

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting Meeting 8 June 2021 at 7pm At the Village Hall

Present: Cllrs C Underwood, P Steel, A Howell-Jones, K Render and J Thelwall.
The Clerk: R Mimiene
No members of the public.

MINUTES

10.	Apologies To receive and accept apologies for absence. Cllr S Ashwell sent apologies for absence.	
11.	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 and follow the BPC protocol for the Planning Committee Open Forum.	
12.	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda.	
12.1	Cllr JT declared <u>non-statutory declaration</u> in relation to 10 Hughs Road and <u>volunteered</u> to leave the room whilst it was discussed.	
13.	Minutes	
13.1	1) One comment regarding Minute 5.1 - the NP was not, at the date of the meeting, "made". It was approved by HDC Cabinet in December 2020. As such it does have significant weight. Post-meeting note: NP approved at Referendum held on 08 May and then "made" through HDC. It is now part of the HDC Development Plan. Noted. 2) To Agree and Sign the Minutes of the Planning Committee meeting held 4 May 2021 Proposal: Proposed by Cllr AHJ, seconded by Cllr CU, all in favour and it was RESOLVED that the minutes are approved as the correct record of the meeting with the above amendment. Carried.	
13.2	3) Matters Arising	
13.2.1	Complaint/Concerns re HDC Planning Processes sent to HDC Cllr HM, update by Cllr S Ashwell HDC Cllr HM provided update on the above. He is pursuing this via the Overview and Scrutiny sub-committee, which is the correct channel and which he has now joined. Contact on this matter to Jon Neish, has been made, but in the light of the above, may not be necessary, as stated by HDC Cllr HM.	
13.2.2	20/01711/HHFUL 77 High Street	

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	BPC has noted the addition of a number of significant additional documents and revised elevation relevant to our previous recommendation to Refuse this application. Noted.	
13.2.3	The Tin Lid Brampton Road Buckden (ref 20/02373/FUL) - approval documents circulated (10 May 21). Cllr SA shared with the committee a copy of the final BPC communication with the Planning Officer, the Officer's Report and the Decision Notice. Noted the extensive conditions in the Decision Notice, covering the issues that BPC raised, as well as those identified by the case officer, CCC highways and the Lead Local Flood Authority. Noted.	
13.2.4	Re: 20/00770/FUL Construction of a two-storey detached dwelling and new vehicle access Land At 63 Lucks lane <u>FAO Case Officer: Ida Jonsson Gahnstrom</u> The Chairman of the Buckden Parish Council (BPC) Planning Committee has recently been in touch with Cllr Jon Neish about the lengthy delays on this planning application. With Cllr Neish's help BPC have very recently been made aware that HDC Development Control team appear to believe that Buckden Parish Council recommended refusal. Buckden Parish Council recommends APPROVAL. BPC reviewed the position some months ago, in the light of new information, and amended the recommendation. BPC are concerned that our recommendation that this development be approved by HDC, through a number of letters to HDC from our Planning Committee Chairman, appears not to have been sufficiently clear. Key dates were included, in case this helps the Case Officer, to review the record and move this application from its current status "pending" to a decision to approve the application for this lifetime home, to meet the needs of the elderly applicants, so that they can build in the large garden adjacent to their current home and so stay in Buckden, near their support network, in a home with appropriate accommodation for their current and future needs: • The application was made on 27th April 2020 following pre-application advice from Karina Adams, the original Case Officer. • BPC reviewed this application in June 2020. • On 5th September 2020 an email was sent to HDC Development Control with confirmation that BPC were recommending Approval. Noted.	
14	To Consider Planning Consultations:	
	<i>Cllr JT left the meeting.</i>	
14.1	Application for outline planning permission with all matters reserved (appearance, access, landscaping, layout, scale) for the erection of detached bungalow and associated hardstanding. Site Address: 10 St Hughs Road Buckden St Neots Reference: 21/00912/OUT – received 17 May 21, comments back to HDC by 8 Jun 21, extension by 1 day requested and accepted by HDC (case officer Debra Bell)	
	Recommend Approval in principle subject to serious concerns raised regarding the surface water flooding which is impacting sewage water system in this Road. BPC therefore asking that Local Flood Authority is consulted about surface water drainage. It needs to be compliant	

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	with Flood Risk and Drainage Policies 5.7 and 5.8 of Buckden Neighbourhood Plan as well as NPPF.	
	<i>Cllr JT re-joined the meeting.</i>	
	<i>PC planning recommendations submitted HDC on 9 Jun 21.</i>	
14.2	Double storey rear and side extension Site Address: 9 Hoo Close Buckden St Neots Reference: 21/00953/HHFUL – received 17 May 21, comments back to HDC by 8 Jun 21, extension sought by one day and was granted (case officer James Cummins)	
	Recommend Approval, no concerns raised. It is compliant with all relevant BPC NP Policies.	
	<i>PC planning recommendations submitted HDC on 9 Jun 21.</i>	
14.3	Single storey side extension Site Address: The Chapel High Street Buckden Reference: 21/00970/HHFUL – received 19 May, comments by 10 Jun (case officer Niamh McMenamin)	
	Recommend Approval, it is compliant with all relevant BPC NP policies.	
	<i>PC planning recommendations submitted HDC on 9 Jun 21.</i>	
15.	Appeals	
	None.	
16.	Tree applications:	
	None.	
	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.	
17.	Confidential Business	
	None.	
18.	Date of the next meeting: Tuesday 13 July 2021 <i>Depending on the need and the planning consultations received there might be a meeting on 22 June 2021.</i>	

Meeting finished at 7.20pm

Signed

Date