



Clerk's Planning Report

8th June 2026

Decisions

- [PL/26/03402/KA](#) T1 Cypress – Trim all round to shape and tidy as much as possible, but still leaving green – by up to 300mm. T2 Blue Spruce – Crown Lift to provide 2 metres clearance from ground level. Remove any dead branches throughout crown.
1 The Bush, Haddenham, Buckinghamshire, HP17 8DN.
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. 12/01/26 - House of Spice: rooflights installed on front elevation of the roof. Planning permission was for rooflights on the rear elevation. An earlier application was refused with rooflights on the front elevation.
This has been added to enforcement ref: 25/00977/NAPP
Outcome 29/05/26:
I have now concluded my investigation into the works ongoing at the House of Spice. The velux windows have been removed from the front roof and the rendering is of the historic type as required. I have also been assured that the exterior paint will also be the correct breathable type for a building of this age and listing.
The investigation is now closed but should other issues present themselves a new case can be opened.
4. [EN/26/00061/OPHH](#) 9 Church End: Alleged construction of an outbuilding in the rear garden without planning permission. Reported 15/01/26 and an enforcement case was opened 11/03/26.
An appeal has been submitted against the enforcement decision that the outbuilding should be removed. Two new planning applications have been submitted for a fence and for the outbuilding.
5. Black Barn Farm NC/23/00182/COU (NC/23/00182/EN2)
03/06/26 – new enforcement notice issued with multiple
6. EN/26/00279/OPHH Garden room

Updates on Major Developments

Airfield (Cala Homes)

Progress has now been made with the transfer of the phase 2 land. A site meeting was held with Cala staff and their landscaping contractor. They apologise for previous lack of contact which was due to the company being taken over and a resulting reorganisation that involved an office closure and no one being left with the responsibility for the Haddenham site. We now have new points of contact at Cala and had a very positive meeting. Cala have instructed their landscaper to carry out an agreed list of snagging, all of which will be addressed in the next few weeks with the exception of a few replacement trees and hedging which will be done in the autumn. Benches, signage and fencing will be replaced and they have agreed to install a new field gate for us which wasn't originally specified.

The repeat public consultation for the Traffic Regulation Order (TRO) for double yellow lines on Tibbs Road around the Co-op is running from Wednesday 3rd June 2026 and will close at 11:59pm on Wednesday 24th June 2026. The documents can be viewed and responses submitted via the consultation page: [Tibbs Road, Haddenham - Waiting Restrictions - Your Voice Bucks - Citizen Space](#).

Airfield (LIH Northern Area)

Land Improvement Holdings have notified Bucks Council of their intention to submit an appeal for non-determination of their outline application for 700 homes on the north of the Airfield site, reference 25/02417/AOP. We do not yet have an appeal reference or inquiry date.

As a result of the appeal the Parks & Green Infrastructure Lead Officer has requested the Parish Council's confirmation that it supports the inclusion of a full size adult floodlit Artificial Grass Pitch (as opposed to the above smaller Junior School AGP) as a potential project, which we believe is supported by the FA to serve the Haddenham & Long Crendon areas?

As well as the on-site public open space, equipped play facilities (LAPs, LEAPs & NEAP), MUGA and sports pitch, he has also been requesting a skatepark be provided on-site however the appellants Statement of Case (SoC) is suggesting a 'learn to ride track' as an alternative (which isn't a Ready Reckoner recognised facility). What would the PC support?

Aston Road (Dandara)

The Facilities Manager and Clerk have carried out a second site visit to audit the trees on the phase 3 land, now that the correct planting scheme has been provided. They have identified over 100 dead/dying trees that will need to be replaced which have been marked on the plan. The audit has been shared with Dandara, with a request for the correct plans for the phase 1 & 2 areas so these can also be re-audited. To date no response has been received.

Land west of Churchway (Redrow)

The Rights of Way team have given notice that the diversion of the right of way HAD 19/2 around the perimeter of the site will be closed for the month of June. The TTRO is currently in place till 26 November 2026. The route of the diversion will need to be amended when it re-opens.

Land East of Churchway (Greencore)

No updates.

Dollicott (rear of Carwithen Close)

No updates.

Land at Station Road

No updates

Lower Road

The Parish Council has been provided with an update from Rectory Homes who intend to start work on site in June on the 15 homes approved under application 23/00843/APP. They have been discussing how best to connect the site to the electricity network and the substation on the Parish Council owned land alongside the public right of way where it connects with Stanbridge Road has been identified as the best location. The Parish Council is likely to need to sign into an easement for the electricity cables. Rectory Homes will cover legal costs associated with this. The Clerk has responded that this is likely to be acceptable in principle subject to further details and consideration by the Council.

Following the submission of the additional comment in relation to the wording of the S106 agreement for application 23/04009/AOP regarding the parish Council being given first option on the adoption of the public open space, there has been no response from Bucks Council, however Rectory Homes have responded to say it is too late now to change the wording of the S106 agreement, but they will keep dialogue open with the Parish Council on this matter.

Project Updates

New burial ground Aston Road

No updates.

Aston Road Pavilion

There is currently around £160,000 shortfall in the funding for the total cost of the pavilion building project. The Bucks Cricket Board and England Cricket Board have been approached as we have made them aware all along that the S106 funding may not cover the full cost. The BCB do not have any funding available this year and we have not yet had a response from ECB. If the shortfall is not fully or only partially covered by ECB then the options will need to be reviewed, to alter the specification, or delay until funding is available. One of the S106 contributions expires in September 2028 and planning permission expires in February 2028 so construction must be started before then.

Banks Cottage Extension

A QS assessment of the construction costs has now been commissioned and will dictate the next course of action. If it is significantly lower than the lowest quote this would be justification for going back out to tender. Haddenham Dental Centre have written to the Parish Council expressing their concerns about the tender process resulting in only two quotes, both very high and significantly different from each other. They will be making a substantial contribution towards the cost and are keen to ensure value for money, which at the moment they are not reassured is the case. A meeting was held with them where it was discussed that the concerns were shared, but the Council is bound by a governance

framework which would prevent them from simply going out to get further quotes having carried out a public procurement process.

Village Hall Improvements

No updates.

Future Haddenham

No updates

Streetscapes

The detailed plans for a new parallel crossing on Thame Road are now being written up for the Leaders Report to go to Council for sign-off. We had been told that the aim was for construction to start in the summer, but the project has been put on hold until the Station Road application (25/02006/AOP) has been determined as this may also require a crossing on Thame Road. The TRO for the amendments to the double yellow lines on Thame Road has been included in the TRO for Tibbs Road to bring that forward.

Speedwatch Report

There is no report for May due to the equipment being out for repair.

Correspondence

1. Several public comments have been copied to the Parish Council relating to planning application PL/26/03899 and PL/26/03900.
2. Burnham Parish Council have asked us to share information about how the Streetscapes Project was initiated and its outcomes. After sharing some information they have been invited to come to Haddenham to find out more about our project.
3. The Clerk has been trying to find out who we need to deal with to get permission and funding for a fence along the pedestrian access path to St. Mary's School to enable the gate to be opened to stop pedestrians having to walk in the road or across the muddy verge to get from the The Grove development to the only current pedestrian access through the churchyard. Correspondence has gone back and forth with Bucks Council Officers and the Oxford Diocese Education trust, but it has now been clarified that theschool