

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting 12 May 2020 at 7.00pm On Line meeting Only

Due to the Coronavirus the Government has issued the 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.

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).

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

Clerk: R Mimiene

No members of the public.

	MINUTES
4062	Apologies To receive and accept apologies for absence. Cllr K Render and J Mulcrone sent apologies for absence.
4063	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda.
	4063.1 Cllr SA stated No disclosable pecuniary interest in this application. She stated however that as she and her partner own a property on the same road (of 24 semi-detached lodges) she wished to declare a potential non-statutory interest. As the meeting was quorate without her she therefore absented herself from the discussion and decision-making re: 23 Watersmead Mill Road Buckden Reference: 19/01932/FUL
	4063.2 Cllr PS declared a non-statutory interest re: 7 Lucks Lane
4064	Minutes 1) To Agree and Sign the Minutes of the Planning Committee meeting held on 10 March 2020 2) Matters Arising
4065	To Consider these Planning Consultations:
	1) Received 14 Apr 20: Proposal: Demolition of existing garage and replacement with erection of one two storey dwelling and a replacement garage and the erection of one single storey dwelling on land to the rear, together with associated access. Site Address: Manor Farm Stirtloe Lane Stirtloe Reference: 20/00018/FUL

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	Planning Recommendations submitted on 28 Apr 2020: Buckden PC have reviewed the additional information made available on the HDC website in April 2020 in relation to this application We confirm our previous recommendation for refusal, for the following reasons: • It represents a coalition between Buckden and Stirtloe, with the proximity to Manor Farm of the Lucks Lane development. It is a matter of concern that the plans do not show this relationship. • We are concerned that it is a development in the countryside and thus does not meet the criteria for approval. Additional concerns: • The level of hardstanding is completely out of keeping. • The Plans do not reflect the current situation on the ground; the 'existing hedgerow' has been removed by Bloors and the proposed design will be very prominent and out of keeping. • We note the comment from CCC Highways Development Management that Stirtloe Lane is "a narrow single track road with limited passing opportunities" and with the absence of both "a separate cycleway or foot ways" on this part of Stirtloe lane. Safety of traffic and pedestrians on the section of Stirtloe Lane affected by this proposal will be materially affected by the additional cars associated with this development. Request for conditions to be imposed if permission for the development is granted by HDC: 1. That all Permitted Development Rights should be removed (both new properties) 2. That it be a condition of approval that the turning areas associated with the two proposed new properties are maintained so that at all times motor vehicles can turn within the curtilage of each property and leave in forward gear when exiting onto Stirtloe Lane
	2) A. Single Storey Rear Extensions Site Address: The Cottage 7 Lucks Lane Buckden Reference: 20/00720/HHFUL - Comments by 18th May 20.and B. Single Storey Rear Extensions Site Address: The Cottage 7 Lucks Lane Buckden Reference: 20/00721/LBC - Comments by 23 May 20
	Consideration was given to both the current application and the Officer's Report and HDC Decision Notice from the last application for a rear extension on this property. <i>Note: The Planning Committee's view, taking account of local knowledge of the buildings on Lucks Lane, was that the revisions of the design as described in the latest plans and the Design & Access Statement submitted with this application, took sufficient account of the specialist issues raised by the Officer previously for the Parish view be that both LBC and HHFUL applications met the criteria we expected.</i> Recommend Approval of both 20/00720/HHFUL and 20/00721/LBC The Parish acknowledges that the final decision is subject to Listed Building Consent Officers report.

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	<i>Cllr BM joined the meeting</i>
	<i>Note: Cllr SA withdrawn herself from discussion and passed the Chairing of the meeting to Cllr BM. Cllr SA left the meeting.</i>
	3) Erection of enlarged decking incorporating walkway. Extension to hardstanding at the front of lodge Site Address: 23 Watersmead Mill Road Buckden Reference: 19/01932/FUL – comments by 20th May 20
	Recommend Approval .
4066	Date of the next meeting: depending on the need and the planning consultations received

Meeting finished at 7.18pm

Signed

Date