

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting Meeting 10 November 2020 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, K Render and A Howell-Jones.

The Clerk: R Mimiene

No members of the public.

MINUTES

41	Apologies To receive and accept apologies for absence. Cllr C Underwood	
42	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. None.	
43	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. None.	
44	Minutes 1) To Agree and Sign the Minutes of the Planning Committee meeting held on 27 October 2020 Approved. 2) Matters Arising PC received additional info from HDC as a response to BPC query submitted with BPC comments to 6 Field Close Buckden St Neots (ref 20/01759/HHFUL): I have received the following clarification from the agent: • The existing cladding is to be replaced. The new extension is all brickwork. • Cladding to be Arctic White Clerk to respond to HDC that BPC are content with the explanation. <i>Note since meeting: Clerk responded to HDC on 11 Nov 20.</i>	Clerk
45	To Consider these Planning Consultations:	
45.1	Single storey rear extension Site Address: 8 Monks Cottages Hunts End Buckden Reference: 20/01951/HHFUL – comments by 16 th Nov	
	BPC recommend Approval . The proposed works will take the place of an existing structure. It was noted that rear extensions on similar properties have previously been approved. We also note that this particular proposal is to extend beyond the side elevation. We therefore refer the matter for the HDC Planning Officer to judge whether that is a material concern. <i>Note since meeting: PC comments submitted on 13 Nov 20.</i>	

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45.2	Single storey front and rear extensions, Two storey side extension. Render with Monocouche. Site Address: 117 Mill Road Buckden St Neots Reference: 20/01820/HHFUL – comments by 16 Nov	
	BPC recommend Approval . The proposal is to amend the layout of the existing property on a relatively large plot, adjacent to a local open area and drain on one side. The committee noted that if approved the house will be extended and the external finish renovated in a manner consistent with a number of other local properties. <i>Note since meeting: PC comments submitted on 13 Nov 20.</i>	
45.3	Proposed formation of 4No electrical vehicle charge bays with circulation and parking bays together with associated external service plant compound Site Address: Shell Buckden Great North Road Buckden Reference: 20/01992/FUL – comments by 17 th Nov.	
	It was noted that a lot of work has already been done on site including the removal of the car wash. Fencing and impact on visual amenity of neighbouring residential properties was considered. BPC note the issue of safety concerns exiting the petrol station. We were unclear as to the effect that this change may have on traffic flows at the garage. The committee noted that if approved this development, at the point where the High Street meets the A1, will supplement the Parish Council's own proposals to work with Cambridgeshire County Council on the installation of EV charging points to serve residents of the Parish. BPC recommend Approval subject to the assessment of relevant Highways Authorities. We considered compliance with LP17 re parking provision and LP 35 as to the proposal's contribution to Renewable and low carbon energy. The site's proximity to the Buckden Roundabout and the associated issues relating to traffic safety for vehicles entering and exiting the site will be raised as part of A1 Safety Group Meeting to be attended on 17 th November by representatives of BPC and the relevant highways authorities. <i>Note since meeting: PC comments submitted on 13 Nov 20.</i>	
45.4	First Floor Rear Extension and associated works. Site Address: 14 School Lane Buckden St Neots Reference: 20/02080/HHFUL – Comments by 23 Nov 20	
	BPC recommend Approval . The positioning of the proposed extension centrally on the footprint of the ground floor of this property and the distance between the extension and the adjacent properties were noted. The use only of obscured glazing on the side of the extension addresses potential overlooking issues. No material planning concerns raised. <i>Note since meeting: PC comments submitted on 13 Nov 20.</i>	
46	Tree applications:	
	None received within this period of time.	
47	Date of the next meeting: Tuesday 24 November and 8 December 2020 Depending on the need and the planning consultations received	

Meeting finished at 7.26pm

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).

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