

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting Meeting 14 June 2022 at 6.30pm At the Village Hall

Present: Cllrs Sue Ashwell (Chairman), John Thelwall, Pam Fraser, Vikki Browning and Josh Harris.
Ramune Mimiene, Clerk
2 members of the public

MINUTES

- 11. To Elect a Chairman**
PROPOSAL: Proposed by Cllr JT, seconded by Cllr VB, all in favour and it was RESOLVED to elect Cllr SA as a chairman. Carried
- 12 To Approve Terms of Reference**
Updates to ToR:
 - Updated membership
 - Amended LSPC to LSPAG
 - Re-formatted Version control page so that it all fitted on one sheet (
 - Noted Operational Plan task for 2022-23**PROPOSAL: That members read the 2022-23 ToR and send comments or queries to the Clerk and Committee Chairman.**
Proposed by Cllr SA, seconded by Cllr JT, all in favour and it was RESOLVED to bring ToR to the July meeting. Carried
- 13. Apologies**
To receive and accept apologies for absence.
Cllrs Anne Howell-Jones and Gerald Sansom sent apologies for absence.
- 14. 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.
None.
- 15. Declarations of Interest**
To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda.
- 16. Minutes**
16.1 To Agree and Sign the Minutes of the Planning Committee meetings held 17 May 2022.
PROPOSAL: Proposed by Cllr VB, seconded by Cllr JT, all in favour and it was RESOLVED that the Minutes are approved as true and correct record. Carried

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16.2 Matters Arising

16.2.1 Update on 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

On 29 April 2022 HDC amended the application for the Pasturelands CLED to "approved" Verbal update on discussion with HDC on Pasturelands applications 21/02384/CLED and 21/02383/FUL

Further update: HDC Case Officer's report dated 28 Apr 2022 recently uploaded to HDC planning public access website. Cllrs are invited to view this document and note in particular the manner in which HDC has defined the business use classes of the various activities within this rural and residential location.

17 To Consider Planning Consultations:

Replacement of existing wooden lodge with new, with extended balcony and larger footprint. Site Address: 10 Ouse Valley Way Mill Road Buckden. Reference: 21/02257/FUL – received from Hunts DC on 20th May, comments by 12th Jun, sought extension till 16th Jun The photos of the existing lodge and its location were shared with the Members. All Cllrs found the photos extremely useful. Cllr PF in particular noted that the photos had made it possible to visualise the impact of the proposed lodge on the street scene.

Proposed lodge judged to be in keeping with features to bring more light to the property whilst not affecting neighbouring lodges i.e. no overlooking. No objections from the neighbouring properties received by HDC to date. The extension faces the lake. No obstruction of views from the public footpath close to the lodge were identified by the committee – the view is only of hedging. The roof lights were not judged to have an adverse effect on the street scene.

The committee was provided with information that is the same construction as the existing and adjacent lodges and is made by the original manufacturer.

Noted that due to location in Flood Zone 3a the larger replacement lodge will require additional posts to be placed to raise the full structure to the same floor height as the current structure.

The report provided on ecological issues were found very helpful by the Committee.

The proposed plan is consistent with LP11 and LP12 and is in keeping with Buckden PC NP.

Recommend **Approval**.

PROPOSAL: Proposed by Cllr VB, seconded by Cllr JT, all in favour and it was RESOLVED to recommend approval the above planning consultation. Carried

18. Appeals

None.

19. Tree applications

None.

2 members of the public left the meeting

20. EXCLUSION OF THE PUBLIC AND PRESS

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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 were instructed to withdraw, Public Bodies (Admission to Meetings) Act 1960.

Confidential Business

The committee discussed matters relating to planning where it was judged in the public interest for the public and the press to be excluded.

The outcome of those discussions will be correspondence from the committee to be sent to HDC and which will be placed in the public domain at that time.

- 21. Date of the next meeting: 19 July 2022 at 6.30pm on Zoom (a week after the PC meeting)**
Depending on the need and the planning consultations received

Meeting finished at 6.56pm

Signed

Date