lump sum/fixed price Project Initiation Document (PID); or
- 2) Employ TfB under a “cost-reimbursable” basis, so the Parish Council only pay the actual costs. This is usually cheaper but the Parish Council would be taking the risk for any unforeseen things – so the overall price could be higher than the lump sum PID.

The fixed price PID has allowed a contingency budget of 24% (£9,308.15), so there may be savings if the Parish Council follows the cost-reimbursable rate. However, I’ve been informed that TfB tend to allow a higher contingency budget if there is a higher risk of unforeseen issues such as contact with utility services.

Updates on Major Development Sites

Airfield site (CALA Homes)

Nothing to update.

Aston Road (Glebe Site – Dandara)

Dandara have reviewed the results of the topographical survey carried out in November 2021 and have identified that the surface levels need to be raised more. To do this the spoil from the phase 1 area (now the final phase that is waiting for a revised planning application to be determined) will be used to raise the levels once work begins on this area. The result is a delay to the handover to the Parish Council of the burial and pavilion land.

Dollicott (CALA Homes)

No further progress with land transfer. The Buckinghamshire Council solicitor has not provided any view as yet on the contravention of the S106 agreement in the transfer to the Resident’s Management Company.

Land West of Churchway (HAD007)

An amended application is on the agenda.

Land South of Lower Road

Nothing to update.

Land adjacent to Haddenham Garden Centre

Nothing to update.

Tibbs Road Pavilion

The monthly site meeting was held on 16th February with representatives from HPC, Marlow and PCMS present. Material supply and labour availability have hamper progress in the last month and the project is currently 6-7 weeks behind program but it is intended to make up time with the superstructure build and fit out. Some minor changes to materials have been agreed to assist resourcing. The second valuation will now cover the 8-week period since the last valuation and an invoice will be issued at the beginning of March. Next meeting 16th March.

There was an incident during HYFC training on Saturday 12th Feb where an ambulance had to attend for an injured player. The ambulance was unable to drive onto the pitches as the old gate onto the field is within the building site. HYFC have asked if this issue can be investigated. It has been confirmed that once building work on the pavilion is complete access to the field via that end of the car park won't be possible. Clarification is needed on what requirements are needed for vehicular access to the field so the Clerk will commission a safety inspection of the site to determine if interim and / or permanent measures are needed.

Enforcement

The Clerk has asked Buckinghamshire Council's Enforcement Team to investigate the following:

1. The installation of a large mobile home in the rear garden of the Rose and Thistle Pub.
2. Having confirmed that no lighting scheme was included in the planning permission for Tavis House on Haddenham Business Park to investigate the issue of light pollution being suffered by residents of Chearsley and the potential impact on wildlife from the lights that are on all night on the units.

Correspondence

Following the statutory consultation for Haddenham TRO Waiting Restrictions scheme on Tibbs Road from 3rd November – 26th November, TfB is proposing to proceed with 'No Waiting At Any Time' restrictions (double yellow lines) along Tibbs Road and at Tibbs Road junction with Pegasus Way and contacted the Parish Council for further comment by 9th February.