



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

27th October 2025

Decisions

[25/02059/APP](#) 13 Willis Road Haddenham Buckinghamshire HP17 8HL

Garden room

Buckinghamshire Council – approved

[25/01980/APP](#) 7 Rudds Lane Haddenham Buckinghamshire HP17 8JP

Householder application for detached double garage.

Buckinghamshire Council - Refused

[PL/25/3579/KA](#)

Application type: Notification of proposed works to trees in a conservation area

Location: 11 Churchway, Haddenham, Buckinghamshire, HP17 8AB

Proposal: T1 Acer negundo- Reduce Lateral growth on Northern side of canopy back 1.8m to provide clearance from neighbouring structure. , T2 Fagus sylvatica- Reduce Lateral growth on Northern side of canopy back 1.8m to provide clearance from neighbouring structure.

Buckinghamshire Council – No Tree Preservation Order made; work may be carried out.

[PL/25/3013/CONDA](#)

Approval of conditions 4 (Habitat Management and Monitoring Plan (HMMP)) and 7 (external lighting plan and details) of planning permission 24/03770/APP (Construction of single storey community and sports pavilion, including cricket nets, external works and planting)

Community and Sports Pavilion Aston Road Haddenham Buckinghamshire

Buckinghamshire Council - Accepted

[25/02090/APP](#) 5 Rosemary Lane Haddenham Buckinghamshire HP17 8JS

Demolition of existing garage, conservatory and removal of front porch and dormer.

Construction of new single storey front extension and two storey side and rear extension and insertion of rooflights.

Buckinghamshire Council – approved

Land East of Stanbridge Road - Miller Homes Consultation

Cllr Truesdale, Cllr Smith and Cllr Mormina held a remote meeting with representatives of Miller Homes. Plans for 100 homes on land east of Standbridge Road, north of the Medical Centre were shared and discussed. An application is almost ready for submission to Buckinghamshire Council.

The timing of the application was discussed, and the infrastructure issues that have also been raised for other recent applications were explained, including lack of school places in the

village, Thames Water’s statement that foul drainage and freshwater supplies would require an upgrade to the infrastructure, and concerns over the management of surface water drainage. If an application is to be submitted then it was requested that the Streetscapes project traffic calming on Stanbridge Road is funded; the public open space is offered to the Parish Council for adoption, ensuring public access to the greenspace proposed to the east of the site; the stream to the east is retained within green space and not culverted or built close to; and bemouths on the access roads are minimal to reduce speed and facilitate safer crossing. The level ways project was also discussed with a view to ensuring any pedestrian improvements on Stanbridge Road meet the required accessibility standards for this section of the route.

GPETO Platform AI Trial

The Clerk had a demonstration of the software which will access all the documents for a planning application and using AI carry out an analysis which will result in a report that will confirm all the required documents have been submitted to validate the application, review the plans against local and national planning policies and identify any conflict with policies. The analysis is very quick, and would save a lot of time when reviewing applications with a large number of documents, it will provide a starting point for compiling a response that references specific policies in the NPPF, VALP or HNP without the time needed to do this manually. [Gpeto Planning AI – The Fast Track to Planning Approval](#)

Qty	Description	Monthly Unit Price	Monthly Total	Yearly Total
1	Gpeto AI Software platform subscription – Size Tier 2 Size Parish Month 1 (*introductory month)* Cancel anytime within first 30 days full refund	£75.00 *£25.00	£25.00	NA
	Set Up and Services	£0.00	0.00	NA
	*Standard price £75.00 – discounted to £25 *In exchange for testimonial or Case Study – Haddenham PC final say on copy - Timeline 3 months			
	Discount pricing held for 6 months			
		Total	£25.00	

Updates on Major Developments

Airfield Site

No updates.

Aston Road (Glebe Site – Dandara)

Two vehicles have parked up on the concreted area that forms the access to the Thames Water pumping station and the owners have been reported as living out of the vehicles and causing some disturbance to neighbours through use of a generator. The land is privately owned by Dandara so the police are unable to help but will have a discussion with the owners. Dandara have been informed.

Land West of Churchway (HAD007)

No updates.

Land East of Churchway

No updates.

Land At Dollicott to the rear of Carwithen Close

No updates.

Land at Station Road

No updates.

Project Updates

New burial ground Aston Road

An update will be provided following a working group meeting held on 22nd October.

Aston Road Pavilion

The ecology and external lighting conditions have been signed off by Bucks Council. An application has been made to building control to review the plans.

Village Hall Improvements

The next meeting of the working group has been postponed to allow the Village Hall Management Committee longer to review the plans.

Future Haddenham

Two community engagement events have been held, with good attendance at both. Submission of consultation responses following the events has been lower than hoped so the end date has been extended. Meetings have also been held with landowners, Fairhive and representatives of Greg Smith MP, who were all supportive of the undertaking. None of the Buckinghamshire Council Officers have agreed to meet with the Parish Council, but we have received written comments from several. Feedback from the engagement is being compiled to share with AECOM to support their environmental report.

Correspondence

None.