



## **Clerk's Planning Report**

21<sup>st</sup> November 2022

### **Planning Applications**

[22/03606/APP](#) & [22/03607/ALB](#) The Duck And Donkey 6 Flint Street Haddenham  
Buckinghamshire HP17 8AL

Householder application for Insertion of new rooflight

Listed Building Consent was granted in 2007 ([07/00248/ALB](#)) for the installation of the existing 3 rooflights. The Heritage Officer acknowledged that the windows would be noticeable within the streetscene of the Conservation Area (CA), but felt that if the units were of a limited size then they would not have any adverse impact on the appearance of the CA or the listed building.

[22/03657/APP](#) 10 Dovecote Close Haddenham Buckinghamshire HP17 8BS

Householder application for single story rear extension, garage conversion and covered external seating area

Permission was granted in 2020 ([20/03115/APP](#)) for conversion of the garage, a first floor extension above the garage and a loft conversion with dormer window.

[22/03804/APP](#) 21 Dollicott Haddenham Buckinghamshire HP17 8JL

Householder application for proposed single storey side and single storey rear extension. Hip to gable loft conversion with rear dormer and front roof lights.

Permission was granted in 2021 ([21/01345/APP](#)) for a single storey rear extension, replacement garage, rear dormer and porch.

### **Decisions**

[21/02776/APP](#) Waterslade House Thame Road Haddenham Buckinghamshire HP17 8NT

Erection of building to form 6 x two bed apartments. Rearrangement of car parking.

**Bucks Council – Refused**

[22/02435/APP](#) & [22/02436/ALB](#) Church Farm House 13 Church End Haddenham HP17 8AE

Listed building application for external stair and door, five conservation rooflights, removal of existing internal stair, ceiling and wall, construction of new internal wall

**Bucks Council - Withdrawn**

[22/03282/APP](#) 19 Platers Road Haddenham Buckinghamshire HP17 8SU

Householder application for proposed garden office

**Bucks Council – Householder approved (with ancillary use condition as requested)**

[21/04825/APP](#) Land To The Rear Of 1 Stanbridge Road Haddenham Buckinghamshire

Temporary retention of storage container with sleeping area for a period of 18 months (retrospective)

**Buckinghamshire Council – Refused**

[22/03219/APP](#) 12 Cotts Field Haddenham Buckinghamshire HP17 8NN

Householder application for demolition of garage and erection of outbuilding, fence and gate  
**Bucks Council – Householder approved**

### **Responses submitted using delegated powers**

[22/03485/VRC](#) Land West Of Churchway Haddenham Buckinghamshire

Variation of condition 1 (plan numbers) and 5 (details of doors, porches and wicket wall) relating to application 21/00215/ADP (Application for approval of Reserved Matters (pursuant to outline consent ref: 17/02280/AOP for 273 dwellings) relating to Phase 1 of the site and seeking approval for 153 dwellings and associated landscaping and open space. (appearance, scale, layout, and landscaping)

This response relates to the proposed new wicket wall on the northern site boundary; the PC does not have the resources to review the various other amendments and raises no other comments.

The Parish Council (PC) confirms that we met Redrow with a lead local resident, and that Redrow's supporting statement dated 11<sup>th</sup> October 2022 in relation to the wall is an accurate record of our conversation which we **support in full**.

The PC appreciates Buckinghamshire Council's (BC) intentions in proposing to build a traditional wall, but our experience is that realisation will entail serious obstacles to the extent that we propose an alternative way forward. The issues are:

- **Expertise.** The PC is regularly approached for help and advice in repairing and restoring wicket walls. For this reason, the PC maintains a list of both local builders with heritage expertise, and of heritage consultants able to prepare heritage and method statements. In practice there are very few builders with wicket expertise, and they are in heavy demand. However, their expertise is generally in repair rather than constructing from scratch. Unfortunately, the best known has recently retired. Finding someone to build a traditional wall of the dimensions proposed will be extremely difficult; it will be resource-intensive, time-consuming and expensive, entailing traditional craft working by hand to prepare and layer the wicket.
- **Materials.** Wicket itself has become very difficult to find. None has been found on the two other large developments in Haddenham (Airfield by Cala Homes or Aston Road by Dandara). BC will be aware from recent applications at 29 Churchway, 16 Rosemary Lane and St Mary's Churchyard - all involving reconstruction of fallen walls – that wicket has simply been unavailable. BC will recall a few years ago that at the Methodist Church Hall (wall collapse) the substitution of cob blocks was not a success. The Baptist Church, also a wicket building, is about to launch a major restoration appeal. St Mary's (Grade 1 listed) Churchyard has dilapidated wicket walls in need of urgent attention; similarly, the garden walls behind the Rosemary Lane properties bordering Redrow's development.
- **Maintenance.** A traditional wicket wall does require potentially expensive ongoing maintenance, can unfortunately attract graffiti, and will be a cost to future residents.

There is a high likelihood that if Redrow's wall proceeds, it will end up as pastiche blockwork with render on a stone base, lacking the distinctive characteristics of wicket, and potentially looking rather stark, and with a maintenance burden.

Haddenham's wealth of heritage assets are at significant risk from the lack of wicket as a material, and the expertise to work it. Ironically, some wicket has now been found on Redrow's

site off Churchway. The PC is in discussion with Redrow about the possibility of creating a witchert store for heritage restoration work in the village. In our view it is essential that this opportunity is safeguarded for the repair and restoration of heritage assets as the priority. We therefore propose:

1. that the wall on the northern boundary be replaced by a traditional field boundary of hedging with consequent biodiversity gains and easier to maintain;
2. that the money saved be diverted into a joint initiative between Redrow and the Parish Council to create both a witchert store for future heritage restoration in Haddenham, and a fund towards current urgent witchert restoration projects.

We would be pleased to discuss this further with BC officers.

[22/03448/APP](#) The Old Dairy Aylesbury Road Haddenham Buckinghamshire HP17 8TN

Erection of barn

The Parish Council has no objection subject to:

- a) the use being for agricultural related purposes ancillary to the principal dwelling
- b) an Article 4 direction preventing any future change of use to residential or other use as permitted development.

### **Airfield Pavilion**

A site visit was held on 11<sup>th</sup> November which was anticipated in advance to be the completion and handover day. There have been further delays on completing the internal work but that is now expected to be complete by 18/11, and commissioning the M&E systems. The gas supply has been completed, the electricity meter is booked to go in on 22<sup>nd</sup> November. Thames Water haven't yet come out to survey the site to assess the work needed to carryout the mains water connection and are saying that the connection can't be carried out until the new year. Marlow are investigating the possibility of setting up a temporary water supply to the building from their building work supply. It's not clear if the building work supply would be sufficient to operate the building but it is thought it would be sufficient to commission the M&E systems. There is a possibility that Cala may be able to help with the water connection as they will be keen to refill the hole in the road that has been dug up for the purpose.

The logistics of what has caused delays and when work will be complete is not straight forward but it is now clear there will be some additional costs above the contracted sum due to these delays and we are working with PCMS and Marlow to ensure these are minimised.

Costs will be associated with:

- Setting up the temporary water supply
- Transferring from the temporary to the permanent water supply
- Additional fees for project management from PCMS (see quote)
- Ground work team to return to fill in the hole in the ground & tarmac
- One-week additional site pound for commissioning after the electricity is connected on 22/11 (assuming the temporary water supply works sufficiently).

It is estimated that the total of additional costs could be around £10k. We are currently trying to get some exact costs from Marlow.

A decision is needed on using PC reserves or applying to BC to use more of the off-site airfield S106 contribution for cover the overrun.

## **Updates on Major Development Sites**

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

The new owner of Tavis House (Plot N) has been identified and the Clerk has made contact. They are aware of the requirement to provide the land for the footpath around the site. The land transfer conditions the provision the land but for the previous/adjoining owner to deliver the path. A meeting of all relevant parties will be arranged as soon as possible to agree on a way forward.

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

A meeting has been arranged for 6<sup>th</sup> December to receive a progress update.

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

The Director of Legal & Democratic Services as Buckinghamshire Council has acknowledged receipt of the Parish Council's request for a meeting and said he has forwarded the issue about rights of access in the S106 and planning consent to the relevant planning officers for their view before getting back to us, hopefully this week.

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

No update.

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

No update.

## **Correspondence**