

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting Meeting 8 December 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, K Render, C Underwood and A Howell-Jones.

The Clerk: R Mimiene

No members of the public.

MINUTES

48	Apologies To receive and accept apologies for absence. Cllr Pauline Steel sent apologies for absence.
49	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 received.
50	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. A Non-Statutory declaration received from Cllr K Render re Planning Consultation Agenda No 52.1 Pasturelands. The reasons for this declaration are known to the Committee Chairman but are confidential.
51	Minutes 1) To Agree and Sign the Minutes of the Planning Committee meeting held 10 November 2020 Approved. 2) Matters Arising None.
52	To Consider these Planning Consultations:
	<i>Cllr KR withdrew herself from discussion</i>
52.1	Replace barn (with the benefit of Class Q Prior Approval for 2 homes) with 2 new dwellings Site Address: Pasturelands Taylors Lane Buckden Reference: 20/01614/FUL – The District Council has received further information in connection with the planning application that has been made for the development of the site. received 30 Nov 20, comments within 21 day
	Cllr KR withdrew from the meeting at this point as she wished the committee members to consider further information received by HDC without her participation. The committee had reviewed an earlier version of this application. Our submission to HDC on that occasion stated: <i>It was noted by the committee that the application and the supplementary information received by the Committee referred to the 2018 prior approval for two dwellings.</i> <i>The committee noted that the Planning History shows that the process for Prior Approval of Permitted Development for conversion of the existing barn had not been completed (Part B outstanding). We therefore judged that reduced the weight we should give to the 2018 Prior Approval in our decision making. We believe the HDC officer may need to take account of this in their decision-making process.</i> <i>It was further noted that the barn has a curved roof form and the proposed two new dwellings in this full application have a bulkier outline, being two storey across the full ridge line of each building, even though their footprint may be smaller.</i>

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	<i>The location on Taylors Lane is very rural - appearing to be principally being farmland and multiple barns. The Parish Council Recommend Refusal of the application due to concerns about compliance of the proposal with LP policies 10, 11, 12 and 33.</i> Committee members were reminded that the relevant policies in the HDC plan to 2036 are: • LP10 Design Context • LP11 Design Implementation • LP12 Placemaking • LP33 Rural Buildings The committee members noted that in the Statement submitted by the Agent comments on court decisions about Permitted Development Q(a). These points were acknowledged. The Statement refers to changes to information about the size of a garage and the addition of a separate cycle store. These changes were considered alongside the other considerations about the proposals previously commented on by Buckden Parish Council. <u>Response to HDC:</u> Buckden Parish Council Recommend Refusal. The Committee concluded that BPC previous Material Planning concerns and Recommendations for Refusal still stand. <i>Note since meeting: PC comments submitted to HDC on 10 Dec 20.</i>
	<i>Cllr KR re-joined the discussions</i>
52.2	Proposed erection of a single storey rear extension and associated internal alterations to existing dwelling Site Address: 59 High Street Buckden St Neots Reference: 20/02267/LBC and 20/02266/HHFUL - Received on 24 Nov 20, comments to HDC by 15 Dec 20
	<u>Planning History:</u> Ref. No: 16/00443/LBC Received: Fri 18 Mar 2016 Validated: Fri 18 Mar 2016 Status: Approved • Proposed erection of a single storey rear extension, installation of roof lights to rear roof slope and associated internal alterations and repairs to existing dwelling The currently proposed work is stated to be in part to improve the flow within the building and in part to rectify the work carried out following the 2016 LBC/Planning approval. The Block Plan suggests that the proposed extension would <u>not</u> be visible from The High St nor from The Granary (another listed building). There appears to be no overlooking or other material planning concerns. <u>Response to HDC:</u> Buckden Parish Council Recommend Approval. BPC noted that the proposal means two windows on the Listed building will be covered, but not removed. We understand that such matters will be considered by the HDC Conservation Officer who will make judgements on the covering of these windows and whether the removal of a wall constructed after planning approval in 2009 can be removed to make the proposed changes possible. <i>Note since meeting: PC comments submitted to HDC on 10 Dec 20.</i>
52.3	First floor side extension, enclose open porch and recessed roof terrace to the rear. Site Address: 23 St Hughs Road Buckden St Neots Reference: 20/02115/HHFUL – comments by 11 Dec 20
	It is proposed that the first-floor side extension is to be built over existing ground floor. In that respect it is similar to the apparent roof line on two adjacent houses. Planning History shows approval of similar applications e.g. 2 St Hughs Rd – 2016, 13 St Hughs Rd – 2017. The infill of the current front porch also appears similar to other houses on St Hughs Rd The exterior to this property has been visited on behalf of the committee, and comments received following that visit highlighted matters of accuracy in the submitted documents which were promptly raised with HDC by the Clerk. <u>Re errors in the submitted documentation on the HDC website</u> PC notified HDC that the elevations submitted by the agent with this application show the Front and Rear Elevations incorrectly labelled on both Existing and Proposed versions. BPC advised the HDC case officer, that the Heritage

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	statement has errors in it, and suggest that it needs to be reviewed/revised in relation to whether the houses on St Hugh's Road are detached or semi-detached as they have stated. BPC has brought these errors to the attention of HDC to request that the agent corrects the errors and re-submits the documents. <u>Response to HDC:</u> Buckden Parish Council Recommend Approval. The Committee noted the recessed roof terrace to the rear with full height doors onto the terrace giving light into the first floor. The rear of 23 St Hughs Road is adjacent to the trees and open land of The Towers. The committee refer to Officers the question of overlooking from that terrace in relation to neighbouring properties. <i>Note since meeting: PC comments submitted to HDC on 10 Dec 20.</i>
52.4	Part two storey side extension, single storey rear extension, front porch, new garage, conversion of existing garage and alterations to fenestration. Site Address: 60 Greenway Buckden St Neots Reference: 20/02344/HHFUL – received 3 Dec 20, PC comments by 24 Dec 20 <u>The current application extends changes made to the property in 2017.</u> <u>It was noted that the proposed new windows to the side, overlooking public space are to have obscured glazing. Obscured glazing is also to be used on the new front-facing first floor window. The four new windows in the proposed garage conversion also overlook public space. It was therefore judged that there were no overlooking issues.</u> <u>The layout of the new driveway and garage was also considered, taking account of visible existing structure. The proposed revisions to the landscaping were noted.</u> <u>Response to HDC:</u> Buckden Parish Council Recommend Approval. No material Planning concerns raised. HDC Officer is asked to consider including a condition if the proposal is approved, to limit the height of the proposed hedging to that included in the Landscaping plan, in order to help maintain the open aspect of Greenway, as set out in the original proposals for the Greenway development. <i>Note since meeting: PC comments submitted to HDC on 10 Dec 20.</i>
53	Appeals To Note: 55 High Str Buckden Erection of a double garage in timber on concrete base at rear of property – went to appeal, appeal starting date 12 Nov as letter, received from HDC on 23 Nov 20, informed. HDC Appeal Ref 20/00035/REFUSL. There is no opportunity for PC to submit further comments, as stated in the letter. The application been approved on appeal.
54	Tree applications: None received within this period of time.
55	Date of the next meeting: Tuesday 22 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.*

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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).