



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

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## **Clerk's Planning Report**

### **7<sup>th</sup> August 2023**

#### **Application History**

[23/02100/CPE](#) 2 Quakers Mede Haddenham Buckinghamshire HP17 8EB

Certificate of Lawfulness for existing use of erection of fence

Previous applications relating to the fence include:

- 17/00697/APP: [Change of use of amenity land to residential garden land and erection of fence](#) – Withdrawn
- 17/03468/APP: [Erection of a 2 metre fence around residential garden land](#) – planning permission not required

Aylesbury Vale District Council's planning officer informally concluded that planning permission would not be required:

'Amended plans showing this revised location were received by this Authority on 1 February 2018. Under the Town and Country Planning General Permitted Development Order 2015, Schedule 2, Part 2, Class A, planning permission is not required for the erection of a means of enclosure provided that:

- a. The height of any gate, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would not exceed 1 metre above ground level;
- b. The height of any other gate, fence, wall or means of enclosure erected or constructed would not exceed 2 metres above ground level;
- c. The height of any gate, fence, wall or other means of enclosure, maintained, improved or altered would not, as a result of the development, exceed its former height or the heights referred to in paragraphs 'a' & 'b' above, whichever is the greater.

This Authority has previously taken the view that 'adjacent' results in the boundary treatment be located within 0.5m of the highway. It is our opinion therefore that the revised location of the boundary, set back by 3m from the highway, would meet the criteria as set out on Class A above and a granting of planning permission would not therefore be required. We have checked that there are no restrictive conditions relating to boundary treatments on the site and on this basis, you are at liberty to carry out the proposed works in line with the aforementioned criteria.'

[23/02135/APP](#) 1 Potash Close Haddenham Buckinghamshire HP17 8JY

Householder application for single storey rear and side extensions

A previous application for a Single storey side extension and conversion of part of existing garage (21/02062/APP) was approved in 2021. The Parish Council had no objection, subject to confirmation of no overlooking of the neighbouring property from the new windows on the western elevation. The new application sees the proposed extension moved from the side to the rear of the property.

[23/02155/CPE](#) 24 Rudds Lane Haddenham Buckinghamshire HP17 8JP

Certificate of lawfulness application for occupation of building as an independent self-contained residential unit

Approval was granted in 1991 for the retention of buildings used for offices, workshop and store in connection with B1 Commercial activity ([91/01576/APP](#))

### **Decisions**

[22/04204/APP](#) & [22/04205/ALB](#) 67 Churchway Haddenham Buckinghamshire HP17 8HB

Householder application & Listed building for demolition of existing conservatory, erection of first floor extension, single storey rear extension and new door opening and widening existing opening

**Buckinghamshire Council – Householder Approved & Listed Building Consent**

[23/01727/VRC](#) 21A Slave Hill Haddenham Buckinghamshire HP17 8AY

Variation of Conditions 2 (Approved Plans) and removal of condition 4 (juliet balcony screens) attached to planning permission [23/00735/APP](#) (Householder application for two storey rear extension)

**Buckinghamshire Council – Approved**

[23/01006/APP](#) The Wildlife Hospital Trust St Tiggywinkles Aston Road Haddenham HP17 8AF

Single storey extension to courtyard elevation and outbuilding

**Buckinghamshire Council – Approved**

[23/01885/APP](#) 13 Windmill Road Haddenham Buckinghamshire HP17 8JA

Householder application for timber clad garden building

**Buckinghamshire Council – Householder Approved**

### **Planning Enforcement**

A response has been received to the query raised by the Parish Council regarding light pollution at Tavis House on Haddenham Business Park in March 2022. Buckinghamshire Council has advised that the alleged breach of planning control accords with permitted development rights granted under the General Permitted Development Order and as such, no further action will be taken.

### **Community Speedwatch**

8 sessions took place in July with 81 drivers recorded exceeding the speed limit. The fastest recorded speed was 52mph on Pegasus Way.

#### **Pegasus Way**

**17 July 2023**, 5.25pm-6.30pm: **18** vehicles were recorded exceeding 35mph.

Highest recorded speed: 42mph

#### **Stanbridge Road Junction with Franklin Road**

**19 July 2023**: 11am-12pm: **4** vehicles were recorded exceeding 35mph.

Highest recorded speed: 40mph

#### **Pegasus Way**

**20 July 2023**, 8.25am-9.30am: **13** vehicles were recorded exceeding 35mph.  
Highest recorded speed: 52mph

**Stanbridge Road Junction with Franklin Road**

**20 July 2023**: 11.30am-12.30pm: **6** vehicles were recorded exceeding 35mph.  
Highest recorded speed: 39 mph

**Thame Road Junction with Bridens Way**

**21 July 2023**: 8.20am – 9.30am: **7** vehicles were recorded exceeding 35mph.  
Highest recorded speed: 41mph

**Pegasus Way**

**21 July 2023**, 5.25pm-6.15pm: **9** vehicles were recorded exceeding 35mph.  
Highest recorded speed: 45mph

**Stanbridge Road Junction with Cricketers Way**

**22 July 2023**: **11.20am-11.50am**: **2** vehicles were recorded exceeding 35mph.  
Highest recorded speed: 42mph

**Stanbridge Road Garden Centre**

**23 July 2023**: **3.50pm-5pm**: **22** vehicles were recorded exceeding 35mph.  
Highest recorded speed: 43mph

**Updates on Major Development Sites**

**Airfield site (CALA Homes)**

The memorial for the former Airfield site has been installed and was unveiled by Kenneth Bannerman of the Airfields of Britain Conservation Trust at a ceremony attended by around 40 people on Saturday 22<sup>nd</sup> July.

**Aston Road (Glebe Site – Dandara)**

Dandara have now forwarded the topographical survey following the raising of ground levels of the proposed new burial ground site to the Parish Council. The quote from Cemetery Design Services (CDS) to carry out the ground water risk assessment has been revised and is included on the agenda for consideration. This is the first stage in obtaining Environment Agency approval.

**Land West of Churchway (HAD007)**

The Thames Valley branch of Redrow is closing and their business is moving to the South Midlands Office, the impact of this on the land west of Churchway development is uncertain.

**Land adjacent to Haddenham Garden Centre**

No update.

**Correspondence**

Haddenham Village Society has written to local MP Greg Smith to ask him to investigate what is happening on the Redrow development.