

BUCKDEN PARISH COUNCIL

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

Minutes of the Buckden Parish Council Meeting held on Tuesday 9 January 2024 at 7.00pm at Village Hall

Present:

Councillor: Anne Howell-Jones, Chair

Councillors: John Thelwall, Caroline Underwood, Peter Clark, Madeline Fraser, Gerald Sansom, Aidan Joy, Abi Bodede, Mark Williams, Dave Duncan, Catherine Grigg, and Emily Lankfer.

Clerk: Ramune Mimiene

CC Cllr K Billington

HDC Cllr M Hassall

3 members of the public

MINUTES

01-168 Apologies for absence.

No apologies received.

01-169 Declarations of Interest

To receive declarations of disclosable pecuniary and other interests, and the nature of those interests relating to items on the agenda.

Cllr JT declared interest in reimbursement of £10 (for purchasing batteries for the Flood Shed equipment) which is recorded under Payments for Sanction under Finance Agenda item.

To receive written requests for Disclosable Interest dispensations.

None.

1 member of the public joined the meeting

01-170 Minutes

01-170/1 To agree and sign the minutes of the Parish Council meeting held on 12 December 2023.

12-157 it was agreed to amend 'Ivy' into the 'ivy'

Proposal: Proposed by Cllr PC, seconded by Cllr CU, all in favour and it was RESOLVED that the minutes as amended are approved as the correct record of the meeting with the above amendment. Carried.

HDC Cllr MH joined the meeting

01-170/2 To resolve any actions arising from the minutes of the Parish Council meeting, Clerk's report attached.

Noted and agreed.

01-171 County and District Councillor Reports.

01-171/1 To receive a report from County Councillor Ken Billington

A verbal update by Cllr KB on

- The proposed closure of Kimbolton Fire station.

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- Flooding – the diagram showing who to contact about what type of flooding was presented
- Brampton Road to Grafham issue – no further correspondence received By Cllr KB.

For detailed report please email CC Cllr KB on Ken.Billington@cambridgeshire.gov.uk

01-171/2 To receive a report from District Councillor Martin Hassall

Report received and can be accessed on the BPC website here <https://buckdenpc.org.uk/parish-council-meeting-january-2024/>

01-172 Open Forum – a maximum of 15 minutes is permitted for members of the public to address the Council.

Members of the public may have up to three minutes each. Items to be addressed should be notified to the Clerk three working days in advance of the meeting.

A member of the public raised the issue of dangerously parked cars on junctions at Lucks Lane and Silver & Church Street corners. HDC Cllr MH confirmed that HDC are waiting until CCC repaint the yellow lines after which inconsiderate parking could be reported and dealt with under devolved powers.

01-173 Vacancy on the Parish Council.

01-173/1 The 1st Vacancy (awaiting election) still open.

Notice of Election – 8 Feb 2024

Nomination Papers must be delivered to the Returning Officer between the publication of the Notice of Election, Thursday, 4 January 2024, but no later than 4pm on Friday 12 January 2024.

01-173/2 The 2nd Vacancy can be filled in by co-option.

01-173/3 The 3rd Vacancy received and HDC informed.

Sue Ashwell has resigned as a Councillor. Sue has worked tirelessly for the Council over many years and we would like to thank her and wish her every success for the future.

01-174 Chairman and Vice Chairman's report, verbal update noted.

01-175 Finance, report attached, the Clerk

No questions on the report.

01-175/1 To note the confirmation from HDC of Precept for 2024.25 Financial Year
Noted.

01-175/2 To note Footpath Grant to Village Hall Trust
Noted.

01-175/3 To note application made to Cambridgeshire Priorities Capital Fund
Noted.

01-175/4 To note movement of the funds to savings account
Agreed.

01-175/5 Proposal: To appoint CAPALC for our Internal Audit for 2023.24 Financial Year

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Proposal: Proposed by Cllr PC, seconded by Cllr CG, all in favour and it was RESOLVED that the above proposal is accepted. Carried.

01-175/6 To approve 9 January 2024 Payments for Sanction, see Appendix 1

Proposal: Proposed by Cllr AHJ, seconded by Cllr PC, one abstention, all others in favour and it was RESOLVED that the above proposal is accepted. Carried.

01-175/7 Date for the diary for the Chairmen of Advisory Groups and the Committee: Finance and Compliance meeting will be held on Tue 30th Jan 2024 at 7pm Village Hall and on Zoom
Noted.

01-176 Flood Advisory Group, report attached, Cllr J Thelwall.

Questions on the report.

Clerk will check if all equipment has been returned after being used during recent floods in the village. Inventory is to be made and sent to Cllr JT.

Handymen produced sandbags and purchased membrane which kept the water out of the houses.

Thanks recorded to the handymen.

The list of flooded houses was made by Local Lead Flood Authority at CCC.

Thanks to Cllr JT for coordinating the matter during the recent floods.

01-177 To Consider Planning Committee Report, Cllr P Clark

01-177/1 To note the Minutes of the Meetings on 12 December 2023.

01-177/2 To note that Planning meeting was held prior to the PC meeting.

A planning application has been received to further extend the facilities available at the Shell Garage. Whilst BPC have no problem with this in principle there are concerns about the exit of, in particular, HGV's directly onto the roundabout.

01-178 Large Scale Planning Advisory Group, verbal update, Cllr J Thelwall.

It is proposed that the response of the Council to Planning Application 23/02344/FUL is as recommended by the Large Scale Planning Group at its meeting on 5th January 2024

BPC have objected to a slightly revised planning application to demolish the leisure facility at the Marina and build holiday apartments. The multiple reasons for this decision are on BPC web site.

Standing Orders were suspended to allow a member of the public to speak

Resident's view was presented on the above consultation received from HDC.

Meeting re-opened

Proposal: Proposed by Cllr AHJ, seconded by Cllr DD, one abstention, all in favour and it was RESOLVED to approve BPC recommendations to Refuse the above planning consultation. Carried.

Please see **Appendix 2** for the detailed BPC recommendation.

The potential developer of the Silver Street site, Morris Homes, have now held an initial meeting with National Highways to discuss the requirements they must meet in relation to the A1 and the Roundabout.

01-179 Compliance Advisory Group, report attached, Cllr C Underwood.

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No questions on the report.

- 01-180 Village Maintenance Advisory Group, no meeting held in December, chairman to VM, S Ashwell**
Next meeting is scheduled on 17 January 2024.

Each year our handymen undertake a full clear up of the cemetery. This will take place in February. It sometimes involves removing, for example, old flower arrangements. Therefore, it was agreed to put a notice into the Roundabout about the plans to tidy up of the Cemetery after winter.

- 01-181 Highways and Sustainable Transport Advisory Group, meeting held on the 11 December, report attached, Cllr G Sansom and Cllr Underwood**

Cllr CG reported that Speedwatch are running their sessions and have a full agenda for the first quarter.

A spare battery for Mill Road MVAS unit is needed as the solar is not running as planned. BPC to purchase a battery for the MVAS unit.

No questions on the report.

2 members of the public left the meeting.

- 01-182 Green infrastructure and Biodiversity Advisory Group, no report, Cllr C Underwood**

One person has expressed an interest in becoming a tree warden. This will be followed up at the next meeting.

- 01-183 Climate Change Mitigation Advisory Group, a verbal update by Cllr M Fraser**

St Neots are running a repair café, Cllrs **MF and AHJ** to plan a visit in February.

- 01-184 Village Hall Liaison, a verbal update Cllr C Underwood**

Application to Cambridgeshire Priorities Capital Fund circulated to the Council.

Cllr CU will set up the next meeting with the VHT.

- 01-185 Allotments Advisory Group, no report, Cllr C Underwood**

- 01-186 Communications Advisory Group, no report, Cllr A Howell-Jones.**

- 01-187 Correspondence, matters remaining unresolved, Cllr A Howell-Jones**

None.

- 01-188 To note points of Communication to the Parish, Cllr A Howell-Jones**

Noted and agreed.

All members of the public left the meeting

- 01-189**

Confidential Matters

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.

None.

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01-190 The next Parish Council Meeting will be held on Tuesday 13 February 2024 at 7pm at the Village Hall.

Meeting finished at 8.33pm

Appendix 1

Buckden Parish Council

Expenditure transactions - payments approval list

Start of year 01/04/23

No	Payment Reference	Gross	Vat	Net	To pay Invoice date	Invoice no.	Details	Cheque
1736	BACS2401 09Events	£300.00	£0.00	£300.00	£300.00 30/11/23	102	Buckden Community Events - Fees for Road Closure Christmas Market	£300.00
1716	BACS2401 09Blachere	£1,273.50	£212.25	£1,061.25	£1,273.50 04/12/23	SI5691	Blachere Illuminations UK Ltd - Storage and removal of the lights - Y2	£1,273.50
1743	BACS2401 09PB	£42.97	£0.00	£42.97	£42.97 10/12/23		Community Plot - Allotments	£42.97
1740	BACS2401 09Ibbetts1	£276.54	£46.09	£230.45	£276.54 13/12/23	165158	Ibbetts - Service to Mower	£276.54
1742	BACS2401 09TBPC	£748.70	£0.00	£748.70	£748.70 20/12/23	54444	The Business Printing Company - Roundabout Booklets - January	£748.70
1741	BACS2401 09Ibbetts2	£66.19	£11.03	£55.16	£66.19 22/12/23	165630	Ibbetts - Wood preserver to the Gardener's shed	£66.19
1737	BACS2401 09Viking	£12.69	£0.95	£11.74	£12.69 27/12/23	3528364	Viking - Stationery	£12.69
1738	BACS2401 09Amey	£67.46	£11.24	£56.22	£67.46 28/12/23	101229679	AmeyCespa (East) Ltd - Mixed General Waste 5, 12 and 19 Dec 23	£67.46
1739	BAVS24010 9JT	£10.00	£0.00	£10.00	£10.00 28/12/23		Reimbursement re batteries for flood equipment	£10.00
1745	DD240107 Shell	£3.60	£0.60	£3.00	£3.60 31/12/23	327544	Shell Buckden - Admin fee	£3.60
1744	BACS2401 09Hevey	£67.86	£11.31	£56.55	£67.86 02/01/24	I1521491	Hevey Building Supplies Ltd - Repair of the Notice Board	£67.86

Signature

Signature

Date

05/01/24 11:08 AM Vs: 8.93.00

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No	Payment Reference	Gross	Vat	Net	To pay Invoice date	Invoice no.	Details	Cheque
1753	BACS2401 09Viking2	£59.96	£9.99	£49.97	£59.96 04/01/24		Viking - Stationery - cartridge - New Office	£59.96
1752	DD240117 BT	£106.77	£17.79	£88.98	£106.77 05/01/24	VP75525570	BT - Landline and mobile	£106.77
Total		£6,311.29	£0.00	£6,311.29	£6,311.29	Confidential		

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Appendix 2

Recommendations in respect of Planning Application No 23/02344/FUL

Buckden Parish Council recommends **refusal** of this application. Its reasons are:

1. Although this is a full application, not an outline application, it fails to provide the level of detail a full application requires. This will be noted later in these reasons for refusal.
2. The fact that there have been numerous objections to the application and not one neighbour comment in support is a consideration to be taken into account.
3. NPPF (December 2023) Para 103 applies. No proposal has been made to replace this valuable sports and leisure facility which has been open to the public for about 20 years.
4. The Planning Statement refers to a Business Plan. There is no separate Business Plan. There is an Overview and a Brief History which set out the applicant's financial justifications for this development. Justifications are not a Business Plan, much less a "robust" Business Plan as is required by Huntingdonshire Local Plan to 2036. A Business Plan must demonstrate both the financial viability of demolition, construction and sales and the long term sustainability of the development, with figures.
5. The application fails to demonstrate that the proposed development will result in a biodiversity net gain. It states that there is other land under the control of the owner which could be used for this purpose. That is not a detailed proposal as required by a full planning application. The failure to identify any land which could be used BNG means the Planning Authority cannot condition a planning consent appropriately, even if it is minded to grant it.
6. There is no disabled access provision, particularly to the first floor in contravention of the Equality Act 2010.
7. The application is contrary to the Buckden Neighbourhood Plan:
 - a. The development is not in the built area of the village.
 - b. It does not comply with Policy BD1 of the NP.
 - c. It does not comply with Policy BD 2 as it has no facilities for plug in charging of electric vehicles, it has no provision for renewable energy such as photovoltaic cells or air source heating and it has no details of the proposed bat and bird boxes. This also fails to provide the level of detail required for a full planning application.
8. The site is 2 kilometres from the nearest shops and other facilities in Buckden so it is not well related to the main built area of the village. It is likely users will drive into the village, thereby increasing pollution.
9. Car parking is still inadequate. Some of the "designated" spaces must be left empty as the diesel delivery lorry to the diesel tanks serving boats on the river must park on them. Visitors to the Mini Monsters facility cannot be prevented from using designated spaces. The proposed additional spaces adjoining the access road will increase the impermeable area on site, result in the removal of trees and grass which are a wild life habitat and will be dangerous to manoeuvre in and out of due to the narrowness of the access road.
10. a. The proposed building, by virtue of its form, scale and massing would be out of keeping with the adjacent existing buildings in the marina and therefore would not recognise the intrinsic character and beauty of the countryside or lead to a clear and

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substantial enhancement of the immediate setting. The proposal is contrary to Policies LP10 part b), LP12 and LP 13 of Huntingdonshire's Local Plan to 2036 and the placemaking principles set out in Chapter 3 of the HDC Design Guide 2017.

- b. The reduction in height of the building is only by 2%. The reduction of the side elevations is minimal and the increase in the glass area on the west side makes the building look monolithic. A comparison of photos 4, 5, 6, and 7 of the Landscape Character Assessments and the new elevations emphasises this point.
 - c. The existing building has a visual appearance of being 1.5 stories in height. The proposed new building has a visual appearance of being 2.5 stories in height, even though it is marginally lower, which increases the visual massing substantially and is inappropriate in this location.
11. Short term lettings of holiday apartments will adversely impact the amenity of residents by reason of noise, increased traffic flows and poor behaviour.
 12. As was evidence by the flooding on 05.01.2024, access to the site will be interrupted during periods of heavy rainfall, which with climate change, are becoming more frequent.
 13. NPPF requires new development to have an environmental objective defined as "to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy". (NPPF19 Dec 2023)
The application states that the environmental objective is achieved by the replacement of an existing building on a brownfield site. That is not an enhancement of the natural environment and is not compliant with NPPF. The omission of PV power generation, air source heat pumps and electric vehicle charging points does not comply with the NPPF environmental objective of moving to a low carbon economy.
As previously noted, no improvement to biodiversity is proposed.
 14. The proposed moorings, though reduced in number still occupy the same width across the cut giving access into the Marina. This will prevent boats crossing as they ingress or egress the Marina, with the potential danger of collisions between boats.
 15. The moorings will be inaccessible in times of flood. If the rising pontoons fail, then there may be damage to boats as they cannot be reached to move them.
 16. The application states that attempts have been made to interest gym businesses in taking on the centre but no indication of the terms offered has been shown. If unrealistic terms were demanded, this would have discouraged any such interest. No recent robust marketing exercise as required by para 6.49 of Huntingdonshire Local Plan to 2036 has been demonstrated.
 17. The increase in window size will cause a loss of privacy to owners of the flats.
 18. The building is now registered as an Asset of Community Value. This is a material consideration to be taken into consideration on making a decision about a planning application. Its use as an ACV will enable it to continue to provide exercise and leisure activities.
 19. The PEA recommends proposals for storm water management but none are made other than using the present arrangements.

In addition to the reasons for refusal, the Parish Council makes the following comments on the application documentation:

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1. It is maintained that the building is in poor condition and beyond economic repair. As the Condition report has been redacted, the Parish Council has had no opportunity to comment on it. But, the PEA states:

“Building overall noted to be very clean (little dust or cobwebs) despite not being in current use. Structurally, materially sound (with exception of patio windows/doors in pool area and one skylight window in gymnasium which all show signs of water ingress) with tightly abutted joints”

This raises doubts as to the objectivity of the applicant’s statements about the condition of the building.

2. The application states that it is “not within the Key Service Centre of Buckden”, This conflicts with the assertion that it is well related to the village.
3. The PEA recommends that buyers are warned of the flood risk before buying. There is no way of ensuring the developer complies with this recommendation.
4. 4. The accounts of the applicant company, Buckden Properties Limited to 31/10/2023 show it has net assets of £287,507, which is insufficient to fund this development. It will presumably contract the development to a developer reserving only a ground rent, which will not meet its objective of capital enhancement. The accounts also show an increase in current assets of approximately £34.000 in the year, so presumably it is trading profitably and as such does not need to increase its capital value.