

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting Meeting 15 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, P Steel and A Howell-Jones.
The Clerk: R Mimiene
2 members of the public.

MINUTES

91	Apologies To receive and accept apologies for absence. Cllrs K Render and C Underwood sent apologies for absence.	
92	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.	
93	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda.	
94	To Consider Planning Re-Consultation:	
94.1	Demolish existing buildings and construct seventeen new Use Class E business units, the subdivision of an existing business unit and the associated access road, parking and landscaping Site Address: The Tin Lid Brampton Road Buckden Reference: 20/02373/FUL – Amended Plans received. <i>Notification from HDC received 3 Mar 21, comments withing the next 14 days from the 3rd March</i>	
	Demolish existing buildings and construct seventeen new Use Class E business units, the subdivision of an existing business unit and the associated access road, parking and landscaping Site Address: The Tin Lid Brampton Road Buckden Reference: 20/02373/FUL Planning Re-Consultation Response Buckden Parish Council: The Buckden Parish Council (BPC) Planning Committee considered in detail the additional information made available to them through the HDC Public Access website. In addition, the applicant's representatives provided responses to material planning issues raised by the BPC Planning Committee, first in January 2021, and then in March 2021 after their consideration of the applicant's additional documentation.	

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Many issues were addressed through this process and the Planning Committee acknowledges and appreciates the willingness of the applicant's representatives to respond to our queries seeking clarification about material planning matters.

We have remaining concerns, based on local knowledge of the site and the surrounding area, about:

- **Road safety** at the T-junction where the access road to the site meets the B1514
 - The entrance/exit of traffic generated by the development crosses the cycle route taken by the substantial number of Buckden children cycling or walking to Hinchingsbrooke school, Huntingdon.
 - Currently the site is redundant and effectively all vehicle movements are additional – up to one vehicle every 2 waiting to enter or leave the B1514 to turn onto the road leading to the development site will affect Buckden children and other residents cycling or walking to/from Brampton and Huntingdon in peak periods AM & PM.
 - We anticipate that consent for the site needs to address this road safety risk as part of the overall assessment against the Local Plan policy 17 requirement to deal satisfactorily with *“highway safety and access to and from the site”*. In this case the access to the site must consider the exit onto the B1514 and not only the immediate entrance/exit by the site buildings.
- **Flood Risk** from a combination of surface water from site buildings and the run off from the high, steep bank of the adjacent A14.
 - We understand that the surface water management includes feeding into the watercourse that runs between the site and the bank from the new route of the A14
 - We note the comments and acknowledge the conditions requested by the LLFA, including but not limited to their comment about having regard to flow within proximate watercourses.
 - The committee has not been able to identify that the run-off from the A14 bank has been considered in the judgement on the overall site flood risk.

Further, the BPC Planning Committee wishes to bring the attention of the HDC Case Officer the following points:

- **CCC Highways position awaited:** We can find no evidence of an assessment from Cambridgeshire CC Highways about the impact of the development on local roads, specifically the B1514 Brampton Road and the impact that the change to traffic flows will have on the cycle path which crosses the T junction between that road and the route of all vehicles in and out of the development both during construction and throughout the period of operation.
 - There appears to be nothing from CCC Highways after 22 December 2021, i.e nothing subsequent to the Transport Statement which shows an anticipated 226 total vehicle trips per 12-hour day 7am to 7pm (of which 10 are anticipated to be HGVs) with around 30 trips per hour in the AM and PM peak period; this is one car every 2 minutes at those times crossing the route of the cycle path whilst it is inevitable that the car and HGV drivers will be focusing on motor vehicles on the B1514 (not the cycle route crossing that road) when entering or exiting the route to the development site. The potential for a major, life-threatening collisions is judged to be significant.
 - We are of the view that without resolution of this transport issue the development should be deemed not acceptable in planning terms.

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Consequently, we are of the view that CCC Highways needs to set out proposals for the safe use of this junction/crossing by cyclists as well as vehicles, before planning permission can be granted. The solution may require funding for amendments and to that end suggest a planning condition or S106 or highways contribution be used to support implementation of the CCC solution.

- **PEA and Biodiversity gain:** We can find no evidence through HDC website that a PEA has been completed and submitted.
 - Whilst this is a redundant brownfield site we would have expected a PEA to have been undertaken to identify plants and animals currently related to the site, including the links the site provides between habitats and with the adjacent watercourse.
 - We note the reference to biodiversity in the Landscaping plans, but have not seen proposals to add features that would offer specific gains in biodiversity, for example appropriate bat and bird boxes on the buildings. We would expect these to be part of requirements for creation of habitats and wildlife features in line with HDC LP30.
- **Noise from the development:** Environmental Health have reviewed issues relating to site contamination (and set requirements to address the deficits in the Hardman submission). However, we can find no evidence that the issue of noise from the close proximity of manoeuvring vehicles, including HGVs, affecting the adjacent house/houses has been evaluated.
 - This noise will be different to that from the constant movement on the A14, as the site traffic will be turning, starting, reversing and include the opening/closing of vehicle doors etc.
 - The effect of this 'different' noise on neighbour amenity, particularly outside 'normal' office hours, we believe should be recognised through a Condition if the LPA is minded to approve this application – see below.

Buckden Parish Council recommends that if the LPA is minded to approve this application the following Conditions be attached to the Planning Consent.

Reason: To secure effective protection measures from pre-commencement to operation of the site and necessary control on future development:

- **Pre-commencement condition to resolve the issues of safety on the cycle path,** significantly and adversely affected by the development including, but not limited to, speed management/barriers and signage for both vehicles and cyclists, delivered for example through S106 or Highways funding.
 - Mitigation to be in place before the construction phase as there will be months of that which will include of HGVs delivering cement and building materials to the site on frequent occasions.
- **No Permitted Development Rights**
 - To prevent subsequent extension of the types of businesses using these units without full oversight of material planning considerations.
 - The developer's representatives have informed Buckden PC that they support such a condition.
- **No right to combine units** on the site by internal connections e.g. removal of dividing walls or creating significant doorways/through flows, except through a formal

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	planning application subject therefore to full consideration of potential implications on transport, vehicle types, noise etc. ○ The developer's representatives have informed Buckden PC that they support such a condition. ● Requirement to actively encourage habitat and wildlife development, including bird and bat boxes and low-level lighting on site by additions to the plans ● Limitation on the hours of operation of the site to manage the night-time effect of turning traffic, car doors etc on neighbour amenity. <i>Note: BPC comments submitted on 17 Mar 21.</i>	
95	Appeals	
	None.	
96	Tree applications:	
	None.	
	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.	
97	Confidential Business	
98	Date of the next meeting: Tuesday 23 March 2021 <i>Depending on the need and the planning consultations received</i>	

Meeting finished at 7.59pm

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).