HADDENHAM
Parish Council

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Clerk's Planning Report
7th September 2026

Tree Work Applications

- PL/26/06206/KA T1 Large Beech - Reduce overextended laterals well outside canopy profile, extending towards the roadside and reduce from property/structure to give a minimum of 2m clearance. T2 Sycamore - Remove to source low limb on potentially poor union to give clearance from property, reduce lateral extension of property side branches sufficiently so not to overhanging the building. T3 Beech - Thin/reduce stem closest to the road by 1.5m and install 2 tonne non invasive cobra brace.
  Grace House, 38 Churchway, Haddenham, Buckinghamshire, HP17 8AA
  The Parish Council has no objection subject to the aboriculturalist's report.

- PL/26/06259/KA T1 Mahonia – Fell to ground level, T2 Pyracantha – Fell to ground level, T3 Cypress – Fell to ground level.
  3 Tacks Lane, Haddenham, Buckinghamshire, HP17 8DP
  The Parish Council has no objection subject to the aboriculturalist's report.

- PL/26/06509/KA T1 Purple-leaved crab apple - reduce height by 2m to prevent interference with overhead fibre internet and power cables, and prevent damage to house & foundations in line with survey recommendation. T2 Apple - crown reduce by approx. 2m.
  28 Dollicott, Haddenham, Buckinghamshire, HP17 8JG
  The Parish Council has no objection subject to the aboriculturalist's report.

- PL/26/06416/KA T1 Silver Birch - Crown Reduction - reducing the height and spread of the tree by up to 2.5 metres.
  8 Church End, Haddenham, Buckinghamshire, HP17 8AH
  The Parish Council has no objection subject to the aboriculturalist's report.

- PL/26/06344/TP T1 Silver Birch - Crown Reduction - Reduce the height by up to 2m and spread of the tree by up to 1.5 metres. Prune to give 1m clearance from BT wires.
  3 Bridens Way, Haddenham, Buckinghamshire, HP17 8DH
  The Parish Council has no objection subject to the aboriculturalist's report.

- PL/26/06493/KA T1 Cherry - Crown Reduction - Reduce the height and spread of the tree by up to 1.25 metres, pruning back to approximately the previous reduction points. Additionally, prune growth around the overhead telephone line to provide adequate clearance, and reduce growth encroaching towards the house to achieve a minimum clearance of 1.5 metres from the building. T2 Apple - Crown Reduction Reduce the height and spread of the tree by up to 2. metres, pruning back to approximately the previous reduction/pollard points. G1 Plum x 4 - Crown Reduction - Reduce the height and spread of the trees by up to 1.5 metres, pruning back to approximately the previous reduction points. Additionally, remove dead stems and ivy growth, and crown lift lower growth to achieve approximately 2.5 metres clearance above ground level.

7 High Street, Haddenham, Buckinghamshire, HP17 8ES
The Parish Council has no objection subject to the aboriculturalist's report.

Decisions

- PL/25/5583/HB Listed building consent for replacement of existing weep vents, sealing of cables entering the building, application of water stop to existing stonework, replacement of existing doors.
  11 High Street Haddenham Buckinghamshire HP17 8ES
  Buckinghamshire Council as Local Planning Authority, HEREBY GRANTS LISTED BUILDING CONSENT.

- PL/26/04436/FA Creation of a front enclosed porch, part garage conversion to accommodate W.C. and utility, plus a rear single storey extension to create a home office. Includes all work necessary for the conversion of the garage including raising of the roof by 150mm.
  49 The Gables, Haddenham, Buckinghamshire, HP17 8AD
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/04836/FA Single storey rear extension together with replacement sensitive high-performing glazing.
  West Barn, Church End, Haddenham, Buckinghamshire, HP17 8AH
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/05584/FA Side extension with flat roof.
  10 Mead Furlong, Haddenham, Buckinghamshire, HP17 8SY
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/25/4080/FA Retention of 6 commercial units (retrospective)
  Bradmoor Farm, Stanbridge Road, Haddenham, Buckinghamshire, HP17 8JX
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS

- PL/25/4079/FA Overflow car park (retrospective)
  Bradmoor Farm, Stanbridge Road, Haddenham, Buckinghamshire, HP17 8JX
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS

- PL/25/4078/FA Erection of 3 log cabins to provide 6 holiday-lets in association with wedding venue (retrospective)
  Bradmoor Farm, Stanbridge Road, Haddenham, Buckinghamshire, HP17 8JX
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS

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.

4. 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.

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

Updates on Major Developments

Airfield (Cala Homes)
The phase 2 land transfer legal process in now in progress and an invoice for the commuted sum of £145,817 has been issued.

Airfield (LIH Northern Area)
No updates.

Aston Road (Dandara)
A agreement has now been reach with Dandara to pay an additional sum of £50,640 to cover the cost of removing dead trees and planting and maintaining replacement trees on the phase 3 site, this sum is equivalent to a quote Dandara obtained from their own landscaper to carry out the work, excluding ongoing maintenance. The commuted sum has been confirmed with Bucks Council as £400,978, and the administration fee of £7,218 will also be paid to the Parish Council. An invoice has been issued and the final engrossment signed by Councillors.

Land west of Churchway (Redrow)
Residents have reported a car driving along the public footpath from Rosemary Lane into the site, and a second incident of a near miss with a cyclist cycling into Rosemary Lane in front of a car. This has been reported to Redrow Homes and Bucks Council to consider safety improvements.

Land East of Churchway (Greencore)
No updates.

Dollicott (rear of Carwithen Close)
No updates

Land at Station Road
No updates.

Lower Road
No updates.

Stanbridge Road East (north)
No updates

Project Updates

New burial ground Aston Road
We are approaching consultants who will be able to help with the layout and landscaping plans for the site. Availability during the holidays has slowed progress with this.

Aston Road Pavilion
The progress with the phase 3 land transfer at Aston Road has allowed us to progress with the signing of the contract to build the pavilion. The delay of several weeks has shifted the construction schedule resulting in bricklaying moving into the winter months, therefore the contractor has negotiated an extension of 2 weeks to the schedule resulting in an increase of the contract cost to £1,413,473. A summary of the increased charges is included in the papers to be noted. Construction is now scheduled to start on 28th September 2026 and complete on 18th June 2027.

Banks Cottage Extension
A meeting was held with Haddenham Dental to review options following the receipt of the QS estimate for the construction of the extension to Banks Cottage. Haddenham Dental are still concerned about the high cost and obtaining value for money. The Parish Council having carried out the tender process, following public procurement procedures and then obtaining the QS estimate, explained that no additional quotes could be obtained outside this process and the lowest tender, although high, would need to be accepted as the reasonable cost for the project. Haddenham Dental were of the view that the specialist dental fit-out could be done more cheaply so it was agreed to ask PCMS to look into the possibility of dividing the project into construction of the extension and fit-out, which would be complicated.

Village Hall Improvements
No updates

Future Haddenham
No updates.

Streetscapes
No updates

Speedwatch Report
Report received from Thames Valley Police:
Just to advise you that my colleagues conducted speed monitoring on Pegasus Way on 25/08/26 and noted the results below
10 x 30 mph or less
14 x 31-34mph
5 x 35-37mph
4 x 38-40mph
1 x 41-44mph

Report received from Haddenham Speedwatch Group:

In summary, for **Aston Lane**, you will see from the pdf that:-

1. For the 9 days the MVAS was in situ, it recorded almost 9,000 vehicles with an average speed of 25.49mph and around 2% were speeding with an average speed of around

37mph and a maximum speed of 45mph. that's all from page 1. The subsequent pages give the detail.

2. Slide 33 shows average vehicles. It is over 60 vehicles/hr for 12 hours a day…
3. Slide 34 shows, on average, speeds are the same day and night
4. Slide 38 shows quantity of vehicles in different speed bands. 1,251 at over 35mph, plus 163 over 40mph, plus 17 over 45 mph – altogether 1431 speeders in 9 days (this excludes 3919 vehicles doing between 30-35mph).
5. Anecdotally, this is the lowest I have seen for Aston Road and I wonder how much it is affected by schools being closed…

In summary, for **Stanbridge Road northbound** traffic, you will see from the pdf that:-

6. For the 26 days the MVAS was in situ, it recorded almost 51,135 vehicles with an average speed of 30.31mph. Around 23% were speeding at an average speed of over 39mph and a maximum speed of 80mph. that's all from page 1. The subsequent pages give the detail.
7. Slide 74 shows average vehicles. It is over 50 vehicles/hr for over 14 hours a day (7am-9pm), and over 100 vehicles an hour for almost 12 hours (8-8), peaking at almost 250 vehicles per hour at 17.30…
8. Slide 75 shows average speeds are slower during busy periods whilst, on average, most people seem to speed at night (midnight-7am)
9. Slide 79 shows quantity of vehicles in different speed bands. 14,187 at over 35mph, plus 8,374 over 40mph, plus 2,884 over 45 mph, plus 710 over 50mph, plus 185 over 55mph, plus 47 over 60mph, plus 10 over 65mph, plus 2 over 70mph, plus 1 at 80mph – altogether 26,400 speeders in 26 days (this excludes the 14,742 doing between 30-35mph)!
10. Overall, from memory, I have the impression that this is worse than ever and a good argument for some heavyweight traffic calming and/or fixed camera.
11. Reading the report on Pegasus Way, from the police, and from my previous experience, I would argue the same for there. I do believe these 2 sets of actions would actually slow traffic across the whole visit as calming on the 2 main entry/exit points will help adjust drivers to lower speeds as they enter the village. But that is just my opinion…

Correspondence