



H A D D E N H A M
P a r i s h C o u n c i l

Parish Council Office, Banks Park, Banks Road, Haddenham, Buckinghamshire. HP17 8EE
Phone: 01844 292411 Email: clerk@haddenham-bucks-pc.gov.uk

Clerk's Planning Report

17th July 2023

Application History

[23/01885/APP13](#) Windmill Road Haddenham Buckinghamshire HP17 8JA

Householder application for timber clad garden building

An application for a Certificate of Lawfulness: [23/01478/CPL](#) for the garden building was withdrawn in June 2023.

[23/01999/APP](#) 3 Gibson Lane Haddenham Buckinghamshire HP17 8AP

Householder application for replacement single storey detached garage

An application for a slightly larger garage ([22/02782/APP](#)) was approved in April 2023. The Parish Council had no objection.

[23/02068/APP](#) & [23/02069/ALB](#) Fern Barn Fern Lane Haddenham Buckinghamshire HP17 8EL

Householder application and Listed building application for single storey rear extension, insertion of first floor roof light, alteration of existing rooflight and replacement of carport with garage/workshop

A previous application for a similar extension ([23/01275/APP](#) & [23/01276/ALB](#)) was withdrawn in June 2023 following objections from the Heritage Officer:

'The rear, lean-to extension to the listed building (LB) is acceptable in principle. However, the cumulative effect of the proposed added rooflights to the rear elevations of the building will cause less than substantial harm (lower end) to its significance and should be omitted from any future plans.

Although a new garage replacing the existing carport is acceptable in principle, the height and scale of the proposed is too imposing relative to the surrounding LBs and would feature prominently in key views detracting from an appreciation of their significance. This would lead to less than substantial harm (lower end) due to the resulting changes to the setting of the LBs.

The proposed roof-mounted solar panels of the new garage located within the LB's curtilage would feature prominently from Fern Barn and would also have a negative impact due to the resulting changes to its setting, leading to less than substantial harm (lower end). These should be excluded from any future proposals or more acceptable alternatives should be sought such as ground-mounted solar panels hidden from view within the garden plot with sufficient green screening.'

The Parish Council had commented as follows:

The Parish Council has no objection subject to the heritage officer's comments.

Amended:

[23/00311/AOP](#) Land At Churchway Haddenham Buckinghamshire

Outline planning application for demolition of existing structures and residential development up to 91 dwellings, open space, landscaping, drainage features and associated infrastructure.

Detailed approval is sought for principal means of access with all other matters reserved

The Parish Council previously submitted a response to this application on 28th February.

Revised/additional documents have been submitted recently following discussion and consultation comments made by the Local Highway Authority, the LLFA and the Council's Ecology, Parks and Recreation Officers.

The revised Masterplan incorporates the following amendments:

- To provide a 5m hedgerow buffer across the site in accordance with the Ecology comments (some minor amendments to the location of units within the southern section of the site in order to accommodate this)
- The provision of a 569sqm LEAP as requested by the Parks and Recreation Officer (The basin in the south-east corner has been amended in order to accommodate this)
- The pedestrian/cyclist links that connect the site to the existing bridleway has been increased to 3m in width (no. 12 on the Masterplan) as requested by the Local Highway Authority)
- Amendments to the proposed landscaping
- The Public Open Space has increased from 1.93 Ha to 1.96Ha

The cover letter (uploaded on 4th July) provides more information on the amendments made in response to comments from Buckinghamshire Council officers.

Decisions

[21/03609/APP](#) Mill Barn Mill Lane Haddenham Buckinghamshire OX9 3SA
Metal storage container (retrospective)

Buckinghamshire Council – Refused

[23/00997/APP](#) 12 Marriotts Lane Haddenham Buckinghamshire HP17 8BN
Householder application for rear single storey glass canopy

Buckinghamshire Council – Householder Approved

[23/00410/APP](#) Moorland High Street Haddenham Buckinghamshire HP17 8ER
Householder application for removal of existing pitched roof and replacement with a flat green roof at single storey level and flat roof first floor extension to replace existing first floor accommodation. Removal of existing conservatory and erection of single storey rear extension. Conversion of existing garage to living accommodation. Removal of existing shed and greenhouse and replacement garage/cycle store and fenestration alterations

Buckinghamshire Council – Householder Approved

[23/00296/APP](#) Grenville Paddock Aston Road Haddenham Buckinghamshire HP17 8AF
Householder application for single storey extension to rear/side of existing property. Garage conversion to gym/yoga studio. Erection of new carport

Buckinghamshire Council – Householder Approved

[23/01136/APP](#) 41 Cotts Field Haddenham Buckinghamshire HP17 8NN
Householder application for garage conversion to annexe and erection of front balcony

Buckinghamshire Council – Householder Approved

[23/00736/APP](#) Land To The South Of Park House Pegasus Way Haddenham HP17 8LB Erection of 4no. apartments, with associated alterations to access and parking arrangements at Park House, landscaping and other associated works.

Buckinghamshire Council – Refused

[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

Buckinghamshire Council – Householder Approved

[23/01275/APP](#) & [23/01276/ALB](#) Fern Barn Fern Lane Haddenham Bucks HP17 8EL

Householder application & Listed building application for part single storey rear extension and insertion of first floor roof light. Replacement of carport with garage/workshop

Withdrawn

[23/01307/APP](#) 3 The Paddocks Haddenham Buckinghamshire HP17 8AG

Householder application for Installation of roof mounted photo voltaic panels

Buckinghamshire Council – Householder approved

[23/00287/APP](#) & [23/00682/ALB](#) 17 Church End Haddenham Buckinghamshire HP17 8AE

Householder application for single storey rear extension

Withdrawn

[23/00226/APP](#) 26 Churchway Haddenham Buckinghamshire HP17 8AA

Householder application for first floor extension to south elevation. Roof replacement to existing single storey element and thermal insulation to first floor walls

Buckinghamshire Council – Householder Approved

[23/01204/APP](#) 39 Churchway Haddenham Buckinghamshire HP17 8HB

Householder application for two storey rear extension

Buckinghamshire Council – Householder Approved

[23/01623/APP](#) & [23/01624/ALB](#) 1 Fort End Haddenham Buckinghamshire HP17 8EJ

Householder application and Listed building application for extension to existing shed

Buckinghamshire Council – Householder approved

Appeals

[21/04884/APP](#) Abbeyfield Residential Care Home Stonehill House 106 Churchway Haddenham Buckinghamshire HP17 8DT

Single storey side extension

Appeal Non-determination

Appeal Decision: Appeal Allowed & Planning Permission Granted

Appeal Reference: 22/00120/NONDET

PINS references: APP/J0405/W/22/3304898

Community Speedwatch

Community Speedwatch sessions have restarted in Haddenham thanks to the efforts of local volunteers.

In May, 8 Speedwatch sessions were held across the village, with 30 drivers recorded exceeding the speed limit.

In June, another 8 sessions took place with 86 drivers recorded exceeding the speed limit. The fastest recorded speed was 88mph along Stanbridge Road by the garden centre.

June sessions

Pegasus Way

21 June 2023, 8am-9.30am: 18 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 43mph

Stanbridge Road Junction with Franklin Road

21 June 2023: 4:55pm-5:45pm: 13 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 40mph

Stanbridge Road Junction with Cricketers Way

22 June 2023: 1.30pm-2.30pm: 13 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 39mph

Stanbridge Road Medical Centre

22 June 2023: 11am-12.30pm: 5 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 39mph

Churchway Post Office

23 June 2023: 8am-9.30am: 1 vehicle was recorded exceeding 35mph in all. Highest recorded speed: 36mph

Stanbridge Road Garden Centre

23 June 2023: 10am-11am: 8 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 40mph

Thame Road Junction with Bridens Way

23 June 2023: 12.30pm-1pm: 4 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 39mph

Stanbridge Road Garden Centre

25 June 2023: 3.50pm-5pm: 24 vehicles were recorded exceeding 35mph in all. Highest recorded speed: 88mph

Updates on Major Development Sites

Airfield site (CALA Homes)

We are still waiting to receive the committed sum for the street light adoption to complete the transfer to the Parish Council. It is expected soon.

Aston Road (Glebe Site – Dandara)

A site visit was arranged to inspect the soil on the new burial ground – see report for details.

Land West of Churchway (HAD007)

No updates

Land adjacent to Haddenham Garden Centre

No update.

Correspondence