

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting 6 October 2020 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, B Millard, K Render, C Underwood, and A Howell-Jones.

The Clerk: R Mimiene

1 member of the public.

	MINUTES	
18	Apologies To receive and accept apologies for absence. Cllr P Steel sent apologies for absence.	
19	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.	
	Request to speak received, written report submitted to the Committee and verbal representation to Committee made re: Agenda item 22.6.	
20	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda.	
	Cllr SA declared a non-statutory interest in Agenda item 24: Tree works applications.	
	Cllr KR declared a non-statutory interest in Agenda item 22.4 Planning application 20/01711/HHFUL.	
22	Minutes 1) To Agree and Sign the Minutes of the Planning Committee meeting held on 8 September 2020 Approved by the Committee. 2) Matters Arising Chairman noted the matters arising including three items where HDC have sent letters for reconsultation with the Parish Council (Agenda items 23.2 and 22.1 and Minute 15.5) In addition, re Minute 16: Failed planning application Ref 18/01 - Land Adjacent to 119 Great North Road Buckden. It was reported that BPC has been advised that HDC enforcement team has reviewed and visited the site. They have written to concerned resident who had made the initial report to HDC to say it has been investigated, including a site visit by an HDC Planning Officer who concluded that there has been NO breach of Planning regulations. Consequently, HDC have closed the case. Chairman will follow up to thank the concerned resident for keeping BPC informed.	

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23	To Consider these Planning Consultations:	
23.6	<i>Chairman suggested that this planning application is brought forward for the Committee's discussion. The Committee agreed with the approach.</i>	
	Replace barn (with the benefit of Class Q Prior Approval for 2 homes) with 2 new dwellings Site Address: Pasturelands Taylors Lane Buckden Reference: 20/01614/FUL – comments by 8 Oct 20, extension to 14 Oct 20 granted by HDC.	
	Pasturelands, Taylors Lane Ref 20/01614/FUL An agent for the applicants attended and spoke in the public section of the meeting following submission of a document supplied to Committee members in advance of the meeting. The submitted document supplemented the information available on the HDC Public Access web site. It was noted by the committee that the application and the supplementary information received by the Committee referred to the 2018 prior approval for two dwellings. The committee noted that the Planning History shows that the process for Prior Approval of Permitted Development for conversion of the existing barn had not been completed (Part B outstanding). We therefore judged that reduced the weight we should give to the 2018 Prior Approval in our decision making. We believe the HDC officer may need to take account of this in their decision-making process. It was further noted that the barn has a curved roof form and the proposed two new dwellings in this full application have a bulkier outline, being two storeys across the full ridge line of each building, even though their footprint may be smaller. The location on Taylors Lane is very rural - appearing to be principally being farmland and multiple barns. The Parish Council Recommend Refusal of the application due to concerns about compliance of the proposal with LP policies 10, 11, 12 and 33. <i>Note since Meeting: PC comments submitted on 9 Oct 2020.</i>	
	<i>A member of the public left the meeting</i>	
23.1	Two storey porch, double and single storey rear extension and rendering. Site Address: 51 Greenway Buckden St Neots Reference: 20/01444/HHFUL – comments within 14 days from 29 Sep 20, amended plans received	
	It is householder application where BPC previously recommended approval. Further information had been supplied by the applicants re the window and the potential for overlooking brought to the attention of HDC and BPC. It was noted that the non-obscured window created in the proposed design is adjacent to the front of the neighbouring property so that overlooking would be over 'public space'. The committee reviewed its previous recommendation in the light of the new information and identified no reason to change prior recommendation. Recommend Approval on basis that no material considerations identified to the contrary. <i>Note since Meeting: PC comments submitted on 9 Oct 2020.</i>	

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23.2	Proposed two storey extension to the rear and replacement of existing cladding with Arctic White Hardieplank weatherboarding with additional wall insulation under. Site Address: 6 Field Close Buckden St Neots Reference: 20/01759/HHFUL – comments by 14 Oct 20	
	No neighbour amenity issues were identified and previous extensions in Field Close were noted. The extension was observed by the committee to have windows facing the rear garden of the property with apparently no overlooking considerations. In principle this appears to be intended to be consistent with the street scene. Recommend Approval but highlight matters where the committee judged that further information was needed: • To seek clarification re the cladding to determine whether the new cladding material will be applied to the whole upper storey or only the extension. • To confirm that cladding colour will be nearest possible match with other properties in Field Close to maintain a consistent street scene in this small but distinctive close adjacent to the Conservation Area. <i>Note since Meeting: PC comments submitted on 9 Oct 2020.</i>	
23.3	Single storey rear extension and part garage conversion Site Address: 14 Glebe Lane Buckden St Neots Reference: 20/01765/HHFUL – comments by 13 Oct 20	
	The committee considered the proposal. The loss of the garage parking space is not expected to create highways issues. No material planning considerations identified. Recommend Approval as it appears to be consistent with the street scene. <i>Note since Meeting: PC comments submitted on 9 Oct 2020.</i>	
23.4	Construction of a "Savanna" synthetic grass carpet tennis court with surrounding fencing Site Address: Land South Of 77 High Street Buckden Reference: 20/01711/HHFUL – comments by 12 Oct 20, extension by HDC provided till 14 th Oct.	
	The committee discussed the application to install a synthetic tennis court surface and fencing. The location of the application is within the Conservation area of Buckden. The plan on the HDC public access website does not show the full boundary to the householder's curtilage. However, the location and proximity to other properties within the Conservation Area (High Street and York Yard particularly) were identified in preparation for the meeting, as the committee judged that these too could be affected by the proposed engineering works. The committee were concerned that the application had not included an assessment by an Arboricultural Specialist as all trees affected, directly or through the engineering works, are protected by virtue of being in the Conservation Area. Further, there was no assessment presented of the potential ecological or archaeological impact of the change from lawn to a stone base and tarmacadam surface under the court 'carpet' surface. The impact of the noise from the proposed all-weather surface for tennis on neighbours appears to be contrary to LP14 point c.	

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	The 2.75meter high fence proposed close to the western boundary with other properties appears out of character for the conservation area and would adversely affect the appearance of the historic area in the centre of the village. On balance the committee did not agree with the Heritage statement, as it was judged that the impact of the proposed application would affect the historic environment with potential harm that was judged to be substantial with no public benefit and contrary to LP11 & LP12. The Parish Council Recommend Refusal because of the absence of sufficient detail, the potential substantial harm to the conservation area with no public benefit and adverse impact on the amenity of neighbours. <i>Note since meeting: PC comments submitted on 9 Oct 2020.</i>	
23.5	Construction of first floor extension at rear of existing building. Site Address: 10 Perry Road Buckden St Neots Reference: 20/01742/HHFUL – comments by 8 Oct, see extension provided by HDC till 14th Oct The Committee considered the potential impact of the proposed rear extension. The Parish Council Recommend Approval noting that there will be an assessment by the Officer of matters of potential overlooking on the properties to East and West. <i>Note since Meeting: PC comments submitted on 9 Oct 2020.</i>	
24	Reports on recommendations of a quorum of Planning Committee members for items which needed to be dealt with in advance of the next scheduled Planning Committee meeting.	
24.1	Section 19 - Removal of condition 22 (ceiling) for 18/00334/LBC as it no longer applies to the site Site Address: 5-9 Church Street Buckden Reference: 20/01497/S73 – PC comments by 24 Sep 20. The Planning Committee members considered this application to discharge the multiple planning and Listed Building Consent conditions through the submission of drawings and technical documents. Members considered that they were not in a position to judge whether the evidence provided (29 documents) satisfied the conditions and therefore agreed to submit no comment to HDC.	
24.2	Single storey side extension, decking extension, extension of roof over decking and addition of dormer to side facing pitched roof Site Address: Lodge 6 Marina View Buckden Marina Mill Road Reference: 20/00931/FUL – comments within 14 days from 17 Sep 20 Note: No further comments required by BPC as the points in this reconsultation has been included in the latest comments submitted HDC following consideration of documents included in HDC re-consultation after 09 Sep 20	
24.3	Frontage extension. Raising roof level of existing garage. Site Address: 39 Manor Gardens Buckden St Neots Reference: 20/01522/HHFUL – comments by 6 Oct 20 Buckden Parish Council Recommend Refusal, because of concerns that the design is out of keeping with the street scene (LP11), and the anticipated adverse impact on Parking & Highway safety	

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	Further points: • There is no other house on Manor Gardens where the front has been brought forward as in this proposal. ◦ In addition, the houses have linked garages - see photographs on HDC Planning public access website • Taking the kitchen forward will reduce the already limited off-road parking on this plot ◦ The attached Location Plan shows that particular plot has a very short front garden/parking as the road sweeps around, closer there than at other points on that part of Manor Gardens ◦ This impact may be mitigated by the request to raise the roof of the garage - <u>but only if</u> that space were to be used to store the works van (a long wheel-base transit-style) ◦ there is no mention of an application for extending the dropped kerb, as far as we can see, to utilise space elsewhere on the plot <i>Comments submitted 5 Oct 20.</i>	
24.4	Replacement roof to existing garage. Construction of single storey lean-to extension and covered store Site Address: 29 Silver Street Buckden St Neots Reference: 20/01615/HHFUL	
	Buckden Parish Council defers to the judgement of the HDC Officers for this modification to a garage within the conservation area. Points that we have noted as potential material planning considerations: • The proposed changes to the garage roofline approved in 1984 will result in a significantly higher roof ridge which may have an adverse effect on the setting of the adjacent listed building. • The introduction of the external staircase in the proposed position and the store room doorway would result in potential overlooking of the rear of the listed property, although we cannot judge if that may be affected by trees. If the raised roof ridge height is acceptable then we would ask that consideration is given by the Officer to the position of this staircase e.g. a change so that the staircase overlooked the applicant's own property. • The proposal will reduce the potential parking in the courtyard by two spaces. As we understand this to be a shared area parking/turning area we would be concerned if this affected the ability of vehicles to enter Silver Street in forward gear. We would expect materials to match and roof lights to be conservation roof lights and for that to be secured by Condition. <i>Comments submitted HDC on 23 Sep 20.</i>	
24.5	Change to Front Elevation of house from rendered finish to cement board cladding with new rendered panel below existing Ground Floor Window Site Address: 12 Manor Gardens Buckden St Neots Reference: 20/01233/HHFUL	
	Buckden Parish Council recommends Approval The proposal at the Front is to change cement render to horizontal boards as have already been approved elsewhere on this house, in an earlier planning application. Points noted: • There are a number of houses on Manor Gardens with boards, and so the proposed change does not appear out of keeping with the street scene.	

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	- The garage is to the rear and the proposed change should not affect the exterior view, other than from the garden of 12 Manor View. - There appears to be a small extension on the side which we cannot identify on submitted plans. <i>Note: Comments submitted HDC on 23 Sep 20.</i>	
25	TREE works applications	
	Noted that the Councils approach to these applications had been discussed by the Chairman with the BPC Tree Warden in advance of this meeting. Recommendations for 25.1, 25.2 and 25.3 have been agreed with her.	
25.1	T1 is an ash tree we want to reduce by 2.5-3meters the reason for this is branches keep falling out of the tree and my customer wants to get some weight out of the tree Site Address: 26 Ouse Valley Way Mill Road Buckden Reference: 20/01813/TREE – comments by 13 Oct 20 Buckden Parish Council makes no recommendation; defer to the judgement of the Arboricultural Officer at HDC. <i>Note since Meeting: Comments submitted on 9 Oct 2020.</i>	
25.2	T1 Weeping Willow tree reduce back to the old pollard points. Tree is getting 2 big and taking a lot of light from the lodge. We want to reduce the tree by 6-7 meters Site Address: 22 Watersmead Mill Road Buckden Reference: 20/01810/TREE – comments by 13 Oct Buckden Parish Council makes no recommendation; defer to the judgement of the Arboricultural Officer at HDC <i>Note since Meeting: PC comments submitted on 9 Oct 2020.</i>	
25.3	T1 is a weeping willow tree we want to reduce back to it pollard points the reason for this is because it hangs over the disabled car park and the tree next 2 it has shed a large limb lately (so we want to reduce this by 6meters) T2 is another weeping willow tree we want to reduce by 6-7 meters back to the old pollard points the reason for this its right next to the office for the marina and has had a large limb crack out of it (there is a lot of decay around the old pollard points) we want to take the weight out of them T3 is a weeping willow that hangs out into the bay quite a long way they want it cutting back so it don't fall in the river 1 and 2 don't touch the larger boats when turning we want to reduce the tree by 10meters Site Address: 8 Marina View Mill Road Buckden Reference: 20/01808/TREE – comments by 13 Oct 20 Buckden Parish Council makes no recommendation; defer to the judgement of the Arboricultural Officer at HDC. <i>Note since Meeting: PC comments submitted on 9 Oct 2020.</i>	
25	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.	
	Revised management process was agreed for dealing with the recent significant increase in the number of planning applications for consideration by this committee.	

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27	Date of the next meeting: Tuesday 13 th October 2020	

Meeting finished at 8.28pm

Signed

Date

*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).