



Clerk's Planning Report

3rd April 2023

Planning Applications

[23/00735/APP](#) 21A Slave Hill Haddenham Buckinghamshire HP17 8AY

Householder application for two storey rear extension

Permission for the current house and garage was granted in 2001 ([01/01860/APP](#)).

[23/00717/APP](#) 1 Coxon Close Haddenham Buckinghamshire HP17 8DE

Householder application for conversion of the existing garage to playroom, replacement of the existing garage door with bifold doors and the insertion of an access door to side elevation of the dwelling

A Certificate of Lawfulness for proposed conversion of single garage to playroom and storeroom ([22/02600/CPL](#)) was refused as the 'dwelling forms part of a wider residential development which was consented under application references 14/03289/AOP and 16/04575/ADP. Condition 2 of permission reference 16/04575/ADP states: The scheme for parking, garaging and manoeuvring indicated on the approved drawings to be provided for each of the approved dwellings shall be laid out prior to the initial occupation of the dwelling to be served by those parking, garage and manoeuvring areas and those areas shall not thereafter be used for any other purpose'.

[23/00797/ALB](#) Church Farm House 13 Church End Haddenham Buckinghamshire HP17 8AE

Listed building application for new internal wall and internal works throughout including insulation

A 2022 application for external stair and door, five conservation rooflights, removal of existing internal stair, ceiling and wall, construction of new internal wall was withdrawn.

The Parish Council commented as follows:

The Parish Council has no objection in principle, subject to: 1. The Heritage Officer's comments, 2. Matching up the size and alignment of existing and proposed rooflights on the east elevation, 3. Noting that the adjoining continuation wall described in the Design & Access Statement as not listed actually forms part of churchyard boundary to, and so should be considered within the curtilage of, the Grade 1 listed St Marys Church.

[23/00925/APP](#) 9 Stockwell Furlong Haddenham Buckinghamshire HP17 8HD

Householder application for single storey side extension

In response to previous applications, Thames Water advised that there are public sewers crossing the site and approval from Thames Water must be sought where the extension would come within 3m of a public sewer.

Decisions

[23/00133/APP](#) 15 Wykeham Gate Haddenham Buckinghamshire HP17 8DF

Householder application for ground floor infill extension between existing house and existing garage

Bucks Council – Householder approved

[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)

Bucks Council - Approved

[23/00015/APP](#) 23 Hedgehog Way Haddenham Buckinghamshire HP17 8FX
Householder application for erection of conservatory

Bucks Council – Householder Approved

[22/01034/APP](#) 2 South End Haddenham Buckinghamshire HP17 8BH

Householder application for replacement roof and roof lantern to existing flat roof, dormer enlargement, replacement front door to include new porch and rear single storey porch

Bucks Council – Householder Approved

[22/02343/APP](#) & [22/02344/ALB](#) Cobweb 16 Rosemary Lane Haddenham HP17 8JS

Householder and Listed building application for repair to wytchert and stone wall like for like and insertion of two oak bollards

Bucks Council – Householder approved & Listed Building Consent

Enforcement

The original Enforcement Notice at Land West of Churchway has been withdrawn and a new Notice was **issued on 24th March**. This Notice **takes effect on 1st June 2023**; unless an appeal is made against it prior to that date.

The Notice contains the following information:

Matters which appear to constitute planning control

Without planning permission, the undertaking of operational development and engineering works consisting of;

- 1) the partial construction of buildings and creation of footings and;
- 2) ground works and engineering operations comprising of the formation of trenches, storage of soils and aggregates, creation of bunds and mounds and excavations to create an attenuation pond.

Buckinghamshire Council's reasons for issuing the notice

1. It appears to the Council that the above breach of planning control has occurred within the last **four** years.
2. The land lies in a designated surface water flooding risk area. No Sustainable Drainage System (SUDS) has been agreed with the LPA which is contrary to paragraphs 167 and 169 of the NPPF and policy I4 of the Vale of Aylesbury Local Plan
3. There is no extant permission for development on this site as planning permission 17/02280/AOP has not been lawfully implemented. Condition 13 of permission 17/02280/AOP

has not been discharged and as such, the Council is not satisfied that the development can be carried out to a satisfactory standard in relation to the required submissions.
The Council does not consider that planning permission should be given, because conditions could not overcome these objections to the development.

The final sentence is a potentially significant addition to the original Notice.

Consultation on Permitted Development

The National Association of Local Councils (NALC) has asked for feedback on its draft response to the [Department for Levelling Up, Housing and Communities consultation on permitted development](#).

Airfield Pavilion

There are no further updates from Thames water. There is a lot of interest in bookings, so from 19th April we have started taking bookings when we anticipate the risk of frost has passed.

Updates on Major Development Sites

Airfield site (CALA Homes)

No updates.

Aston Road (Glebe Site – Dandara)

No updates.

Land West of Churchway (HAD007)

A Haddenham representative has been invited to a meeting arranged by Buckinghamshire Cllr Nic Brown on 31st March with Cllr Steve Broadbent, Cabinet Member for Transport, and senior officers from the highways and planning departments. A verbal update following the meeting will be received.

Land adjacent to Haddenham Garden Centre

No updates.

Correspondence