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| **Application Summary** |
| Address: | Rose And Thistle PH 6 Station Road Haddenham Buckinghamshire HP17 8AJ  |
| Proposal: | Change of use from a public house (sui generis) with related C3 use to a single dwellinghouse (C3) with parking and amenity space  |
| Case Officer: | Bibi Motuel  |
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| **Customer Details** |
| Name: | Behalf of Haddenham Village Society |
| Email: | richard@jpbh-consulting.co.uk  |
| Address: | 16 Townsend, Haddenham, Buckinghamshire HP17 8JW HP17 8JW |

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| **Comments Details** |
| Commenter Type: | other parties |
| Stance: | Customer objects to the Planning Application |
| Reasons for comment: |  |
| Comments: | Introduction1. Haddenham Village Society, founded in 1965 and membership of which comprises over 300 households within the village, aims to preserve the village ethos, heritage and quality of life, encourage a strong sense of community, and champion the visual appeal of the village whilst recognising the need for development and change.Change of Use2. It is not understood why the application for renewal as an Asset of Community Value was refused by AVDC in October 2015. The pub was well used, with its garden play area particularly valued by families with children, and the sheds at the rear were used by various organisations, including U3A Interest Groups, for meetings. It is disappointing that the present owners, contrary to their initial promises, have not reopened it and have allowed its condition to deteriorate.3. With the recent large increase in size of the village, with more houses still to come, and with a commitment to achieve a zero-carbon footprint, reopening of the Rose and Thistle as a dining pub within walking distance of much of the village would be a major asset. There is no requirement for any additional houses of this type within the village. 4. Approval of this application would be contrary to:a. The National Planning Policy Framework 2023 (NPPF) paragraph 88d) which states that planning policies and decisions should enable the retention and development of accessible local services and facilities such as public houses.b. NPPF paragraph 96a) which states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.c. NPPF paragraph 97a) which states that planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as public houses) and other local services to enhance the sustainability of communities and residential environments.d. NPPF paragraph 97c) which states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services.e. The Vale of Aylesbury Local Plan (VALP) paragraph 11.27 which states the council general aim to resist proposals that would result in the erosion of valuable community facilities and services in the Vale, unless it can be clearly demonstrated that there is no long-term requirement for their retention.f. The Haddenham Neighbourhood Plan Policy HWS2 which states that the retention and enhancement of local services and community facilities including shops, pubs, food outlets and commercial services will be supported. Proposals involving the loss of facilities will not be permitted unless it can be demonstrated that they are no longer financially viable whilst proposals to change the use of an asset must demonstrate that all reasonable steps have been taken to retain its present use and community value as a viable concern.Conclusion5. For the reasons stated above, the Society strongly objects to the proposed change of use and urges Buckinghamshire Council to reject this application.Richard HirstPlanning Sub-Committee Haddenham Village Society  |