

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting Meeting 21 December 2021 at 7pm On Zoom¹

Present: Cllrs Sue Ashwell (Chairman), John Thelwall, Kathy Render, Joh Harris, Gerald Sansom.

Clerk Ramune Mimiene

Regarding item 102:

Philip Pateman, Head of Development for Eonergy UK

Evan Williams, Planning Consultant for ADAS

Kenny Dhillon, Director for Planning and Landscape Team ADAS

Simona Scanu, Construction Manager Eonergy UK

Regarding the Agenda item 103

Martin Page, Brown & Co,

MINUTES

99.	Apologies To receive and accept apologies for absence. Cllrs Caroline Underwood, Anne Howell-Jones, Pauline Steel, Pam Fraser sent apologies for absence.
100.	BPC Planning Committee Open Forum Members of the public may have up to three minutes speak on planning matters on this agenda. 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. No request to speak received.
101.	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. None received.
102	Pre-application Consultation - Potential Solar Farm proposal on land south of Mill Road, west of Offord Cluny, PE19 5SN Presentation was sent to Parish Council today. and discussion. This is a proposed development in the countryside and specifically in the Great Ouse Valley. The Buckden Neighbourhood Plan (NP) makes clear that the NP requires that <u>no</u> development take place there. It was of concern to the committee members that the agents promoting this scheme appear to hold the view that as NP is 'silent' on renewable energy developments in the Great Ouse Valley and that therefore there is no objection to such development. The committee members agreed that no development means no development of any type affecting this area which is very important to local wildlife as well as the local community. BPC wish the Great Ouse valley to be kept protected. Biodiversity – it was stated that 50% net gain to enhance the exiting levels would be achieved, based on other projects. As this area is currently pastureland with minimal inputs and very diverse range of species concern was expressed that this would be difficult to achieve in this location. Questions by BPC were raised,

¹ Location amended to reflect Government guidance on meetings under Plan B from 13 Dec 2021

BUCKDEN PARISH COUNCIL

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

	about what work had been done to date on baseline and what specific metric would be used to measure baseline and gain. ADAS representative advised that the DEFRA metric would be used. The committee received from ADAS by email on the afternoon of the planning meeting information described as 'Consultation Boards' showing a visual representation of the proposed development site now, at the start of operations (year 0) and as envisaged at 15 years. It was noted that the long views over this meadow/flood plain bounded by two of the frequently used Buckden public rights of way will be substantially reduced in hiding the panels with hedging. In relation to the Public Rights of Way across the land – BPC were asked what we would like to see there, - a hedgerow along both sides of the path(creating a 'tunnel') or more open views? It was agreed to take this to the Green Infrastructure and Biodiversity Advisory Group for their suggestions. Cllr SA to lead on this action. The agent's representative agreed not to re-work the information in the Consultation Boards but instead to take that information as read and instead use this opportunity to advise the committee members what information would be provided as part of the full development application or in advance where available. ADAS provided a list of the documentation that will be provided with the full application including H&S assessment associated with the compound, Landscape & Visual assessment, Biodiversity net gain baseline & plan, noise and archaeology reports, highways management during construction and 40-year operation. It was noted by the committee that Mill Road, at the point where the access gate is situated, is a straight road with 50mph speed limit where traffic between the Offords and Buckden has rounded a blind bend and is accelerating and not expecting to see or have to deal with joining traffic. The committee's concerns were raised regarding construction traffic accessing the ancient conservation area of Buckden village via A1 and traffic through the village. It was noted that no access is available from Offord side for larger vehicles. Traffic issues at High Street, quite a lot of obstacles, where even buses struggle to access the village via the Lion corner. Econergy explained that about 45-50 deliveries for the panels (in 40ft containers), plus other additional deliveries of mounting equipment, wires, cables, transformers, etc. Econergy advised that their plan would be to deliver the equipment within 20 days, planned 2 – 4 deliveries a day. It was noted that large boats are being delivered to Marina close to this site and some coordination of those activities may also need to be made if HDC is minded to approve this development once all details have been considered. Concern was also raised about the regular flooding that occurs in that area each year from the River Great Ouse and its tributaries, including the ditch across the land identified for this development. In response Econergy advised that it is planned to raise the equipment slightly out of water. Questions were raised about direct benefits for Buckden residents from the proposed development. The further documentation will be shared with BPC. A contact points for any questions will be between Evan Williams (ADAS) for the developers and BPC Clerk.
	<i>4 representatives of the Low farm development team left the meeting</i>
103	To consider new planning consultation
	Application under section 191 of the town and country planning act 1990 for a lawful development certificate for the existing use of buildings and land for commercial business purposes (sui generis mix of class e(g)(iii), b2 and b8). Site Address: Pasturelands Taylors Lane Buckden Reference: 21/02384/CLED – received 10 Dec, planning recommendations by 2 Jan 22. Clerk sought extension till 12th Jan 2022.

BUCKDEN PARISH COUNCIL

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

Planning Committee members were inhibited in their review of this CLED application as the HDC public access website was unavailable for 3 or more days prior to and including the meeting date. It was further noted that no statutory declarations been seen by BPC as they are not on HDC public access portal which makes it hard for BPC to provide detailed local knowledge on the stated activities for which CLED was being sought. The agent was in attendance and agreed to share the declarations and also assist BPC by notifying HDC that declarations have not been uploaded.

BPC noted that we had received complaints from the residents stating that Taylors Lane use had changed, traffic movement increased from about two years ago (about 19 months before July 2021) by new businesses continuously using the site. Noted that this appeared to relate to the transfer of a steel manufacturing facility onto the site. The social media record for this business gives details of when they changed their vehicles and their operations.

The committee noted that the requirements for a Certificate in relation to Existing Use requires precise details of the business activities, to allow them to be accurately mapped to the potential business class use categories. It was noted that this detail is absolutely essential where, as at Pasturelands, it is being suggested that the activities do not fit within the business use classes cited but are in fact sui generis.

On considering the available evidence the committee members are particularly concerned that class B2 "Industrial processes" have not been taking place for over 10 years. Manufacturing of steel structures has only been listed as being carried out by a specialist business for about two years. Local knowledge highlights that this activity particularly is associated with long rigid-axle lorries using the narrow roads and difficult junctions from and onto the A1 in the 50mph area at a point where the turnings are not easy to see in advance when travelling north on the dual carriageway.

It was noted by the committee that Pasturelands has a planning history which shows this is the not the first occasion when unauthorised development has been noted and steps needed to regularise and/or remedy the position in relation to statutory planning requirements. This included an observation from the committee that the red line on the submitted maps does not cover the entire curtilage. Aerial maps of the site suggested further development activity. This prompted advice from the agent that there was further development which had taken place without planning consent and that a full application was submitted at the same time for this unauthorised use which was not claimed to have existed for over 10 years. Noted that this full application was not showing on HDC Planning Portal yet. The committee members noted this information and commented that this is would help BPC to get a full picture of the activities at Pasturelands overall.

BPC agreed to finalise the planning recommendations to HDC on the CLED when the declarations are shared with Councillors and a fully informed judgement on the different uses for over 10 years could be made.

104	Date of the next meeting: Next meeting is provisionally set for Tuesday 11 January 2021 at 7pm, date & venue to be confirmed <i>Depending on the need, the planning consultations received and the safety of meetings in the light of the latest Covid-19 management guidance.</i>
-----	--

Meeting finished at 7.57pm

Signed

Date