

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting 9 June 2020 at 6.30pm 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, K Render and P Steel.

Clerk: R Mimiene

No members of the public.

	MINUTES
1	Apologies To receive and accept apologies for absence. None.
2	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. None. It was noted that Planning Application Agenda Item 4.2 ref no 19/00748/HHFUL was of a Parish Councillor, who is not on Planning Committee.
3	Minutes 1) To Agree and Sign the Minutes of the Planning Committee meeting held on 12 May 2020 Proposal: Proposed by Cllr SA, seconded by Cllr BM, all in favour and it was RESOLVED that the minutes are approved as the correct record of the meeting. Carried. 2) Matters Arising None.
4	To Consider these Planning Consultations:
4.1	Concerns were expressed to BPC regarding the work being undertaken at 20 Perry Road Buckden – alleged breach of Planning Control. BPC reported the concerns to Enforcement team at HDC. To share response (Reference 20/00166/ENURES) This is with HDC Enforcement team now. Noted by Cllrs.

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4.2	1) Erection of a double garage in timber on concrete base at rear of property. Site Address: 55 High Street Buckden St Neots Reference: 19/00748/HHFUL – Amended scheme received - comments within 14 days from 29th May 2020
	Recommend Approval. Reasons for recommendation: • Seen by the Buckden Parish Planning Committee as an improvement • Absence of 'substantial harm' • Noted the significant efforts to match the style and materials of the conservation area and listed buildings sympathetically • The proximity to a not-dissimilar brick garage with pitched roof, at The Granary, which had previously been given consent and where the neighbour comment is in support • The limited view of the new garage from the street and minimal effect on the street scene to front or rear of the property at 55 High Street Buckden.
4.3	2) Construction of a two-storey detached dwelling and new vehicle access Site Address: Land At 63 Lucks Lane Buckden Reference: 20/00770/FUL – Comments by 9 Jun 20
	Buckden Parish Council recommends refusal of the development in its current form. Our reasons for this recommendation to HDC are concerns about: • Location and scale ○ Impact on Street Scene: ▪ new building is set significantly further forward of the building line of both 61 and 63 and other properties on Lucks lane ▪ setting it back further so that it is similar to those adjacent houses (61 and 63) would still leave a rear garden of dimensions similar to 61 Lucks Lane ▪ ground floor footprint is large, and the development appears cramped on the site ○ LP policies we consider may be relevant: Design policies LP 11 and LP 12 • Parking, vehicle movement and highways safety ○ we believe there are potentially significant highways safety issues ○ position of the building towards the front boundary of the site leads to concerns that it would not be possible always to turn within the plot so as to leave in forward gear ○ development is on a corner and the roadway at that point is changing from being on the edge of the village to being a main route between the village facilities and the 180+ houses on the Bloor Homes development ▪ we appreciate that the Highways Safety issues will be addressed by CCC specialists but felt our local knowledge of the site and how that is changing should be highlighted ▪ we note a splay of 2.4m is included but are concerned that is not sufficient given the position on a corner, the imminent increase in traffic and the plans for hedging (DAS part 8) which is likely over time to obscure sight lines for pedestrians, cyclists, cars etc plus the adjacent 2m high fence on the sub-station ○ LP policy we consider may be relevant: LP 17 • Consideration from the Buckden Housing Needs Assessment ○ development is for a 4 bedroom property ○ in contrast the emerging Buckden Neighbourhood Plan has identified specifically no need for more 4-bedroom properties

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	<i>Note since meeting: PC planning recommendations submitted HDC on 10th Jun 20.</i>
5	Date of the next meeting: Depending on the need and the planning consultations received

Meeting finished at 6.57pm

Signed

Date