



# HADDENHAM Parish Council

Parish Council Office, Banks Park, Banks Road, Haddenham, Buckinghamshire. HP17 8EE  
Phone: 01844 292411 Email: clerk@haddenham-bucks-pc.gov.uk

## DRAFT MINUTES PLANNING COMMITTEE MEETING

Monday 10<sup>th</sup> August 2026, 19:00  
Conference Room, Haddenham Village Hall and via Zoom

**Present:** Cllr. Hoare, Cllr. Kidby, Cllr. Truesdale (Chair).

**Clerk:** Ms. Gilbert

**Committee and Communications Officer:** Mr. Fox

**Members of the Public:** 4

**Joining remotely via Zoom:**

**Members of the Public:** 2

**Deputy Clerk:** Ms. Marsden

### P27 29 APOLOGIES

It was **RESOLVED** to accept apologies from Cllr. Thawley and Cllr. Smith. No apologies were received from Cllr. Desmier and Cllr. Matharu.

### P27 30 DECLARATIONS OF INTEREST

All members declared an interest in applications PL/26/03796/FA and PL/26/05538/KA which have been submitted by the Parish Council.

### PUBLIC PARTICIPATION

There were no requests from members of the public to speak.

### P27 31 MINUTES

The minutes of the meeting held on 29<sup>th</sup> June 2026 were **AGREED** as a true record and signed.

### P27 32 PLANNING APPLICATIONS

The Council's responses to the following new planning applications were **AGREED**:

- (i) [PL/26/04836/FA](#) Single storey rear extension together with replacement sensitive high-performing glazing.  
West Barn, Church End, Haddenham, Buckinghamshire, HP17 8AH  
**The Parish Council has no objection.**
- (ii) [PL/26/04415/FA](#) Repair and refurbishment of the existing decked car parking, installation of a lighting scheme, installation of below ground surface water drainage and associated refurbishment works to the wider car park.  
Haddenham & Thame Parkway Rail Station Car Park, Thame Road, Haddenham, Buckinghamshire  
**The Parish Council welcomes the re-instatement of the upper parking deck, but subject to the following comments:**

1) The PC is concerned about the impact on the immediately adjoining designated Nature Reserve at Snakemoor, particularly with respect to the proposed lighting. Ecology states that no species or habitats of significance will be impacted but makes no reference to Snakemoor. Environmental Health's Environment Protection Team does refer to the impact of the proposed lighting but concludes there would be no impact on nearby residents. Neither have considered the impact on the Nature Reserve. The PC asks that both departments are asked to review their comments.

2) The PC supports Highways' comments about Blue Badge and EV charging spaces, and the need for a construction traffic management plan. However, it is not clear whether the work will entail closure of the ground floor car park (itself due to be resurfaced), and if so, what arrangements will be put in place. Can this be clarified?

3) The D&A statement records that the current ground level car park is frequently at or near capacity. However past experience when the upper car park was operational suggests that the enhanced capacity is likely to have a limited impact on parking problems in the surrounding roads simply because of the high charges at the station. Could the local authority use this opportunity to press for the charging level to be reviewed?

- (iii) [PL/26/03796/FA](#) Standalone bin store for organic waste from the churchyard.

St Marys Church, Church End, Haddenham, Buckinghamshire, HP17 8EJ

It was **NOTED** that a declaration of interest was made in relation to the planning application, as the application was submitted by the Parish Council itself.

**The Parish Council supports this application.**

- (iv) [PL/26/05584/FA](#) Side extension with flat roof.

10 Mead Furlong, Haddenham, Buckinghamshire, HP17 8SY

**The Parish Council has no objection.**

- (v) [PL/26/05496/FA](#) Single storey rear extension with associated internal alterations.

Horseshoe House, 114 Sheerstock, Haddenham, Buckinghamshire, HP17 8EX

**The Parish Council has no objection subject to no overlooking created from the new windows.**

- (vi) [PL/26/05882/FA](#) Erection of wattle/willow hurdle fence and outbuilding (outbuilding re-located from existing position)

9 Church End, Haddenham, Buckinghamshire, HP17 8AH

**The Parish Council objects for the following reason:**

**The pre-fabricated outbuilding by virtue to its proximity, bulk, appearance and large areas of glazing is harmful to the Conservation Area and to the surrounding listed buildings, which demands a high standard of design.**

**The Parish Council has no objection to the 1m fence.**

## **P27 33 TREE WORK APPLICATIONS**

The following delegated responses submitted to recent tree work applications were **NOTED**:

- (i) [PL/26/05352/KA](#) G1 Yew x2 - Canopy Reduction - Reduce the overall height of both trees by up to 1.5 metres. Reduce the lateral spread of the foremost tree by up to 1.5 metres, from the garden wall around to where its crown meets that of the adjacent tree. On the second tree, nearest the Whitebeam, reduce the overextended lateral growth by up to 2 metres to align with the spread reduction carried out on the first tree. T2 Magnolia - Crown Reduction - Reduce the overall height of the tree by up to 1.75 metres, bringing the crown down to approximately the level of the bottom of the top windowsill. Additionally, reduce the lateral spread towards the property by up to 1.5 metres to provide a minimum clearance of 1 metre between the tree and the roof. Further reduce the lateral spread extending over the neighbouring garden by up to 1.5 metres, and carry out a crown lift to 3 metres above ground level to provide adequate clearance from the boundary wall and the neighbouring roof. T3 Maple - Halo Pruning - Carry out halo pruning around the Cut-leaf Copper Beech by selectively reducing branches extending towards the Copper Beech by up to 2 metres, providing sufficient space for it to establish and develop naturally. Additionally, reduce the lateral branch extending over the neighbouring property by up to 2 metres to lessen encroachment into the adjacent garden.

Long Farthings, 20 Church End, Haddenham, Buckinghamshire, HP17 8AE

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

- (ii) [PL/26/05538/KA](#) T1 Ash – Fell.

Allotments, Townside, Haddenham, Buckinghamshire

It was **NOTED** that a declaration of interest was made in relation to the tree work application, as the application was submitted by the Parish Council itself.

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

## **P27 34 DECISIONS**

The following recent Local Planning Authority decisions were **NOTED**:

- (i) [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.**
- (ii) [PL/26/00652/FA](#) First floor front extension.  
42 High Street, Haddenham, Buckinghamshire, HP17 8ER  
**Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.**
- (iii) [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.**
- (iv) [PL/26/04598/FA](#) Single storey rear extension.  
16 Cricketers Way, Haddenham, Buckinghamshire, HP17 8FL  
**Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.**

- (v) [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.**
- (vi) [PL/26/04712/FA](#) Ground floor extension.  
10 Marriotts Lane, Haddenham, Buckinghamshire, HP17 8BN  
**Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.**
- (vii) [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.**
- (viii) [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.**
- (ix) [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.**
- (x) [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.**
- (xi) [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.**
- (xii) [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.**
- (xiii) [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.**

## **P27 35 ENFORCEMENTS**

It was **NOTED** that the following have been reported to Buckinghamshire Council with no updates to report:

- (i) Post Office 165-167 Churchway: New illuminated signs installed without planning permission.
- (ii) 7 Woodways: unauthorised change of use for car sales business.

It was **NOTED** that the following have been reported to Buckinghamshire Council with an update to report:

- (i) Black Barn Farm: An appeal has been made to the Secretary of State against an enforcement notice issued.
- (ii) 20 Fort End: A new enforcement has been submitted for the display of a large advertising banner.

**P27 36 LOCAL PLAN FOR BUCKINGHAMSHIRE**

It was **NOTED** that the Local Plan for Buckinghamshire has entered the Regulation 19 consultation stage, this is the final opportunity to make representations (comments) on the soundness of the Draft Plan before it is submitted to the Planning Inspectorate for independent examination. A submission will be submitted on behalf of Haddenham Parish Council before the consultation end date on Sunday 6<sup>th</sup> September 2026.

**P27 37 S106 SPORTS AND LEISURE CONTRIBUTIONS**

- (i) An updated report on S106 receipts and projects was **NOTED**, with a detailed update to follow at the full Council meeting.
- (ii) It was **NOTED** that the following wording was used as part of the request for the S106 sports and leisure contribution for the Land at Haddenham Airfield:  
Towards of a provision of an artificial grass pitch that serves Haddenham residents and/or improvements, modernisation, refurbishment to and/or rebuilding of one or more of the following Haddenham sports and leisure facilities: Woodways Recreation Ground, Haddenham Village Hall, Aston Road Pavilion and Sports Pitches, Airfield Pavilion and Sports Pitches.
- (iii) It was **AGREED** to request that the same projects are included in the S106 agreement for Land East of Stanbridge Road which would generate an estimated contribution of £342,224.

**P27 38 GREENCORE HOMES**

- (i) A report of a meeting that was held with Greencore and Planning Officers to discuss the amendments Buckinghamshire Council have proposed for the planning application on Land at Churchway was **RECEIVED**:  
Cllr Smith and Cllr Truesdale gave high merit to the Greencore Homes application and were reluctant to see it changed. A further meeting has taken place between Greencore and Planning Officers. The outcome of this has not been corresponded.
- (ii) It was **NOTED** that Cllr Smith provided a statement in support of the application following the meeting.

**P27 39 UPDATES ON MAJOR DEVELOPMENTS**

The following updates on major developments were **RECEIVED**:

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

The Facilities Manager met with Cala on the 3<sup>rd</sup> July. All the remedial work had been undertaken to a satisfactory standard. There are couple of dead 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 has been delayed waiting for a resolution on the large number of trees which need replacing or have been missed off the planting scheme. Since circulating the Clerk's Report an offer of just over £50k has now been made, based on a quote received from Dandara's landscaper, to be paid 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 Clerk recommended accepting the offer which seemed reasonable, which was **AGREED**. The delay in the land transfer is now causing problems for the pavilion build, so this should help to progress that.

### **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

## **P27 40 PROJECT UPDATES**

The following project updates were **RECEIVED**:

### **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.

They 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. A meeting with Haddenham Dental has been arranged to discuss how to proceed.

### **Village Hall Improvements**

No further updates.

### **Future Haddenham**

A meeting has been scheduled with 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.

## **P27 41 SPEEDWATCH REPORT**

### **The following Speedwatch Report was RECEIVED:**

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.

## **P27 42 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA**

- (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.

It was noted that **DELEGATED** authority of the Clerk would be used to submit planning application comments to those minor applications that require a response before the next scheduled Planning Committee meeting. All applications will be circulated to the committee for contributions towards the drafting of comments prior to submission.

#### **P27 43 DATES OF FUTURE MEETINGS**

It was **NOTED** that the next Planning Committee meeting will take place at 19:00 on the 7<sup>th</sup> September 2026.

#### **CLOSURE OF THE MEETING**

There being no further business to be transacted the Chair closed the meeting at 19:45.

Signed: \_\_\_\_\_ DRAFT \_\_\_\_  
Chair

Date: 7<sup>th</sup> September 2026