



## **Clerk's Planning Report**

8<sup>th</sup> August 2022

### **Ratification of Prior Planning Responses**

[22/01627/ADP](#) Land Adjacent To Haddenham Nurseries Stanbridge Road Haddenham Buckinghamshire HP17 8HN

Variation of condition 1 (approved plans) relating to application 21/02709/ADP (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. Discharge of Conditions 1 (approval of reserved matters), 2 (approval of reserved matters details), 4 (hard and soft landscaping), 6 (slab levels), 8 (parking scheme) and 12 (Tree Protection Measures) and planning obligations (Point 1 and Point 2, First Schedule - Approval of reserved matters and Point 1 and Point 2, Part 1, Second Schedule - Affordable Housing Obligations) under Section 106 with reference to outline permission 18/01037/AOP)

The Parish Council (PC) objects for the following reasons:

#### **Changes to approved mix**

The increase from 3 to 4 beds at three plots requires an extra parking space at each property as per the made Neighbourhood Plan policy TGA1. No parking plan has been submitted showing how this will be accommodated. Moreover, it has been our recent understanding that current need and demand is for smaller properties: hence Dandara's recent resubmission on the site opposite for smaller units.

#### **Construction Traffic Management Plan (CTMP)**

The PC proposes that all construction traffic must access and leave the site **northwards along Stanbridge Road only** because:

- (a) CTMPs on adjoining sites are frequently (daily) breached whereby construction traffic regularly passes through the heart of the Church End Conservation Area, including during congested school drop off and collection times, causing damage to heritage assets, and in breach of a weight limit into Station Road from Thame Road
- (b) Access southwards along Stanbridge Rd to the A4129 encounters an old narrow humped bridge restricted to one vehicle width and not designed for heavy traffic, and thereafter narrow country lanes to the A4129 which include a weight limit through Kingsey and restricted height under a railway bridge which has been struck before. Any construction traffic accessing from the Risborough direction should travel via Thame's ring road and the A418 to Churchway and Stanbridge Rd (north).

In view of our experience can it please be conditioned that under no circumstances is construction traffic to access to or from the site via Station Road/Church End/Aston Road or via Thame Road/Banks Road/Woodways.

#### **Biodiversity**

The PC notes the Ecology Officer's comment. Would it be possible to make good the identified deficit by provision on the Dandara site opposite site on land to be passed to the PC?

[22/02080/APP](#) 4 High Street Haddenham Buckinghamshire HP17 8ER

Householder application for an outbuilding

The Parish Council (PC) objects as follows:

The exact relationship and positioning in relation to no.6 High Street looks close but is not clear in the drawings. Sufficient space for the maintenance of no. 6's wall should be required with enough space to raise a scaffold. It is further understood that this wall suffers from damp penetration, again suggesting the need for a reasonable gap.

Cedar weathers to grey in a matter of months and, although revered by some, can quickly look tatty. In our view, cedar and mirrored stainless steel are not appropriate in the setting of a listed building in this Conservation Area where wicket and lime render are the dominant materials.

If Buckinghamshire Council is minded to approve, the PC requests a condition requiring the outbuilding to remain ancillary to the principal dwelling and not to be let or used as habitable accommodation.

[22/02116/APP](#) Stockwell Farm 17 High Street Haddenham Buckinghamshire HP17 8ES

Householder application for single storey side extension

The Parish Council has no comment.

[22/02167/APP](#) 63 The Gables Haddenham Buckinghamshire HP17 8AD

Householder application for single storey rear extension, loft extension and dormer windows

The Parish Council (PC) objects for the following reasons:

1. The plans fail to respect the design of the original house by the introduction of a mass of new fenestration to front and rear elevations which overwhelm the proportions of the property.
2. The addition of a large box dormer which, although at the rear, will be prominent when viewed from the open space (burial and cricket grounds) on the Dandara development when completed, and is not a form of window supported by the design guide. The off-set velux windows on the rear roof similarly look awkward and will be publically visible.
3. The Vale of Aylesbury Local plan requires improvements to energy efficiency where possible. There is no reference to this and the PC questions whether the plans will improve the energy efficiency of the house.
4. The house is immediately adjacent to, so in the setting of, a listed building in the Conservation Area.

[22/02186/ALB](#) 21 Churchway Haddenham Buckinghamshire HP17 8AB

Listed building application for replacement of first floor windows and replacement of timber work to oriel window

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

[22/02218/APP](#) 3 Dollicott Haddenham Buckinghamshire HP17 8JL

Householder application for demolition of garage and erection of single storey front and side extension

The Parish Council objects as follows:

- 1) The existing ground floor plan shows a garage, but the existing elevation shows a room with a window, not a garage door, as does Googlemaps streetview. The application form says work has not been already carried out, so the submitted information requires clarification.
- 2) 4 bedrooms requires 3 parking spaces per Neighbourhood Plan policy TGA1. The garage is lost, and no additional parking is shown.

## Decisions

[22/01841/APP](#) 73 Willis Road Haddenham Buckinghamshire HP17 8HG

Householder application for two storey side/rear extension and single storey rear extension

**Bucks Council – Householder approved**

[22/01457/APP](#) 21 Platers Road Haddenham Buckinghamshire HP17 8SU

Householder application for loft conversion with roof windows

**Bucks Council – Householder approved**

## Tibbs Road Pavilion

A site meeting was held on 3<sup>rd</sup> August. The zinc roof is almost complete and the sedum roof will be completed on 16/08, there is about a 3 week delay to removing the scaffolding due to the warranty inspection needed for the membrane on the roof. Once the scaffolding is down the utilities can be connected and external landscaping can start. The Parish Council will need to review the costs as the provisional sum is nearly utilised.

## Local Plan for Buckinghamshire Update

Buckinghamshire Council has published the [Statement of Consultation](#) on the Attitudes Survey “Help Shape the Future of Buckinghamshire”. Results from the attitudes survey will be used to help inform the vision and objectives for the Local Plan for Buckinghamshire, which in turn will help shape the Local Plan policies. The preparation of the Local Plan is currently focusing on evidence collection to understand the current needs for Buckinghamshire, this includes housing and employment provision, infrastructure and environmental enhancement opportunities.

## Streetscape Project Update

The [survey](#) on the updated designs for 8 key locations around the village closes on 5<sup>th</sup> August. Members of the public are strongly encouraged to respond to the survey and let us know what they think of the designs. The designs and survey are available to view on the [Parish Council website](#).

## Proposed Base Station Upgrade at Thame Road

Cornerstone has written to the Parish Council requesting feedback on proposals to an equipment upgrade to the radio base station for O2.

## Updates on Major Development Sites

### Airfield site (CALA Homes)

No update.

### Aston Road (Glebe Site – Dandara)

The Clerk, Deputy Clerk and Alex Bond from PCMS Design attended a meeting at the site on 3<sup>rd</sup> August. The Clerk has circulated a record of the meeting but to summarise:

- The site should be completed by Sep 2023, the final phase is well underway and properties sold up to the end of the year.
- Handover of the pavilion site should be ready in Sept 2023
- The burial ground levels are being raised by the importing of 8,000m<sup>3</sup> of spoil from another site, which it is anticipated will take about a year to do.

- The PC undertook to see if Environment Agency approval in principle for the burial ground could be obtained during the next year based on the levels provided that Dandara are working to achieve. Once work is complete a topographical survey will confirm the levels are correct.
- Work to lay out the cricket pitch will start once building work is complete. Dandara have approached a contractor to carry out the work and will engage with the PC and Cricket Club on the specification to ensure it meets ECB standards. There are some 'gold standard' requests from the cricket club that could be incorporated with funding from ECB. Water and electricity supply to the pitches will be confirmed.
- Alex Bond had reviewed the plans on the levels and drainage for the pavilion and pitches that Dandara had provided. The plans are very good, some queries were answered, and minor amendments requested.
- A decision will need to be made on gas supply to the site. The PC will want the building to be sustainable which would mean electric heating. If a ground source heat pump was to be used, then consideration of the location of the pipework would be needed before the pitch is laid out.
- The Aston Road footpath is awaiting Bucks Council sign off which is likely to take another 3-6 months.
- The Country Park area is in need of some reseeding / replanting in the autumn in preparation for transfer to the Parish Council.

#### **Dollicott (CALA Homes)**

Nothing to update

#### **Land West of Churchway (HAD007)**

The reserved matters application was considered by the Central Buckinghamshire Area Planning Committee on 3rd August 2022. Cllr. Truesdale attended and spoke at the meeting and will provide a verbal report. The Reserved Matters application for phase 1 was approved.

The Clerk and Deputy Clerk met with the Redrow Homes Senior Planning Manager, primarily to discuss the play area provision on the site. The requests of the Parish Council relating to the provider, accessible equipment and general layout were taken on board.

He was also able to confirm that building work will now start on-site in September, and that the phase 2 reserved matters application will be submitted in a few weeks. The importance of the footpath links was discussed and there was an undertaking to ensure the access to the adjoining site is in the right place. Redrow would prefer to transfer maintenance responsibilities of the open spaces to a residents' management company due to the high cost of the commuted sum if it was transferred to the Parish Council, the reasons why the Parish Council is very keen on taking them on was explained which would be relayed back. The position on this point will need to be clarified with Bucks Council Officers to see if the PC has priority.

#### **Land South of Lower Road**

No update.

#### **Land adjacent to Haddenham Garden Centre**

The section 18 notice for the proposed name of Nursey Field was issued on 26<sup>th</sup> July. Any objections to the name must be submitted to the Magistrates Court within 21 days of the day of the notice.

## Correspondence

1. A request for an update on commuter parking restrictions at Sheerstock has been received and a response made.
2. Several items relating to the Fort End proposal for Streetscape Project which have been forwarded to PJA.
3. Concerns have been raised by many residents about the closure of the pedestrian access from Dollicott into the business park

As a result, the Clerk has made contact with a Director at Chancerygate who are the Asset Managers for the site and Cllr Truesdale and the Clerk met him on-site.

It was explained that the access was closed following an incident where an employee on the site was hit by a fork-lift truck which resulted in a broken leg injury and prompted a health and safety review. The H&S review identified the issue of there being no provision for pedestrians from the Dollicott access as far as the Defaqto building. When the Dollicott vehicular access was closed as part of the planning permission for Pegasus Way provision for pedestrian and cycle access was included, but was never implemented. Chancerygate have undertaken to layout a safe path from the pedestrian access to Defaqto to match up with the path on the opposite side of the road. A full specification for the path will be drawn up and safety checked before work can start so the gate will remain closed for a few months whilst this is done. The matter is slightly complicated by WE Black installing fencing in the wrong place on their boundary as part of the Carwithen Close works, which will need to be resolved.

We also asked for improved maintenance of the area from the gate to Dollicott which has become very neglected. It was agreed that the area is within their responsibility and would be tidied up and a nicer entrance created as part of the work.

It was also useful to find out that Workman will be replaced as managing agents by Savilles, which will hopefully improve communication on maintenance related issues.