

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting Meeting 4 May 2021 at 7pm On Line meeting Only

Due to Coronavirus the Government has issued 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.

Present: Cllrs S Ashwell, C Underwood, P Steel, A Howell-Jones and J Thelwall.

The Clerk: R Mimiene

No members of the public.

MINUTES

1.	Apologies To receive and accept apologies for absence. Cllr K render sent apologies for absence.
2.	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.
3.	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda.
4.	Minutes 1) To Agree and Sign the Minutes of the Planning Committee meeting held 13 April 2021 Two minor amendments were suggested and agreed should be made to minute 102.1 Proposal: Proposed by AHJ, seconded by CU all in favour and it was RESOLVED that the Minutes are approved as a true and correct record of the meeting with the above amendment. Carried. 2) Matters Arising It was formally noted that Cllr JT is co-opted to the Planning Committee. Members welcomed Cllr JT.
4.1	20/01711/HHFUL 77 High Street BPC has noted the addition of a number of significant documents and revised elevation relevant to our previous recommendation to Refuse this application
4.2	Agreed letter to HDC case officer: Buckden PC Planning Recommendations re: The Tin Lid Brampton Road Buckden (ref 20/02373/FUL) submitted to HDC on 26 th Apr 21 to meet HDC deadline. Re: Demolish existing buildings and construct seventeen new Use Class E business units, the subdivision of an existing business unit and the associated access road, parking and landscaping Site Address: The Tin Lid Brampton Road Buckden Reference: 20/02373/FUL Buckden Parish Council is now in a position to state that BPC have no objections, subject to the conditions outlined in HDC planning officer email of 26 th April which cover the issues raised in our previous responses. BPC recommend approval. BPC are happy to delegate the decision.

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	For the avoidance of doubt we confirm that we no longer wish to raise issues about off-site highways works or signage being a necessary part of this application. We are grateful for the further information about your judgement on whether a PEA was necessary. Your additional assurances in relation to conditions are also helpful. We will communicate separately with the Local Highways Authority and the developers, outside of this planning proposal, about our thoughts on additional signage. Thank you for your information on how these fit with the scope that the LPA may address. <i>Note: These comments were submitted to HDC on 26th Apr following the queries raised by the case officer to the letter response sent.</i>
4.3	It was agreed that Cllr SA will send a letter to HDC Cllr J Naish raising concerns about Buckden planning applications where there have been failures to re-consult BPC either in a timely manner or at all, delegated decisions issued without reference to DMC despite BPC recommendation to refuse and excessively delayed decision-making on an application where the Buckden resident and Cllr SA have received no response from HDC officers despite multiple requests for reasons for delay on an application where BPC recommended approval. Cllr SA will seek an explanation of why these issues have arisen and how they will be resolved. Letter to be copied to District Councillor.
5	To Consider Planning Consultations:
5.1	<u>Erection of 1.8 metre high wall enclosing a section of garden to the south of the dwelling Site Address: 17 Bishops Way Buckden St Neots Reference: 21/00050/HHFUL</u> New plans received and description revised – <i>received 7 Apr 21, comments within 14 days. Sought extension to the 5th May.</i> Buckden Parish Council Recommends Refusal of this application because the proposal is judged substantially harmful. It is judged to be contrary to both LP11 and LP12. The green spaces along this development are an important characteristic of the area and this, along with the others, has significant amenity value The proposal is judged also to be contrary to LP 32 'Protection of Open Spaces'. That policy states "<i>A proposal for development of a designated Local Green Space will only be supported in very special circumstances, in line with the NPPF.</i>" We judge this proposal to be contrary to the Buckden NP Policy GS2. The land which it is proposed would be enclosed by this wall is designated in the Buckden Neighbourhood Plan as "Other Green Space" and is shown on the HDC-supplied map and list of areas included as Appendix 3 of our NP. This Neighbourhood Plan is made, and as such should be given significant weight. The land that would be enclosed is within that listed as no.40 on the map (attached to BPC response). That is described as "<i>Areas of open Amenity, informal play and recreation areas within the Greenway/School Lane development, allocated public amenity spaces under planning consents for neighbouring properties and contributing significantly to the open and generous ambience of the area</i>" <i>Note since meeting: BPC planning recommendations submitted to HDC on 5th May 21.</i>

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5.2	<u>Retrospective application relating to retention of fenestration in outbuilding and retention of shed Site Address: 42 Church Street Buckden St Neots Reference: 21/00440/HHFUL</u> – received 12 Apr, <i>comments by 30 Apr, sought extension to 5th May which was not granted by HDC. Committee agreed to deal with this application by email.</i> Buckden Parish Council Planning Committee has reviewed this retrospective application. We recommend approval, subject to the judgement of the HDC Conservation Officer. BPC notes that our previously-expressed concerns about the decking and fence having been constructed against the wall of the adjacent Listed Building (44 Church Street) are addressed by this latest application. BPC note also that the proposal is to lower the decking to 150mm. BPC# defer to the view of the Conservation Officer on the matter of whether the gap between the wall of the listed building, the fence and the proposed lowered decking should be the proposed 300mm or a wider gap e.g. 500mm or 1m, to ensure that damage to 44 Church Street from this source is avoided. Buckden Parish Council defers also to the judgement of the Conservation Officer in respect of the proposal to retain the full width bi-fold doors and the shed which are not consistent with the original planning approval. <i>Note: Comments submitted on 29th Apr to meet the deadline.</i>
5.3	<u>Proposed 2 storey rear extension Site Address: 5 Lark End Buckden St Neots Reference: 21/00744/HHFUL</u> – received 22 Apr 21, <i>comments by 14th May</i> BPC noted the information available on the HDC planning portal including neighbour comments. The committee discussed the application using, as usual, the list of material planning considerations in our Terms of Reference and policies. BPC Recommends Approval. The proposal appears to be consistent with both HDC LP and Buckden NP policies for development. The proposed extension has no new windows on the side elevations, other than one to a bathroom on the west elevation with obscured glazing. The committee understands the Case Officer will make the judgement on whether the proximity between the proposed extension and a property bordering the garden on the east side will affect neighbour amenity. <i>Note since meeting: BPC comments submitted on 10 May 21. Response also sent to the resident email.</i>
5.4	<u>Proposed two storey extension to the front and over existing garage. Proposed lean too roof over to replace existing flat roof. 1 Glebe Lane Buckden St Neots Reference: 21/00622/HHFUL</u> – received 12 Apr 21, <i>comments by 4 May, sought extension by 1 day to enable BPC to submit planning recommendations on the 5th. Extension granted by HDC.</i> Buckden Parish Council Recommends Approval of this application. No material planning concerns were identified in relation to this proposed extension. <i>Note since meeting: BPC comments submitted HDC on 5 May 21.</i>
5.5	<u>Single storey rear extension and new bifold doors to side elevation Site Address: 17 Bishops Way Buckden St Neots Reference: 21/00826/HHFUL</u> – received 22 Apr 21, <i>comments by 14th May</i> BPC Recommends Approval. The committee discussed the application using, as usual, the list of material planning considerations in our Terms of Reference, and policies.

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	It was noted that this proposed extension includes a ground floor bedroom and living space with its own bathroom. These features make it compatible with Buckden NP Housing Needs Policy 5 – Lifetime Homes which states “<i>Buckden Council will support proposals where properties are fully adaptable to meet the needs of older, infirm or disabled residents in accordance with the Lifetime Homes Standards Design Criteria 9 and to the design standards developed by the Housing our Ageing Populations panel (HAPPI) 10 to the extent that those are compatible with the M4(2) standard as required in Local Plan Policy LP25.</i> That states that “<i>The purpose of this policy is to ensure that all housing development in the district offers a genuine choice of different sizes and types of homes that meet the requirements of residents</i>”. The committee members noted that the outcome of application <u>21/00050/HHFUL</u> (this agenda item 5.1) <u>at the same address may influence the implementation of the proposed works.</u> <i>Note since meeting: BPC comments submitted on 10 May 21.</i>
5.6	<u>Proposed two storey side/rear extension & single storey side /rear extension following demolition of existing garage and conservatory Site Address: 24 School Lane Buckden St Neots Reference: 21/00849/HHFUL – received 27th Apr, comments by 19th May.</u> BPC Recommends Approval. This proposed extension includes a ground floor bedroom and bathroom. It is in line with Buckden PC Neighbourhood Plan Housing Needs Policy 5 – Lifetime Homes which states that “<i>Buckden Council will support proposals where properties are fully adaptable to meet the needs of older, infirm or disabled residents in accordance with the Lifetime Homes Standards Design Criteria 9 and to the design standards developed by the Housing our Ageing Populations panel (HAPPI) 10 to the extent that those are compatible with the M4(2) standard as required in Local Plan Policy LP25.</i> The proposed development appears not to affect the view from of the adjacent building in the conservation area nor to hinder access on the shared driveway. There is an increase in parking and BPC recommend a condition to ensure that issues of surface water drainage associated with that are appropriately dealt with. <i>Note since meeting: BPC comments submitted on 10 May 21.</i>
6.	Appeals None.
7.	Tree applications: None.
	Note: The Planning Committee’s Terms of Reference will be circulated to the Committee as part of the Council’s annual review.
9.	Date of the next meeting: Tuesday 8 June 2021 <i>Depending on the need and the planning consultations received</i>

Meeting finished at 7.31pm

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Meeting finished at 7.31pm

Signed

Date