

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting Meeting 22 June 2021 at 7pm

Present: Cllrs S Ashwell, C Underwood, P Steel, K Render and J Thelwall.
The Clerk: R Mimiene
No members of the public.

MINUTES

19.	Apologies To receive and accept apologies for absence. Cllr A Howell-Jones sent apologies for absence.	
20.	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. None.	
21.	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. None received.	
22.	Minutes	
22.1	1) To Agree and Sign the Minutes of the Planning Committee meeting held 8 June 2021 Proposal: Proposed by Cllr CU, seconded by Cllr KR, all in favour and it was RESOLVED that the minutes are approved as the correct record of the meeting. Carried.	
22.2	2) Matters Arising	
22.3	Complaint/Concerns re HDC Planning Processes sent to HDC Cllr HM, update Cllr SA followed up with re: further news about how the specific case of 63 Lucks Lane and the wider issues raised with FAO HDC Officers and Councillors are being remedied. It Cllr SA advised that she had received further information from District Cllr Masson. The committee were advised that new Officers had been brought in and an emergency process has been used to help address the planning applications backlog. They were advised that a number of steps are being taken to address the substantial workload within the Planning functions at HDC, including efforts to recruit new staff. The committee has been advised that three times the usual number of Decision letters (160 were issued in one week, using the emergency process.	
22.4	20/01711/HHFUL 77 High Street BPC has noted the addition of a number of significant additional documents and revised elevation relevant to our previous recommendation to Refuse this application. Despite BPC recommending refusal this application was approved. Householder application. HDC delegated approval contrary to BPC recommendation to refuse.	

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23.	To Consider Planning Consultations:	
	<i>To note:</i> Team Support Officer at HDC informed BPC that HDC are actioning a week in June 2021 where all officers concentrate on getting decisions issued on older applications and reducing their workload. As part of this most new applications are being validated with consultations and neighbour letters being sent but no officer. The Admin Team will start to add officers' names to cases as the first 21 days consultation period comes to an end.	
23.1	First floor side extension and single storey rear extension Site Address: 53 Greenway Buckden St Neots Reference: 21/01163/HHFUL – received 7 Jun 21, comments back to HDC by 28 Jun 21, request to submit comments after July PC been granted by HDC.	
	No material planning concerns were identified and no apparent conflicts with either LP or NP policies. The point was raised regarding the ground floor window which should not be an issue due to the height of the fence to the neighbouring property. The committee wished to bring the following points to the attention of the Officer: • The information available was not sufficient to provide assurance that the bathroom windows would be obscured glazing • The proposal to use cladding on the rear elevation was noted. Concern was raised by the committee that cladding is not consistent with the street scene and rear cladding would potentially open the way for PD rights for cladding in the future on the street-facing elevation Notwithstanding these matters, Recommend Approval. <i>Note since meeting: BPC comments submitted on 24 Jun 21.</i>	
23.2	Proposed single storey extension to the rear Site Address: 30 Manor Gardens Buckden St Neots Reference: 21/01209/HHFUL – received 10 Jun 21, comments back to HDC by 1 Jul, extension sought to July PC, - no case office appointed.	
	Recommend Approval. No overlooking to the neighbouring properties. The committee noted that the proposed extension is not visible from the roadway. <i>It appears compliant with all relevant BPC NP policies and LP policies.</i> <i>Note since meeting: BPC comments submitted on 24 Jun 21.</i>	
23.3	Two-storey rear extension Site Address: 60 High Street Buckden St Neots Reference: 21/01248/HHFUL – received form HDC 15 Jun 21, comments by 6 Jul 21, extension requested.	
	Recommend Approval. <i>It appears compliant with all relevant BPC NP policies and LP policies</i> BPC are pleased to note the intension to match the materials as much as possible as this property stands in a very prominent location in the village. The works planned are expected by the committee to improve the overall appearance of the house. <i>Note since meeting: BPC comments submitted on 24 Jun 21.</i>	

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24.	Appeals	
	None.	
25.	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.	
26.	Confidential Business	
	None.	
27.	Date of the next meeting: Next meeting is set for Tuesday 13 July 2021. <i>Depending on the need and the planning consultations received</i>	

Meeting finished at 7.22pm

Signed

Date