



## **Clerk's Planning Report**

### **29<sup>th</sup> June 2026**

#### **Decisions**

- [PL/26/03818/KA](#): T1 Plum – Reduce the height of the tree by up to 2 metres and the lateral spread by up to 1 metre, approximately back to the previous pruning points. The Thatched Cottage, 13 Townsend, Haddenham, Buckinghamshire, HP17 8JW.  
**Buckinghamshire Council – no tree preservation order to be made, work may be carried out.**
- [PL/26/02794/TP](#): Ash (T1) – TPO 1992 (No.5) – Reduce crown by approximately 1.5-2m to clear overhead power and telephone cables.  
**Buckinghamshire Council – no tree preservation order to be made, work may be carried out.**
- [PL/26/04019/KA](#) T1 Birch – Fell, T2 Magnolia – Reduce all round by 15% to contain by removing up to 1m apical and lateral growth.  
15 Flint Street, Haddenham, Buckinghamshire, HP17 8AL.  
**Buckinghamshire Council – no tree preservation order to be made, work may be carried out.**
- [PL/23/04009/AOP](#) Outline planning application with all matters reserved except access for the erection of up to 86 dwellings (Use Class C3) including affordable housing, together with creation of new areas of open space and a LAP, a new access off Lower Road and through Fairfield Close, landscaping and all enabling and ancillary works. Land South of Lower Road and East of Fairfields Close, Haddenham, Buckinghamshire  
**Buckinghamshire Council as local planning authority, HEREBY PERMITS.**
- [PL/25/5105/FA](#) Proposed demolition of existing rear flat roof extension and front lean-to porch and construction of a single storey front extension and two storey side and rear extension.  
26 Crabtree Road Haddenham Buckinghamshire HP17 8AT.  
**Buckinghamshire Council as local planning authority, HEREBY PERMITS.**
- [PL/26/03295/FA](#) Single storey rear extension.  
40 Hedgehog Way, Haddenham, Buckinghamshire, HP17 8FX.  
**Buckinghamshire Council as local planning authority, HEREBY PERMITS.**
- [PL/26/03144/FA](#) Replacement of existing wooden shed and decking with wooden summer house.  
Bee Skep, 3 Townside, Haddenham, Buckinghamshire, HP17 8BG.  
**Buckinghamshire Council as Local Planning Authority, HEREBY REFUSE PERMISSION.**

#### **Enforcement**

The following have been reported to Bucks Council with no updates to report:

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. [EN/26/00061/OPHH](#) 9 Church End: Alleged construction of an outbuilding in the rear garden without planning permission. Reported 15/01/26 and an enforcement case was opened 11/03/26.  
An appeal has been submitted against the enforcement decision that the outbuilding should be removed. Two new planning applications have been submitted for a fence and for the outbuilding.
4. Black Barn Farm NC/23/00182/COU (NC/23/00182/EN2)  
03/06/26 – new enforcement notice issued with multiple matters which appear to constitute the breach of planning control.
5. Garden room at 127 Thame Road – 04/06/2026 planning permission is required.

## **Updates on Major Developments**

### **Airfield (Cala Homes)**

Cala Homes have now completed the snagging for phase 2 and will be meeting the Facilities Manager on 3<sup>rd</sup> July to carry out a final inspection. The legal transfer can then progress.

### **Airfield (LIH Northern Area)**

The Parish Council has been notified that this application is being taken to appeal for non-determination. The applicant has shared the key dates for the inquiry:

Due by 25<sup>th</sup> June 2026 – local planning authority questionnaire;

Due by 23<sup>rd</sup> July 2026 – statements from the local planning authority and any rule 6 groups, interested party comments, statement of common ground,

Due by 1<sup>st</sup> October 2026 – Case management conference;

Due by 15<sup>th</sup> December 2026 – Proof of evidence and witnesses;

Due by 29<sup>th</sup> December 2026 – Planning obligation;

Date of inquiry – 12<sup>th</sup> January 2025, 10:00, expected to take 10 days.

The PC will need to consider if it should be represented at the Inquiry.

### **Aston Road (Dandara)**

No recent progress with the transfer of phase 3 land.

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

We are currently pursuing Buckinghamshire Council for a solution to provide an active travel connection through to Carwithen Close.

The first 50% of the S106 contribution for phase 2 has been received by Bucks Council so can be used for the funding shortfall for Aston Road Cricket Pavilion.

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

The Clerk is in the process of arranging a meeting with Greencore to receive an update on progress with the reserved matters application.

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

No updates.

### **Land at Station Road**

No updates.

## **Lower Road**

The application for 86 homes has now been approved (see decisions).

## **Stanbridge Road (north)**

An online meeting was held with Miller Homes to discuss their application, which is on this agenda. A record of the meeting has been circulated separately and they are attending to present their plans.

## **Project Updates**

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

We are waiting for the Environment Agency to respond to the information provided by Dandara regarding the capping off of the boreholes drilled for groundwater testing. We are also seeking clarification from CDS about the groundwork they undertook. The design remains on hold.

### **Aston Road Pavilion**

An update on funding is provided as a separate report. The ECB have verbally agreed to contribute £47,000 towards the construction costs, written confirmation will follow. The Clerk has submitted an application to Bucks Council to release the recent S106 contribution from Redrow Homes for phase 2 on land west of Churchway to cover the shortfall in funding, including a contingency. The process to release funding now takes several months so it won't be until end of August that we will get confirmation. Awarding the contract can now go ahead with the small risk that the S106 funding may not be approved and the PC would have to cover the shortfall from its reserves.

### **Banks Cottage Extension**

We are waiting for the new QS report which is anticipated w/c 29<sup>th</sup> June 2026.

### **Village Hall Improvements**

The Village Hall Committee have sent an email with a series of questions about the project which we are drafting a response to. The main concerns are to do with storage and the work to the Mable Parkinson Room.

### **Future Haddenham**

The PC may wish to consider undertaking a strategic settlement planning exercise, which wouldn't be a full neighbourhood plan but would build on the work already undertaken and could be used in representations for the Local Plan. The Clerk has made enquiries to find out more about what this would involve and the timescales and cost. [Settlement Spatial Plan | ONH](#)

### **Streetscapes**

The raised crossings on Stanbridge Road have been included in the planning permission for Lower Road application, which is good news. Miller Homes are also proposing the raised crossing points in their application. Clarification is needed as to what Rectory Homes will be including in their highways work so there is not duplication in the Miller Homes proposal.

### **Speedwatch Report**

We held 2 sessions this month (low numbers were due to reluctance of volunteers to commit to a session if the kit wasn't available/working).

The low % of speeders vs the total number of vehicles is an encouraging sign - not sure if the new road markings at the Junction of Cricketers Way / Stanbridge Road are having the desired effect - we will have to monitor during future sessions to see if this continues.

The fastest vehicle (logged at 56 mph) was a Police Car (with 'Blues and Twos' going) heading out of the village towards Kingsey / Risborough Road.

Thanks to the volunteer support this month, hopefully we'll have a larger uptake for w/c 6th July.

### **Correspondence**

Nothing in addition to that covered above.