



## **Clerk's Planning Report**

### **12<sup>th</sup> January 2026**

#### **Planning History**

[24/01391/APP](#) Installation of photovoltaic panels

Wheatclose Cottage Mill Lane Haddenham Buckinghamshire OX9 3RZ

Application withdrawn

PC supported subject to Heritage Officer's comments

Heritage Officer objected

#### **Decisions**

[PL/25/3536/FA](#) Demolition of existing garage and construction of 1.5-storey side extension with front porch

91 Willis Road Haddenham Buckinghamshire HP17 8HG

**Buckinghamshire Council – permitted subject to conditions**

[25/01655/VRC](#) Haddenham Care Home Tibbs Road

Variation of condition 10 (plans) relating to application 20/01672/APP (Erection of Care Home (Use Class C2) with 69no. bedrooms to accommodate up to 81no. residents, 1no. visitors bedroom, access, parking, landscaping and associated works. (amendment to approval 19/00172/APP)

**Buckinghamshire Council – approved**

[PL/25/5852/KA](#) G2 Lawson Cypress Hedge - Reduce height of left hand hedge section down by around 2 meters to suitable growth points. Reduce height of right hand section to around 4 meter height.

Stockwell Farm Cottage 5 Stockwell Haddenham Buckinghamshire HP17 8AX

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

#### **Tree work comments**

[PL/25/6373/KA](#)

Notification of proposed works to trees in a conservation area

8 Townside, Haddenham, Buckinghamshire, HP17 8BG

Proposal: T1 Maple- 20% (2.5m) crown reduction, re-balance, and cut back from garage, T2 Maple- 20-30% (1.5m) reduction, re-balance, and cut back from property, T3 Holly - Fell

*The Parish Council has no objection subject to the arboriculturalist's report.*

#### **Enforcement**

The following have been reported to Bucks Council:

1. 13/11/25 - Post Office 165-167 Churchway: New illuminated signs installed without planning permission

2. 13/11/25 – 7 Woodways: unauthorised change of use for car sales business
3. Bradmoor Farm – advertising holiday lets which are conditioned to be let only as ancillary to the Wedding venue use
4. 12/01/26 Bradmoor farm – failure to submit a soft landscaping scheme within the require timeframe
5. 12/01/26 Bradmoor farm – cycle racks removed
6. 12/01/26 Bradmoor Farm – EV charging point not installed
7. Rose and Thistle Pub - NC/22/00047/COU Feb & April 2022
8. 12/01/26 - House of Spice: rooflights installed on front elevation of the roof. Planning permission was for rooflights on the rear elevation. An earlier application was refused with rooflights on the front elevation. Ref: 25/00977/NAPP

## **Updates on Major Developments**

### **Airfield**

Cllr Truesdale and the Clerk requested a planning surgery which was held on 12<sup>th</sup> January 2026 to discuss the application for the north of the site along with the Station Road application with Officers.

The following were discussed:

Additional primary education provision:

There are two options in the application, one to extend Haddenham Community Junior school, and the other to build a new on form entry school on the Airfield site. There seemed to be consensus that a new school would be a better option due to parking and pedestrian safety issues already being experienced surrounding the existing school, however the Education officer hasn't yet submitted A TRO for parking restrictions on Tibbs Road would be included if it remained the access for a new school.

Sports and recreation:

This is currently underprovided on the site and further discussions are needed about off site contributions which is dependent on the on-site provision. The inclusion of an all-weather pitch at the junior school and issues with access and maintenance was discussed.

Lands Improvement Holdings have requested a meeting to discuss the sports provision, with the Junior School.

There has been no progress with the transfer of phase 2 public open space on the Cala Homes site.

### **Aston Road**

Dandara have agreed to fund the replacement trees and planting and have asked if the Parish Council is willing to take on the ongoing maintenance in recognition of the value of the land being transferred (the former milking shed area is not part of the planning application site). Complete Trees are providing a quote to source and plant the trees.

### **Land west of Churchway (Redrow)**

No updates, the phase 2 reserved matters is still to be determined.

### **Land East of Churchway (Greencore)**

A meeting was held on 7<sup>th</sup> January 2026 with representatives of Greencore, it was agreed that Greencore would be submitting an amended plan that change the way the frontages overlook the play area; these changes haven't included all of the changes that Buckinghamshire Council have requested as Greencore wish to stick to their principles of providing net zero housing. HPC highlighted the dangers posed towards pedestrians leaving the playground onto the top of Church Way and Stanbridge Road via the proposed new footpath across the grass island at the interchange of Rudds Lane, Churchway and Stanbridge Road. This design had been pre-approved by Buckinghamshire Council at the outline application stage. HPC will include Greencore's survey within next month's newsletter to gather where there is further community support for the building of net-zero houses.

### **Dollicott (rear of Carwithen Close)**

No updates.

### **Land at Station Road**

Cllr Truesdale and the Clerk requested a planning surgery which was held on 12<sup>th</sup> January 2026 to discuss the application.

### **Lower Road**

No updates.

## **Project Updates**

### **New burial ground Aston Road**

A meeting was held with CDS to run through the planning statement for the planning application. The document is now being updated and will be ready for the full PC meeting on 12<sup>th</sup> January 2026 to consider submission of the planning application.

### **Aston Road Pavilion**

Nothing to update.

### **Village Hall Improvements**

The next meeting of the working group has been rescheduled for 16<sup>th</sup> January 2026. The Village Hall Management Committee have now completed a detailed inventory of items requiring storage.

### **Future Haddenham**

No updates.

## **Speedwatch Report for December 2025**

The data for December has been extracted from the MVAS in 2 files; one for the garden centre from 1-9 December; and one for St Marys from 11-31 December.

To summarise, for Stanbridge Road outside the Garden Centre:

1. For the 9 days the MVAS was in situ, it recorded almost 19,000 vehicles with an average speed of 28.61mph, though around 14% were speeding with an average speed of around 39mph and a maximum speed of 70mph.
2. Average vehicles numbers are over 100 vehicles/hr for 12 hours a day.
3. Average speeds are slower during busy periods whilst, on average, most people seem to speed at night (7pm-7am)

4. The quantity of vehicles in different speed bands:  
4,762 at over 35mph, plus 1,956 over 40mph, plus 518 over 45 mph, plus 139 over 50mph, plus 27 over 55mph, plus 13 over 60mph, plus 0 over 65mph, plus 2 over 70mph – altogether 2655 speeders in just 9 days (this excludes those doing between 30-35mph)!

For Aston Rd outside St Marys School:

5. For the 21 days the MVAS was in situ, it recorded almost 19,000 vehicles with an average speed of 24.1mph. Around 1.5% were speeding at an average speed of around 38mph and a maximum speed of 50mph.
6. Average vehicle numbers is over 60 vehicles/hr for 11 hours a day.
7. Average speeds are slower during busy periods whilst, on average, most people seem to speed at night (10pm-4am)
8. The quantity of vehicles in different speed bands:  
1804 at over 35mph, plus 242 over 40mph, plus 27 over 45 mph, plus 3 over 50mph – altogether 2076 speeders in 21 days (this excludes those doing between 30-35mph)!
9. It is fair to say, from memory, this is a significantly lower % of speeders than when we did Speedwatch on Aston Road, though our site was right outside the school car park gate and saw further down the road. I imagine that this is because, as drivers approach this camera location, they are also approaching parked cars and winding roads.

Analysis by David Moore – Speedwatch volunteer

## **Correspondence**

1. Concerns raised about the use of cement in the render of the Wychert walls for the building work at the House of Spice.
2. Concerns about HGVs getting stuck on Dollicott when trying to access the business park from Thame Road
3. Response from Bucks Highways regarding the request for change to the extents of the HGV restrictions on Dollicott.