



## **Clerk's Planning Report**

30<sup>th</sup> January 2023

### **Planning Applications**

[22/02770/ALB](#) 1 Fort End Haddenham Buckinghamshire HP17 8EJ

Listed building application for re-thatching cottage roof and improvements to the insulation, chimney height raised, alterations to windows and doors with two new front doors, erection of shed and internal alterations.

This is a consultation on revised plans – the PC's original response was:

[The Parish Council \(PC\) has no objection subject to any requirements of the Heritage Officer as the PC is unable to inspect internally.](#)

### **Decisions**

[22/01557/APP](#) Land West Of Churchway Haddenham Buckinghamshire

Construction of a new temporary vehicular access from Churchway for construction phase works  
The Parish Council (PC) contacted Redrow direct for more information. As a result, the PC understands that this northern access to the site from Churchway will have two functions:

**Buckinghamshire Council – Application withdrawn**

[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

**Buckinghamshire Council – Listed Building Refused**

[22/03854/APP](#) 45 The Gables Haddenham Buckinghamshire HP17 8AD

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

**Buckinghamshire Council – Householder Approved**

[22/03328/APP](#) 29 Cricketers Way Haddenham Buckinghamshire HP17 8FL

Householder application for proposed single storey rear extension

**Buckinghamshire Council – Householder Approved**

[22/02790/APP](#) 19 Stokes Croft Haddenham Buckinghamshire HP17 8DZ

Householder application for first floor front extension, garage conversion and part single storey part two storey rear extension with material alterations and fenestration alterations to the existing house

**Buckinghamshire Council – Householder Approved**

The Parish Council objects to the front extension as it is contrary to Aylesbury Vale District Council's Design Guide on residential extensions, and is likely to take southerly light from the adjoining house and garden to the north. The PC has no objection to the rear extension.

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

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

**Buckinghamshire Council – Householder approved**

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 publicly 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.

**Appeals**

21/00863/APP - Land to the rear of Churchway House, 108 Churchway, Haddenham

Erection of 2 x two-bedroom flats, alterations to existing garages to create 6 x carports, provision of dedicated bin & cycle stores, the realignment of the existing vehicular access, and associated landscaping.

**Appeal Reference:** 22/00046/REF

**PINS reference:** APP/J0405/W/22/3292222

**Appeal Decision Type:** Refusal of Planning

**Appeal Decision:** Allowed

**Airfield Pavilion**

We still don't have a date from Thames Water for the connection of mains water. There have been issues with delivery of the router for the internet connection as it's delivery address was the pavilion and no one was around to receive it, the redirection to the PC Office didn't work.

**Updates on Major Development Sites**

**Airfield site (CALA Homes)**

Parish Council representatives have been invited to attend a site visit on 31<sup>st</sup> January to carry out an inspection of the remaining open space areas for adoption. See updated plan showing the areas of the site. If Buckinghamshire Council Officers are satisfied that the areas have been laid out in accordance with the approved plans the provisional certificate will be issued which will trigger a 2-year maintenance period. The Parish Council would need to be prepared to take ownership from early on 2025.

**Aston Road (Glebe Site – Dandara)**

On 11<sup>th</sup> January a meeting was held with representatives from Haddenham Cricket Club, England & Wales Cricket Board, Bucks Cricket, Dandara, PCMS Design and the Parish Council. The design and layout of the cricket pitch and pavilion on the Aston Road development were discussed.

**Land West of Churchway (HAD007)**

A temporary stop notice been issued for this site which came into effect on 13th January 2023 and will cease to have effect on 10th February 2023.

**Breach of planning control:**

1. The material change of use of the land and associated operational development taking place is occurring without the benefit of planning permission.
2. The continuation of the development without adequate controls would result in harmful impacts, including visual amenity and flood risk for residents adjacent.

The Parish Council has received correspondence from several concerned residents about flooding on the site adjacent to their properties. The

**Land adjacent to Haddenham Garden Centre**

Nothing to update

**Correspondence**

None