



## **Clerk's Planning Report**

24<sup>th</sup> October 2022

### **Planning Applications**

[22/03385/APP](#) & [22/03386/ALB](#) 2 Stockwell Haddenham Buckinghamshire HP17 8AX

Householder application for replacement roof over existing extension, remove internal wall and replacement render

This application follows the refusal of [22/01306/APP](#) & [22/01307/ALB](#) earlier this year, which sought approval for a single storey extension as well as the changes included in the current application.

The Parish Council's previous comments were:

'The Parish Council objects for the following reasons:

1. No design and access statement has been provided, as is required for Listed Building Consent.
2. The full width of the extension will mask the rear of the existing cottage.
3. The proposed use of GRP (glass reinforced plastic) and smooth rather than roughcast render is inappropriate for a listed building.
4. It is unclear how access to the stone party wall will be achieved for maintenance.'

The heritage officer submitted their comments for the current application on 6 October 2022. They objected to the proposed GRP roofing and smooth render and recommended that the application be refused.

[22/03411/APP](#) 3 Dollicott Haddenham Buckinghamshire HP17 8JL

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

This application follows the refusal of [22/02218/APP](#) for the following reasons:

- '1. The proposal would fail to provide satisfactory level of onsite car parking provision to compensate for the increase in the number of bedrooms thus resulting in an increased pressure for additional on street parking contrary to Policy T6 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021.
2. In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837: 2012 standards, the application fails to satisfactorily demonstrate that the development will safeguard existing trees and further fails to demonstrate satisfactory protection for longterm retention of trees. The proposal is contrary to Policy NE8 of the Vale of Aylesbury Local Plan, Policy SRL3 of the Haddenham Neighbourhood Plan and the guidance set out in the NPPF 2021.'

The case officer assessing the previous case found that 3 vehicles could not be fully contained within the site due to the 'the proposed extension reducing the length of the driveway together with the position of the trees within the front garden'.

The same plans appear to have been re-submitted for the current application, with the addition of 3 cars drawn onto the site plan.

No tree survey or Arboricultural Implication Assessment was available at the time of writing.

The Parish Council's previous comments were:

'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 require 3 parking spaces per Neighbourhood Plan policy TGA1. The garage is lost, and no additional parking is shown. The drive looks able to accommodate 2 cars.'

[22/02685/APP](#) 41 Townside Haddenham Buckinghamshire HP17 8AW

Householder application for repair/restoration of north and west walls of car-port with replacement garage door at ground floor level. New rainwater goods to front elevation. Demolition and rebuild of the existing first floor accommodation above the carport and single storey rear extension with 3 rooflights. Alteration of external fenestration's to existing rear annex.

This application has been revised since the Parish Council (PC) submitted comments at the beginning of September, following concerns raised by the Heritage Officer.

The PC's previous comments were: 'the PC has no objection in principle, subject to the Heritage Officers comments, however, questions whether the rebuilt car-port could be more subservient to the principal cottage'.

The Heritage Officer requested the following information/amendments:

- Alternative structural support to the first floor that allows the witchert wall to the ground floor of the carport to breathe
- Confirmation/details of breathability/ventilation to the part of the witchert wall that is to be covered with timber cladding on the north elevation
- Reduction in ridge and eaves height of the rebuilt first floor over the car port
- Setback of single storey rear extension from the north boundary witchert wall for maintenance
- Windows should be timber framed and flushing fitting, consistent with the windows of the host dwelling (condition)
- Rooflights to be flush fitting conservation style rooflights (condition)
- A scheme detailing the method of witchert repairs, removal of existing render and the proposed lime render (condition)

## Decisions

[21/04584/APP](#) 11 Townsend Haddenham Buckinghamshire HP17 8JW

Householder application for demolition of brick built shed and replace with outbuilding

**Bucks Council – Householder approved**

[22/02780/APP](#) Farm Shop And Cafe Bradmoor Farm Stanbridge Road Buckinghamshire HP17 8JX

Change of use from Chicken Brooder house Building A and Building B to Class E

**Bucks Council - Withdrawn**

## Appeals

The following planning application has gone to appeal:

**Site Address:** Callie's Solar Farm Owlswick Road Ford Buckinghamshire HP17 8XW

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

**Application Ref:** [21/02310/APP](#) **Appeal Ref:** 22/00123/REF

**Planning Inspectorate Ref:** APP/J0405/W/22/3301375

Existing comments will be forwarded to the Planning Inspectorate. Additional comments should be sent to the [Planning inspectorate](#) **within five weeks** of the **appeal start date**, quoting the Planning Inspectorate reference number (above).

The **start date** for the appeal is 4 October 2022.

## **Enforcement**

Byre House – the Parish Council has raised a query about change of use of the barn after residents reported that it is used as temporary accommodation. A listed building application for formalisation of works previously undertaken and alterations to the interior and exterior of the barn was recently approved, however, the application did not seek to regularise any change of use. If there has been a change of use, planning permission would need to be applied for separately.

## **Updates on Major Development Sites**

### **Airfield site (CALA Homes)**

Cala update: Snags on the eastern parcel are now nearly complete and the next inspection by Buckinghamshire Council will be arranged. The maintenance period will then be triggered and Cala have asked if HPC's maintenance team would want to take on the maintenance during the maintenance period which might help transition when we do transfer.

### **Aston Road (Glebe Site – Dandara)**

Buckinghamshire Council has extended the temporary closure order for footpath No.15, which runs between Churchway and Aston Road, until 31 October 2023.  
The Clerk has received reports of speeding on site. Signage has been requested.

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

Nothing to update.

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

A section 18 notice was issued on 12<sup>th</sup> October for the following new street names: Dorset End, Jarvis Crescent, Dover Lane, Horner Place, Dawes Lane, Merrill Close, Mash Close, Long Ditch Furlong, Plover Furlong & Sturbridge Drive.

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

Nothing to update.

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

Nothing to update.

## **Correspondence**

The request from residents of Carwithen Close to relocate the street name plates has been approved by Buckinghamshire Council and the Business Park (who own the land). WE Black have not responded to a request to move the signs.

The new pedestrian access from Dollicott into the Business Park is taking longer to progress than hoped but is still being planned.