HADDENHAM
Parish Council

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
10th August 2026

Decisions

- PL/26/01509/HB Listed building application for removal of the lime render from the ground up to top level of the grumpling (rubblestone foundations), where this meets the wychert wall. Broken or damage stones in the grumpling to be replaced with a similar stone, fixed in place with lime mortar.
  Happy Cottage, 9 The Croft, Haddenham, Buckinghamshire, HP17 8AS
  Buckinghamshire Council hereby GRANTS listed building consent.

- PL/26/00652/FA First floor front extension.
  42 High Street, Haddenham, Buckinghamshire, HP17 8ER
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/01516/FA Replace existing conservatory with single storey rear extension, erection of front door canopy, replace rear dormer extension, replace side hip roof with gable end.
  3 Bridens Way, Haddenham, Buckinghamshire, HP17 8DH
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/04598/FA Single storey rear extension.
  16 Cricketers Way, Haddenham, Buckinghamshire, HP17 8FL
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/03680/FA Remove existing rear projection and replace with single storey extension and pergola.
  7 Pilots Place, Haddenham, Buckinghamshire, HP17 8NW
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/04712/FA Ground floor extension.
  10 Marriotts Lane, Haddenham, Buckinghamshire, HP17 8BN
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/03549/FA Porch extension and partial garage conversion.
  1 Kemps Piece, High Street, Haddenham, Buckinghamshire, HP17 8LA
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/04937/FA Retention of garden outbuilding as artists studio for purposes ancillary to enjoyment of dwellinghouse (retrospective).
  127 Thame Road, Haddenham, Buckinghamshire, HP17 8EQ
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/03916/FA Single storey rear extension and part garage conversion.
  19 Old Mill Close, Haddenham, Buckinghamshire, HP17 8HQ
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/04981/FA Single storey rear extension, single storey front porch extension.
  10 Willoughby Lane, Haddenham, Buckinghamshire, HP17 8FU
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/03899/FA Erection of wattle/willow hurdle fence.
  9 Church End, Haddenham, Buckinghamshire, HP17 8AH
  Buckinghamshire Council as Local Planning Authority, HEREBY REFUSE PERMISSION.

- PL/26/03900/FA Erection of wattle/willow hurdle fence and outbuilding.
  9 Church End, Haddenham, Buckinghamshire, HP17 8AH
  Buckinghamshire Council as Local Planning Authority, HEREBY REFUSE PERMISSION.

- PL/26/04479/KA Monterey Cyprus Conifer – Remove.
  9 High Street, Haddenham, Buckinghamshire, HP17 8ES
  Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

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. Garden room at 127 Thame Road – 04/06/2026 planning permission now given.

The following enforcement cases have an update to report:

1. Black Barn Farm NC/23/00182/COU (NC/23/00182/EN2)
   An appeal has been made to the Secretary of State against an enforcement notice issued.

2. EN/26/01020/OPDEV: A new enforcement request has been submitted for the display of a large advertising banner at 20 Fort End.

S106 Sport and leisure projects

The following wording has been requested for the land at Haddenham Airfield:
Improvements modernisation refurbishment to and/or provision or rebuilding of sport and leisure facilities at Woodways Recreation Ground and/or Airfield Recreation Ground and/or Haddenham Village Hall and/or Aston Road pavilion and sports pitches.

Provision of a 3G Sports Pitch to serve the Haddenham and Long Crendon Area.

Improvements to the play areas at Sheerstock, Woodways, Cricketers Way, Banks Park and Tibbs Road (Airfield).

Suggest the same wording for Land East of Stanbridge Road S106?

Updates on Major Developments

Airfield (Cala Homes)

The Facilities Manager met with Cala on the 3rd July. All the remedial work had been undertaken to a satisfactory standard. There are couple of trees and some hedging which will be replaced in the Autumn. The Legal transfer is now being progressed.

Airfield (LIH Northern Area)

The Parish Council has appointed ONH to assist with a submission to the Planning Inspectorate for the planning appeal. The Parish Council has been registered as in Interested Party and an additional comment has been submitted to the Planning Inspectorate.

Aston Road (Dandara)

The Phase 3 land transfer is delayed as we are still waiting for a resolution on the number of trees which need replacing or have been missed off the planting scheme. The Clerk is trying to negotiate a sum payable to the Parish Council, in addition to the commuted sum, to cover the cost a planting replacement trees in a phased manner that makes the watering task manageable. The delay in the land transfer is now casing problems for the pavilion build.

Land west of Churchway (Redrow)

The Clerk has contacted Redrow to discuss potential resolutions to the active travel connection to the south-west of the site.

Land East of Churchway (Greencore)

A meeting with Greencore and Bucks Council's Head of Major Projects Jim Newton, was attended by Cllrs Smith and Truesdale. Greencore expressed their frustration of making yet further amendments to the layout at the insistence of a single officer who seems to have the loudest voice at the table, Jonathan Bellars, and apparently regards Redrow's scheme as top drawer. The lead case officer Clare Gray was also said to be unhelpful and the Heritage Officer, Nicola Bishop, who was sympathetic to the scheme, has been ignored.

The Parish Councillors expressed their support for scheme which is considered to be a breath of fresh air compared to the volume housebuilders' products and regret the watering down. It was explained that residents have contacted the Parish Council, keen to purchase a Greencore home. There was some discussion about merit or otherwise of cul-de-sacs which Mr Bellars dislikes; similarly timber. Greencore tried very hard to get Jim Newton to attend the next pre-app meeting with the planning team, he said he was "minded" to attend, he also asked that we write to him expressing our views. Cllr Smith has followed up with a long message of support.

Dollicott (rear of Carwithen Close)

The Parish Council was approached by the agent of this land, Christopher Pallet, as they had noticed we were seeking land for a Community Housing Trust. They did have a purchaser for this land but due to delays, the purchaser has withdrawn. We advised Mr Pallet that we were in the middle of a Housing Needs Survey and we did not have in our Business Plan to purchase

land at this moment.

The Council reminded him of our objective of achieving the Active Travel connection through this site and we agreed to discuss further when a new buyer had come forward.

Land at Station Road

No updates

Lower Road

No updates

Stanbridge Road East (north)

No updates

Project Updates

New burial ground Aston Road

The Parish Council continues to have conversations with the Environment Agency. We have had a new topographical survey of the land and the EA are requesting a new burial map to reflect where double depth, single dept and strewing of ashes will be.
The do have further questions regarding the ground water, but we are making progress and hope we can finally start to move forward. The Officer at the EA has been very helpful.

Aston Road Pavilion

The Parish Council is ready to sign a contract for the Pavilion now the Standstill period has finished. As the land transfer has not yet completed a build license is required from Dandara. Unfortunately there has been slow progress with obtaining the build license which is delaying the signing of the contract, although Dandara have agreed in principle.

Banks Cottage Extension

The Parish Council had a meeting with PCMS to view the new QS report regarding Banks Park Cottage extension. The QS value came in between the lowest and highest quotations received and this gave some reassurance that the tender costs did reflect the cost of this project. This information has been shared with Haddenham Dental. No further decision has been taken at the moment, although an increased financial contribution from both parties is likely to be required for the project to progress.

Village Hall Improvements

No further updates

Future Haddenham

A meeting has been scheduled with ONH and Phil Jones Associates (PJA) to discuss the potential for an extended Streetscapes project that could form part of a Strategic Settlement Plan to address the impact of growth proposed in the new Local Plan

Streetscapes

The Clerk is still awaiting clarification from Rectory Homes regarding what Streetscapes project they are including within their planning application.

Speedwatch Report

Despite the very hot weather, our volunteers completed 5 sessions w/c 6th July in various locations across Haddenham.

A Total of 85 vehicles were logged travelling over 35mph in a 30 mph zone (out of 1034 passing) - an average of 8.8%.

A pdf copy of the report downloaded from the speedwatch system shows that Stanbridge Road (vehicles travelling South past Haddenham Garden Centre) had the most culprits, with the 8:00am - 9:00 am session on Tuesday 7th July logging 40 out of 250 passing vehicles (= 16%) travelling at over 35mph!

One vehicle was logged at the same location on both the Tuesday 7th session and Thursday 9th session, so clearly not a 'momentary lapse' of concentration.

Thames Valley Police recently carried out short speed checks on Stanbridge Road and Pegasus Way and have recommended that Stanbridge Road be considered for traffic calming measures. (Haddenham Parish Council to contact Bucks Highways).

It may also help to move the derestricted sign further out of the village (to the South of Aston Road),

The MVAS sign (currently located on Aston Road) is highlighting to drivers if they are travelling over 30mph, but HPC are still unable to download the detailed stats that show vehicle volumes and speeds travelled (timestamps), which show what is happening 24/7 on village roads. I believe Haddenham Parish Council have (yet again) contacted the equipment provider, to get them to physically repair the equipment so that it functions correctly. (remote support has been provided, but the equipment is still faulty, so needs physical rectification by the manufacturer).

Thanks once again to our group of volunteers, who braved the elements to support the Haddenham Speedwatch programme.

Correspondence

(i) Matthew received a response from Buckinghamshire Council concerning the ACV submission for The Kings Head and Rising Sun. Regardless of the submission entailing more detail than the previous approval, physical evidence of community events are needed. He is in the process of collating posters and testimonials from groups that use the two pubs.

(ii) We have received the new addresses for the House of Spice properties.

(iii) Housing Needs Survey feedback:
202 responses
196 supporting CLH/Local affordable homes
60 left contact details so a good start for a membership drive!
34 answered part 2 expressing a need
Majority of these (23) seeking some form of ‘affordable market’
19 interested in custom build with a further 11 maybe interested

(iv) An appeal has been made to the Secretary of State against the decision of Buckinghamshire Council to refuse to grant planning permission for the erection of wattle/willow hurdle fence and outbuilding at 9 Church End.

(v) A resident contacted Buckinghamshire Council noting the lack of consideration for accessibility and the Parish Council's Streetscape Project concerning the ongoing works along Thame Road. The email also noted that Buckinghamshire Council's Highways team make it challenging to contact and raise concerns if you are a pedestrian, cyclist or mobility vehicle user.