

BUCKDEN PARISH COUNCIL

Parish Clerk: Ramune Mimiene, Buckden Village Hall Burberry Road Buckden
PE19 5UY. Tel; 01480 819407

Planning Committee Meeting Meeting 9 March 2021 at 7pm On Line meeting Only

Due to Coronavirus the Government has issued Regulations that gives local authorities greater flexibility in the conduct of meetings, including allowing members to attend remotely, and for public and press access to those meetings.

Present: Cllrs S Ashwell, B Millard, C Underwood, P Steel and A Howell-Jones.

The Clerk: R Mimiene

No members of the public.

MINUTES

82	Apologies To receive and accept apologies for absence. Cllr K Render sent apologies for absence.	
83	BPC Planning Committee Open Forum Members of the public may have up to three minutes speak on planning matters. Items to be addressed must be notified to the Clerk no later than three working days in advance of the meeting and follow the BPC protocol for the Planning Committee Open Forum. None received.	
84	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. Non statutory declaration by Cllr K Render re 20/-1711/HHFUL 77 High Street.	
85	Minutes 1) To Agree and Sign the Minutes of the Planning Committee meeting held 23 February 2021 Approved with the amendment as noted under the Minute 85.2. Proposal: Proposed by AHJ, seconded by PS, all in favour and it was RESOLVED that the Minutes are approved as a true and correct record of the meeting with the above amendment. Carried 2) Matters Arising	
	It was agreed to have an extraordinary Planning Committee meeting on Mon 15 March 21 to discuss the Tin Lid application.	
85.1	20/01711/HHFUL 77 High Street Buckden BPC has noted the addition of a number of significant additional documents and revised elevation relevant to our previous recommendation to Refuse this application	
	Buckden Parish Council again recommends Refusal It is noted that this application is marked as Decision Pending, despite there having been no notice to BPC by the local planning authority of re-consultation in relation to new information to address the significant matters raised in our original recommendation to refuse.	

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	The additional information addressed some of the issues raised by BPC previously. The documents added to the HDC website include definition of the full site boundary (identified by BPC as missing from the original submission), a Preliminary Environmental Analysis (PEA) and a detailed Arboricultural Report. The committee members considered the additional information made available subsequent to their original consideration of this application but judged that the balance is against the proposal, due to the anticipated impact on wildlife and on the mature, visible trees in the Conservation Area which would be affected by the proposal. The PEA appears to have missed species which use the proposed area of development to move between habitats. It was noted that the trees which the proposal would see removed are in the Conservation Area but have no TPOs. The trees have been classified in the Arboricultural Report and the risk to the trees is shown there by the need for Construction Exclusion Zones and other measures to protect even the trees that it is proposed are retained. The committee looks to the Arboricultural and Conservation Officers at HDC to take full account of issues relevant to the effect of the proposed development on local wildlife and the appearance of trees in the Conservation Area, including a solid surface and proposed removal of mature category A&B trees. The committee agreed that the proposals appear not to meet the criteria set out in LP31.	
	<i>Clerk emailed HDC re re-consultation but not heard back within the week prior to the meeting.</i>	
	<i>BPC comments submitted HDC on 12 Mar 21.</i>	
85.2	21/00050/HHFUL 17 Bishops Way Buckden To note about the position of the driver exiting an adjacent driveway – a driver will be sat 2.4 metres back from the edge of an exit onto the Public Highway on average i.e. from the front to the rear of their own vehicle. It was agreed to incorporate this addition to the 23 Feb 21 Planning Minutes.	
86	Pre-Planning Consultation	
	The Cambridgeshire and Peterborough Combined Authority has launched its A141 – Have Your Say! microsite. It includes six options for consideration by the public, ranging from a full bypass of northern Huntingdon to improvements based around rural hubs and active travel. Please visit the microsite at www.youra141.co.uk for option maps and further information. It was agreed to upload this information onto PC website. RM.	
87	To Consider Planning Consultations:	
87.1	Proposed Out Building Site Address: 32 Vineyard Way Buckden St Neots Reference: 20/01099/HHFUL – received sat 20 Feb 21, PC comments by 13 March 21. Buckden Parish Council Recommend Approval. The proposed outbuilding dimensions, and location were considered and no material planning concerns were identified.	

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	<i>BPC comments submitted HDC on 12 Mar 21.</i>	
87.2	Proposed first floor extension over existing garage/utility/study. Site Address: 3 Field Close Buckden St Neots Reference: 21/00233/HHFUL – received 23 Feb 21, PC comments by 15 March 21	
	Buckden Parish Council Recommend Approval	
	This relatively large first floor extension was reviewed. The committee judged, after visiting the site and consideration of the proposals, that it is not out of keeping with the existing street scene and the windows are all Roof lights and one obscured window which are unlikely to create issues of overlooking. No other material planning concerns were identified.	
	<i>BPC comments submitted on 12 Mar 21.</i>	
88	CCC Consultations - To note	
	Little Paxton Quarry restoration	
	Planning permission H/5014/17/CM was issued on 28 August 2020. It is subject to a condition (no.29) that requires the developer to submit a detailed phased Environmental Management Plan (EMP). Aggregate Industries have submitted an EMP which has been developed in consultation with members of the site liaison group which includes representatives of the landowner (Thornhill Estate), the 3 parish councils, HDC (Paxton Pits Nature Reserve), the Wildlife Trust and the Friends of Paxton Pits. The documents can be found on the CCC website at https://planning.cambridgeshire.gov.uk/online-applications/ using reference no. CCC/20/081/DCON. They are dated 19 February 2021.	
	Comments to Wass Helen Helen.Wass@cambridgeshire.gov.uk by 19 March 2021.	
	Noted by the committee. Cllr SA agreed to draft a response. It was noted that this is a very positive contribution that will benefit the whole parish to access the wildlife areas and footpaths network will be increased once the restoration is completed.	
89	Appeals	
	None.	
90	Tree applications:	
	Hawthorn Trees - reduce the hedge height by 1 metre of new growth twice in a period of 2 years and the sides by 0.5 metre Site Address: 17 Marina View Mill Road Buckden Reference: 21/00335/TREE – comments by 17 March 21.	
	No concerns raised. Recommend Approval .	
	EXCLUSION OF THE PUBLIC AND PRESS That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the public and press be excluded, and they are instructed to withdraw, Public Bodies (Admission to Meetings) Act 1960.	
91	Confidential Business	
	To discuss issues relating to the challenge to planning process and to local representation where BPC Clerk and therefore the two BPC planning committees have not received timely notification of re-consultations	
	It was agreed that Cllr SA will draft a letter to HDC raising BPC concerns regarding the re-consultations that have not reached the BPC.	
92	Date of the next meeting: Tuesday 23 March 2021 <i>Depending on the need and the planning consultations received</i>	

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Please note there is an Extraordinary Planning Committee meeting set for Mon 15 Mar 21 at 7pm via Zoom platform.

Meeting finished at 7.29pm

Signed

Date

*The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 came into force on **4 April**. They apply to local authority meetings that are required to be held, or held, before 7 May 2021.*

The Regulations were made by the Secretary of State for Housing, Communities and Local Government, in exercise of the powers conferred by section 78 of the Coronavirus Act 2020(1) and paragraph 36(1)(b) of Schedule 6 to the Police Reform and Social Responsibility Act 2011(2).