HADDENHAM
Parish Council

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Clerk's Planning Report
9th November 2026

Tree Work Applications

Decisions

- PL/26/04849/FA Single storey extension to form enlarged mammal nursery room.
  St Tiggywinkles, Aston Road, Haddenham, Buckinghamshire, HP17 8AF
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/06763/FA Garage conversion.
  Laurel House, Stanbridge Road, Haddenham, Buckinghamshire, HP17 8HN
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/05779/HB Listed building consent for the installation of a fibre-optic internet connection, including an external connection box, associated cabling, and the formation of a small opening through the external wall to facilitate connection to internal equipment.
  7 Gibson Lane, Haddenham, Buckinghamshire, HP17 8AP
  Buckinghamshire Council as Local Planning Authority, HEREBY GRANTS LISTED BUILDING CONSENT.

- PL/26/07444/KA Section fell to 2.5m as per client request as dominating area x 2 Cypress and reduce all round by removing up to 2 m apical and lateral growth as becoming large and dominant x group of Birch.
  Townsend Community Garden, Townsend, Haddenham, Buckinghamshire
  Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

Enforcement

The following are new enforcement reports submitted to Buckinghamshire Council:

1. Black Barn Farm – A new café has opened on site without permission. The planning enforcement officer for the ongoing appeal has also been informed.

2. 1 Stanbridge Road – The garden fence which was already encroaching on the public right of way at Green Lane has been extended further onto the grass.

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.

Updates on Major Developments

Airfield (Cala Homes)
We are still waiting for confirmation of Cala's solicitor to progress the final transfer.

Airfield (LIH Northern Area) - 25/02417/AOP
No update

Aston Road (Dandara)
HM Land Registry have queried the title plan for the phase 2 transfer and following a site visit the title plan has been updated. There are 8 amendments, 4 are to the boundary with the visitors parking bays on the edge of open space and 3 are minor amendments to the grassed areas that are in private ownership. The most significant is a small area which is apparently unregistered land in a corner of the Country Park. Dandara have still not attended the site to remove/relocate the heras fencing around the burial ground and cricket pitch.

Land west of Churchway (Redrow)
The Clerk has been in correspondence with a resident who has raised concerns about a second floor window on the gable end of a house on the Redrow site which will result in overlooking directly into their property. There are other houses of the same style on the development which do not have this window. Redrow Homes have responded to them to say the planning officer required the corner houses to have windows to make sure open spaces were overlooked as a security feature and they will not be changing the window. The Planning officer has also been contacted but was on holiday. Redrow have subsequently written to the home owner and their neighbour to say their boundary fencing is encroaching onto Redrow owned land and have demanded it is moved. Cllr Mormina is assisting as Bucks Council representative.

Land East of Churchway (Greencore)
No updates

Dollicott (rear of Carwithen Close)
No updates

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

Lower Road
Archaeological excavations on the site have commenced.

Stanbridge Road East (north)
No updates.

Project Updates

New burial ground Aston Road

The new landscape architect has prepared an initial draft for the design of the burial ground which is currently being reviewed. A meeting of the Burial Ground Working Group has been scheduled for 20th November to update them with progress and seek views on the proposed layout.

Aston Road Pavilion

Construction continues to progress well. The first 4-weekly meeting was held on 16th October and the first valuation was issued on 23rd October. A claim has therefore been submitted to Bucks Council for the release of S106 funding to cover all expenditure to date, this also includes all of the design, planning and tendering fees to date and totals £186,618, a detailed finance report has been circulated.

Banks Cottage Extension

No updates.

Village Hall Improvements

A Working Group meeting was held on 16th October to progress improvements to the Walter Rose Room as a priority. The draft minutes of the meeting have been circulated to be noted.

Future Haddenham

No updates

Streetscapes

Previously, Buckinghamshire Council's Highways Development Management team were in contact with the developer at the Station Road site regarding potential active travel works in the vicinity relating to their planning application. It has now been confirmed that the proposed raised crossing on Thame Road does not significantly conflict with the Station Road Site developer's works. As a result, the project team has 'reasonable confidence' to progress the remaining design elements for the raised crossing point, with work continuing until 'late 2026'. After this point, Buckinghamshire Council will coordinate construction pricing in the new year. Anticipated delivery could be achieved in Q1/Q2 FY27/28, subject to funding approval and road space.

Speedwatch Report

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

1. For the 31 days the MVAS was in situ, it recorded 70,932 vehicles with an average speed of 29.59mph. Around 20% 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.
2. Slide 83 shows average vehicles per hour. It is over 50 vehicles/hr for over 16 hours a day (6.30am-22.30), and over 100 vehicles an hour for over 14 hours (7.00-21.00),

peaking at over 500 vehicles per hour at 17.30… That's an average of over 100 vehicles per hour more than last month at that time!

3. Slide 84 shows average speeds are slower during busy periods whilst, on average, most people seem to speed at night (17.00-7.30). This speeding also starts much earlier than last month.
4. Slide 88 shows quantity of vehicles in different speed bands. 19, 743 at over 35mph, plus 10,115 over 40mph, plus 2,960 over 45 mph, plus 622 over 50mph, plus 170 over 55mph, plus 38 over 60mph, plus 8 over 65mph, plus 4 over 70mph, plus 1 at 80mph – altogether 33,661 speeders in 31 days (this excludes the 21,860 doing between 30-35mph)!

Correspondence