HADDENHAM
Parish Council

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DRAFT MINUTES
PLANNING COMMITTEE MEETING

Monday 19th October 2026, 19:00
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Hoare, Cllr. Matharu, Cllr. Smith, Cllr. Thawley, Cllr. Truesdale (Chair)
Clerk: Ms. Gilbert
Committee and Communications Officer: Mr. Fox
Members of the Public: 10 and Cllr. Wheeler

Joining remotely via Zoom:
Members of the Public: 1

P27 70 APOLOGIES
RESOLVED: to **APPROVE** apologies from Cllr. Kidby.
No apologies of absence were received from Cllr. Desmier.

P27 71 DECLARATIONS OF INTEREST
There were no declarations of interest.

PUBLIC PARTICIPATION
The Chair asked if any of those present wished to speak in relation to a specific agenda item. All those present in the room confirmed they were there for the planning application at Land Adjacent to 8 Banks Parade, agenda item P27 73 (iii). Cllr. Truesdale asked if the applicant was present and they were not. There were no requests to participate from those online. The Chair then proposed that public participation be moved to P27 73 (iii) on the agenda.

P27 72 MINUTES
RESOLVED: The minutes of the meeting held on 28th September 2026 as a true record and signed.

P27 73 PLANNING APPLICATIONS
The Council's responses to the following new planning applications were considered:

(i) PL/26/07802/FA Householder application for a loft conversion above the existing single storey rear extension and changes to fenestration.
8 Crabtree Road, Haddenham, Buckinghamshire, HP17 8AT
RESOLVED: The Parish Council has no objection.

(ii) PL/26/07939/FA Householder application for alterations to the rear elevation and changes to fenestration.
West Barn, Church End, Haddenham, Buckinghamshire, HP17 8AH
RESOLVED: The Parish Council has no objection.

 Initials: _____

(iii) PL/26/07810/FA Part-single/part-two storey end-of-terrace extension with first-floor balcony area comprising a ground floor retail unit (Use Class E (a)) and a first-floor flat (Use Class C3) together with associated parking provision and hardstanding and landscaping works.
Land Adjacent To 8 Banks Parade, Haddenham, Buckinghamshire

PUBLIC PARTICIPATION

The Chair closed the meeting at this point to allow public participation. Members of the public then raised the following points of concern:

1. Concerns were raised that the proposed building would not fit within the available space, with the submitted plans appearing inaccurate and not reflecting the existing site layout. The proposed extension would also encroach significantly onto the existing paved and green areas.

2. Concerns were raised about the adequacy and accessibility of the two proposed parking spaces, which are positioned at an angle and may be difficult to access. Existing parking pressures around Banks Parade and Quakers Mead were also highlighted, including the lack of additional parking for shop staff and customers, and for the flat above the proposed shop.

3. Concerns were raised about access via Quakers Mead, which is a one-way street. The available space may be insufficient for vehicles to manoeuvre in and out of the proposed parking area, particularly given the shared driveway arrangements and potential changes to the existing boundary fence.

4. Concerns were raised about the impact of the proposed development on existing trees, vegetation and wildlife. Residents highlighted the presence of kingfishers, bats, herons and other wildlife in the area, as well as concerns that significant cutting back of neighbouring trees could damage or result in the loss of those trees.

5. Concerns were raised about the location of the existing culvert and its proximity to the proposed building and foundations, as its exact route had not been established. Residents reported recurring flooding affecting nearby properties and expressed concern that building over or close to the culvert could obstruct drainage and exacerbate flooding. The potential for construction materials to enter Banks Pond was also highlighted.

6. Concerns were raised about how building materials would be delivered to the site, given the restricted space and narrow access. The potential disruption to Banks Parade and surrounding businesses during construction was also highlighted.

7. Concerns were raised that the proposed balcony and additional windows could overlook neighbouring properties, including bedrooms and private gardens, resulting in a loss of privacy. The proximity of the proposed building to neighbouring boundaries was also highlighted.

8. A resident reported experiencing four power outages in the 20 months since moving into their property, which they attributed to problems with the existing infrastructure and

previous excavation works behind Banks Parade. Concern was expressed about the potential implications of adding another commercial property to the area.

9. Concerns were raised about the lack of provision for refuse and recycling storage within the proposed development, with no clear alternative location identified for these facilities.

10. Concerns were raised about the lack of suitable provision for deliveries and loading at the rear of the proposed shop, unlike other businesses in the parade. Questions were also raised about how delivery and refuse vehicles would access the site and manoeuvre, including turning, without causing obstruction to the residential road or surrounding businesses.

Following the public participation, the Chair re-opened the meeting.

RESOLVED: The Parish Council objects for the following reasons:

1. The site sits above a culverted section of the watercourse known as the "Haddenham Stream". This is an EA designated "Main River" which runs roughly north-south through Haddenham with connected ponds and large sections exposed. Flooding events associated with this watercourse occurred recently in March 2022 and September 2023. Bucks Council's Flood Team are carrying out a section 19 (Flood Act) investigation, and the Parish Council has both called a meeting of riparian owners and appointed a specialist consultant to work with BC to advise on the management of, and possible remedial work to, this watercourse. In addition, the immediately adjacent property at 14 Quakers Mede has recently experienced sewage flooding in storm conditions. Excavating this area in the vicinity of the culvert for the foundations of a new building should not be permitted.

2. The culvert discharges into Banks Pond immediately by this site. Banks Pond is part of a chain of 3 ponds adding significant character to Haddenham. Banks Pond is maintained by the Parish Council and is home to wildlife including breeding wildfowl. A considerable amount of vegetation (hedges at either end and trees) will be lost, resulting in loss of habitat and biodiversity. Harm to the pond and its border is likely to arise from construction work so close to the edge of the pond.

3. The proposed building will extend 8 metres beyond the building line of the adjoining shops and flats with potential for overshadowing and loss of daylight. There is potential for overlooking from the proposed balcony directly into the accommodation above "The Ironing Board". There may be potential overlooking from the east facing elevation towards the houses in Quakers Mede, although difficult to assess distances from these drawings.

4. The single storey element of the retail unit sits very close to the access to the pedestrian ramp giving wheeled access to the shops. Rather than "bookending" the terrace parade as claimed, the forward extent of the proposed building and its gable ends at right angle to the main parade looks discordant.

5. The car park in front of the shops is by no means (as stated in the application) quiet, but frequently busy, and at times full to capacity with overspill onto Stokes Croft. Taken

together with application PL/26/08017/FA there will be two additional retail units but no change to the number of parking spaces for customers.

6. The service road immediately behind the shops is used by: parking for the flats above the shops; gives access to various garages which are used for storage by the shops; and is the access for delivery vehicles supplying goods to the shops. This is already a busy and restricted area, without the addition of 2 more retail unts and 2 more flats (also taking application ref PL/26/08017/FA into account). There does not appear to be sufficient room (particularly depth) to accommodate the 2 proposed new parking spaces shown at the eastern end.

7. In the event that BC is minded to approve, measures should be imposed to safeguard the pond and its borders during construction, and similarly to safeguard the existing trees and grassed area at the foot of the pedestrian ramp up to the shops.

(iv) PL/26/07806/FA Demolition of the existing bungalow and erection of 2 no. 4-bedroom detached dwellings with garaging, formation of a new vehicular access, parking, landscaping and associated works.
104 Churchway, Haddenham, Buckinghamshire, HP17 8DT
RESOLVED: The Parish Council has no objection.

(v) PL/25/02312/ADP Reserved Matters application for the erection of 89 dwellings, including affordable housing, together with associated infrastructure, internal roads, car parking, public open space, landscaping, and approval of details subject to Condition 8 (Energy Strategy) pursuant to Outline Planning Permission 23/00311/AOP (amended plans and description)
Land at Churchway, Haddenham, Buckinghamshire
RESOLVED: The Parish Council supports the application but re-iterates its concerns previously raised about the positioning of the pedestrian access at the junction of Churchway and Stanbridge Road.

P27 74 TREE WORK APPLICATIONS

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

(i) PL/26/07321/TP Removal of two leaders growing out from central stem by up to 1.5m of T3 (Cotoneaster) growing out of form, works to bring back to a suitable form and improve visual amenity.
Eight Bells House, 10 Church End, Haddenham, Buckinghamshire, HP17 8AH
The Parish Council has no objection subject to the arboriculturist's report.

P27 75 DECISIONS

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

(i) PL/26/03684/FA Erection of single storey attached garage with pitched roof to side of existing dwelling for domestic parking and storage using materials to match the existing dwelling for domestic parking and storage using materials to match the existing property.
14 Rudds Lane, Haddenham, Buckinghamshire, HP17 8JP
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(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
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(iii) PL/26/03796/FA Stand alone bin store for organic waste from the churchyard.
St Marys Church, Church End, Haddenham, Buckinghamshire, HP17 8EJ
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(iv) PL/26/06654/FA Partial conversion of existing garage to form a home office, including replacement of a garage door with roller door, together with replacement of existing French doors and front door.
4 Fairchild End, Haddenham, Buckinghamshire, HP17 8DW
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(v) PL/26/06538/FA Erection of an external staircase and alterations to windows and opening of existing annexe building and erection of a single-storey flat-roofed linking structure between the annexe and existing garage.
Long Honey, Church End, Haddenham, Buckinghamshire, HP17 8AE
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(vi) PL/26/07321/TP Removal of two leaders growing out from central stem by up to 1.5m of T3 (Cotoneaster) growing out of form, works to bring back to a suitable form and improve visual amenity.
Eight Bells House, 10 Church End, Haddenham, Buckinghamshire, HP17 8AH
Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

P27 75 PREMISE LICENSE REQUEST

The Parish Council had been contacted by Buckinghamshire Council informing that an application for a new premises license had been received for the premises at IzzyBee, Unit 3A, Bradmoor Farm, Stanbridge Road, Haddenham, HP17 8JX.
RESOLVED: The Parish Council has no objections to the premise license request.

P27 76 ASSETS OF COMMUNITY VALUE

It was **NOTED** that following an application by the Parish Council, Buckinghamshire Council has made the decision to include The Kings Head and The Rising Sun in its list of Assets of Community Value.

P27 77 DECISIONS

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

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14 Rudds Lane, Haddenham, Buckinghamshire, HP17 8JP
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

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Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(v) PL/26/06538/FA Erection of an external staircase and alterations to windows and opening of existing annexe building and erection of a single-storey flat-roofed linking structure between the annexe and existing garage.
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Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

(vi) PL/26/07321/TP Removal of two leaders growing out from central stem by up to 1.5m of T3 (Cotoneaster) growing out of form, works to bring back to a suitable form and improve visual amenity.
Eight Bells House, 10 Church End, Haddenham, Buckinghamshire, HP17 8AH
Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

P27 78 ENFORCEMENTS
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) – Planning Inspectorate have decided that the appeal will be now be determined on the basis of inquiry. The inquiry will start at 10:00 on 24th November 2026.

RESOLVED: Two new Planning Enforcement cases will be reported to Buckinghamshire Council. The first is at 1 Stanbridge Road, where the property owner has extended their garden fence

further beyond their property and deeper onto the Public Right of Way at Green Lane Bridleway. The second is a café which has opened at Black Barn Farm without authorisation.

P27 79 UPDATES ON MAJOR DEVELOPMENTS

(i) **RESOLVED**: To accept the quote of £4,740 from Parkhouse Studio for a site visit, initial draft layout plan, final detailed landscaping drawing, and a numbered burial plan drawing of the new Burial Ground.

(ii) The following updates on major developments were **RECEIVED**:

Airfield (Cala Homes)

The phase 2 transfer of public open space is not yet complete.
Cllr Mormina has been chasing Officers at Bucks Council for an update on the implementation of the double yellow lines on Tibbs Road. The response was not very informative, as they are working on details that need to be confirmed before the work can be scheduled (see correspondence), however they anticipate being able to share a date for the work to be scheduled soon.

Airfield (LIH Northern Area) - 25/02417/AOP

No updates.

Aston Road (Dandara)

The phase 3 land (burial ground and public open space surrounding the cricket pitch) is now complete and our maintenance team have carried out an initial tidy up, there has been a lot of debris cleared. We are waiting for Dandara to relocate the heras fencing to protect the cricket pitch which they remain responsible for maintaining. The Clerk and Facilities Manager attended an onsite meeting to discuss the cricket pitch, unfortunately the only people who arrived were from the cricket club, no one from Dandara, ECB or Agripower turned up so the meeting is being rescheduled. The cricket pitch has had some winter maintenance however there are still clear drainage channels on the outfield that will cause issues, and the water supply to the square has very low pressure, suggesting an issue with the supply pipe.
The Clerk has chased the final work to Aston Road footway, this being the seeding of the grass verge and installation of lit bollards. The path is on 1 year maintenance with Bucks Council requesting this work is carried out. There has been some discussion about a lack of electrical supply to the bollards so it is proposed that solar bollards are used instead.

Land west of Churchway (Redrow)

No updates.

Land East of Churchway (Greencore)

Greencore notified the Parish Council that their amended plans have been submitted to Bucks Council and arranged a meeting to run through the changes, which was attended by Cllr Smith and the Clerk. The main changes are to the site layout, SUDs and materials, and are the result of a long negotiation with Bucks Council, and although not entirely happy a reasonable compromise has been reached. They are more optimistic that a decision can be issued before the end of November. The Photobox document has also been updated to allow better visualization of what the site might look like. One concern arising during the discussion was that Greencore are currently planning to pass all the future site maintenance to a management company, not to the Parish Council. The Clerk requested that this is reconsidered as the Parish Council is keen to

adopt and maintain the public open space, and in particular the play area which would be well used by the wider public due to its location close to Green Lane, and very expensive to replace.

Dollicott (rear of Carwithen Close)
No updates.

Land at Station Road - 25/02006/AOP
No updates.

Lower Road
Rectory Homes have started work on digging archaeological trenches on the site.

Stanbridge Road East (north)
No updates

P27 80 PROJECT UPDATES
The following project updates were **RECEIVED**:

New burial ground Aston Road
At the last Full Council meeting it was agreed to appoint a new landscape architect, Anne Jennings of Park Studio. Since then we have held a site meeting with Anne to discuss the layout, and forwarded the technical information we have to her. A contract for the initial work will be signed. A letter has been sent to CDS to cease work with them, outlining the reasons why.

Aston Road Pavilion
The first four weekly meeting was brought forward to 16th October due to staff holidays and was attended by Cllr Truesdale and the Clerk. Work is progressing well and to schedule, with the foundations in, and no issues to date. The first valuation will be carried out as scheduled on 23rd October and the next update meeting will be held on 20th November.

Banks Cottage Extension
PCMS have provided a report on possible options to divide the project into build and fit-out for the two parties to be responsible for procurement of their own part of the project. This is not straight forward and time constraints in the PC office have not allowed for a review of the report as yet.

Village Hall Improvements
PCMS have produced plans for improvements to the Walter Rose Room, separating this part of the project from the Main Hall in order to progress the project. A working group meeting was held on 16th October, which was positive, with some amendments requested which will be forwarded to PCMS to provide a view and update the plans if it is sensible to do so. The balance of S106 to fund this project will depend on the Aston Road pavilion final cost, as it is hoped the contingency requested for that project won't be needed and can be reallocated to the village hall, which will be known in June 2027. In the meantime plans can be prepared as a planning application will be required for the external work.

Future Haddenham
This project is on hold.

Streetscapes
A meeting has been scheduled for 20th October to review the PJA proposal for phase 1, funding having been approved at full Council.

P27 81 SPEEDWATCH REPORT
The following Speedwatch Reports were **RECEIVED** from Haddenham Speedwatch Group (Sentinel Speed Camera and MVAS Report) and Thames Valley Police (Speed Monitoring Data):

Sentinel Speed Camera
Thanks to the unseasonably warm and sunny weather last week (w/c 28th September), our volunteers completed 2 sessions (both on Stanbridge Road, outside of the Garden Centre).
A Total of 36 vehicles were logged travelling over 35mph in a 30 mph zone (out of 416 passing) an average of 8.7%.
The speedwatch system shows that:
The session on Thursday 1st October (8:00am - 9:30am) captured 27 vehicles out of a total 259 passing (10%), fastest travelling at 54 mph, despite the volume of traffic.
The session on Sunday, 4th October (1:00pm - 2.00pm) captured 9 vehicles out of 157 passing (5%), fastest travelling at 43mph (having just overtaken another vehicle travelling within the speed limit)
Also on Sunday 4th October, Thames Valley Police carried out a short speed check on Pegasus Way - 22 vehicles were logged travelling at over 30mph (of which 10 were travelling over 36mph - 21%) and have recommended that this road has a SID (Speed Indicator Device) installed.
Thanks once again to our group of volunteers, who continue support the Haddenham Speedwatch programme.

MVAS Report
In summary, for Stanbridge Road northbound traffic:-

1. For the 30 days the MVAS was in situ, it recorded 69,404 vehicles with an average speed of 29.74mph. Around 20% were speeding at an average speed of over 39mph and a maximum speed of 75mph.

2. Average vehicles recorded is over 50 vehicles/hr for over 16 hours a day (6.30am-22.30), and over 100 vehicles an hour for over 13 hours (7.00-20.30), peaking at almost 400 vehicles per hour at 17.30.

3. Average speeds are slower during busy periods whilst, on average, most people seem to speed at night (23.30-7.30)

4. Quantity of vehicles in different speed bands:
   19, 232 at over 35mph, plus 10,117 over 40mph, plus 3,065 over 45 mph, plus 711 over 50mph, plus 160 over 55mph, plus 35 over 60mph, plus 10 over 65mph, plus 1 over 70mph, plus 1 at 75mph – altogether 33,332 speeders in 26 days (this excludes the 21,360 doing between 30-35mph)

5. Overall, from memory, I have the impression that this worse than last month, when I said it was worse than ever and a good argument for some heavyweight traffic calming and/or fixed camera.

Thame Valley Police Speed Monitoring Data
04/10/26 Pegasus Way, Haddenham at 1500 hours:

26 x 30mph
12 x 31-34mph
6 x 35-37mph
4 x 38-40mph.

P27 82 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

- Redrow Footpath – HaddSWAG have written to the Secretary of State for Transport requesting that there is no further extension to the closure of the public right of way that has been diverted around the construction site. The footpath closure is due to expire. Redrow have responded to say they intend to request the closure is extended for health and safety reasons and a not willing to discuss any further. The Rights of Way Officer at Bucks Council is looking into this. (the long email exchange has been circulated)
- Two residents have written to the Parish council concerned about two recent car crashes at the junction of Woodways, Lower Road and Stanbridge Road, asking what safety improvements are being planned. The Clerk has provided information about developer funded improvements to implement Streetscapes traffic calming, however this will be some time away from happening. Bucks Councillors have been copied in the correspondence.
- Cllr Smith (as a Bucks Cllr) has written to Senior Planning officers regarding the Greencore application on land at Churchway, reiterating the community support for this application. He has, unusually, requested this application is called in if the officer is minded to refuse it.
- A new public engagement activity for the Haddenham-Thame active travel route is running until 23:59 on Tuesday 24th November 2026. Buckinghamshire Council and Oxfordshire County Council are together carrying out an assessment to compare different options for a safe walking, cycling, and wheeling route between Haddenham and Thame, including Haddenham and Thame Parkway. This assessment considers any major problems that that could prevent a route from being delivered or make it much more expensive or difficult to build. The identified options are organised into four groups, and the assessment recommends eight options that could be taken forward for further consideration. There will also be two drop-in events where members of the public can view the information in person and speak to project officers:
  1) Haddenham on Thursday 5 November 2026 from 3pm to 8pm, in the Conference Room at Haddenham Parish Council office.
  2) Thame on Saturday 14 November 2026 from 10am to 3pm, in the Upper Chamber at Thame Town Hall.

P27 83 DATES OF FUTURE MEETINGS

It was **NOTED** that the next Planning Committee meeting will take place at 19:00 on the 9th November 2026 at 19:00.

CLOSURE OF THE MEETING

There being no further business to be transacted the Chair closed the meeting at 20:20.

Signed: _____DRAFT_____ Date: 9th November 2026
Chair