

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting 8 September 2020 at 6.30pm 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, and P Steel.

Clerk: R Mimiene

1 member of the public.

	MINUTES
11	Apologies To receive and accept apologies for absence. Cllrs C Underwood and A Howell-Jones sent apologies for absence.
12	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.
	1 request to speak received. A member of the public approached Planning Committee re the Agenda items 15.2 and 15.8 The summary of the matters raised was received by committee members in advance of the meeting.
13	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. Cllr PS declared a Non-statutory interest in Agenda item 15.4 - 51 Greenway Cllr SA declared a Non-statutory interest in Agenda item 15.5 – Lion Hotel
14	Minutes 1) To Agree and Sign the Minutes of the Planning Committee meeting held on 14 July 2020 Approved. 2) Matters Arising None outstanding.
15	To Consider these Planning Consultations:
15.1	Erection of metal storage units for sports and maintenance equipment, alterations to the pavilion external patio, public right of way pathways and an additional parking space for loading/unloading Site Address: Buckden Millennium Centre Burberry Road Buckden Reference: 20/01478/FUL – PC comments by 19 Sep 20.
	Buckden Parish Council recommends Approval . The Parish noted that the plans take account of the need to re-align and re-provide the public footpath which currently passes closer to the pavilion than is currently the case. The provision of a grassed area as part of that realignment was noted as directing pedestrians away from the working areas and the vehicle waiting/unloading area.

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	Further points: - As set out in the Design and Access Statement the proposed location for these units avoids obstructing access e.g. for emergency vehicles and disrupting views. - The combination of the new units for storage and the amended layout for the pavilion patio, providing a protected area for events, was also supported.
15.2	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 – received on 24 Aug 20, comments within 21 day from 24 Aug 2020 (i.e. 14 September 2020) Re-consultation following amendment. See also item 15.7 – record of previous consideration of application for this address.
	We considered the amendments to the application sent to us by HDC for re-consultation. In addition, it was confirmed that Planning Committee members had received and reviewed the written summary and photographs presented by the applicant in advance of the 3-minute slot given to him in the Open Forum session of the Planning Committee meeting (Agenda item 12). Buckden Parish Council recommends Refusal. Post meeting note: Revised documents version Cx2 dated 9/9/2020 have also been considered. The Parish recognised at the meeting that the proposed dormer had been amended. In the documents submitted to HDC on the day after our formal planning meeting it is noted that the dormer has been removed from the application and the extent of the intrusion into the front decking has been amended but remains. However, our rationale remains as when we made our first recommendation to refuse this application. Even in its revised form C (09.09.2020) BPC considers this development <u>not</u> to be in accordance with Policies LP11 and LP12 as it does not respond positively to its context and is not of a design and scale in keeping with the dwelling's character and its wider setting. This application (including Version C) proposes a substantive change to the building which is not recommended. Further points: - It is noted that this a Full Application (not Householder) and the lodge is classified for planning purposes as a holiday home. - As such this building would appear to <u>not</u> have the permitted development rights associated with Householder (HHFUL) applications, which raises the question regarding the area of the lodge's front balcony that has already been infilled and appears to have no planning history. During the committee's discussion, it was noted that contrary to the applicant's understanding included in his submission to the Planning Committee meeting's Open Forum session, LP11 and LP12 relate to all dwellings.
	<i>A member of the public left the meeting.</i>

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15.3	RETROSPECTIVE Permission for External Decking & Log Store. Site Address: 42 Church Street Buckden St Neots Reference: 20/01390/HHFUL – received 18 Aug 20, comments by 9 Sep 20
	BPC recommend Refusal because of the potential impact of the decking on the adjacent Listed Building (44 Church Street). Councillors noted that the raised Decking, Log Store and Garden Store had all been constructed following the conversion of the detached barn under reference 18/00557/HHFUL. In addition, implementation after HDC approval had included variations to fenestration including the doors on the barn. The decking appears, from the information available, to be in contact with the wall of 44 Church Street. Further points • The committee raised concerns that old buildings, such as 44 Church Street, may be adversely affected if the walls are covered e.g. by decking or planting. • The finished height of the decking (and the fencing) against the listed building is such that we believe the Development Management Officer may have to investigate further • There appeared to the Committee members to be potential for the new structures to have an impact on the character and setting of the adjacent Listed Building even if the new structures are obscured from the street by double gates. • The decking was higher than 300mm and therefore required Planning Permission whether or not it was being constructed within the Conservation Area. • The window of an apparently non-habitable room which opens onto the decking was not considered a material planning consideration in the context of the matters in the Retrospective Application. There was insufficient information to assess whether there will be an unacceptable level of overlooking to neighbouring listed building. • BPC Planning Committee offers no view on the appropriateness or otherwise of the changes to the windows and doors on the barn or the garden store, deferring to the view of the Conservation Officer as to their compliance with relevant policies for development within the Conservation Area of Buckden.
15.4	2 storey porch, double and single storey rear extension and rendering. Site Address: 51 Greenway Buckden St Neots Reference: 20/01444/HHFUL – received 18 Aug 20, comments by 9 Sep 20
	BPC recommend Approval to the above application because the development appears consistent with work done on other properties in that area of Greenway. Councillors noted that other houses on Greenway have two storey extensions both to front and rear. In addition, other properties in the area have been rendered. The Committee therefore judged that this application would create a dwelling house that would fit with the current street scene. Overlooking windows all appear to be obscured glazing on the first Floor.

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	TO NOTE 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.
15.5	Change of use from 4 x Hotel rooms (C1) to 4 x private studio apartments (C3) Site Address: Lion Hotel 46 High Street Buckden Reference: 20/00907/FUL – received 14 Aug 20, comments by 5 Sep 20 Buckden PC Recommends Approval subject to the need for adequate parking to be resolved between the Officer and the owners. Suggested Condition: That the parking provided for each of the studio apartments should be clearly marked and designated for their sole use, in perpetuity. Further points: • It was noted from site visits that there currently is a marquee in the car park covering some of the designated parking for these four studio apartments. ○ It is understood that this temporary structure has been erected to facilitate delivery of services by The Lion Hotel in a Covid-security-compliant manner. ○ BPC defers to the Officer's position on this factor and have instead looked at what the proposal would deliver. • It was noted that the applicants had sought and received pre-application advice from HDC. • Councillors considered this application in the context of the emerging Buckden Neighbourhood Plan and the identified need for smaller less-expensive market housing within the village as included in that Plan. ○ The Councillors noted that through Regulations linked to the Coronavirus Act 2020 this plan would be 'given significant weight' in decision-making. • Councillors noted that this proposal would deliver four x (one-bedroom) Studio Apartments in the centre of the village, within walking distance to many facilities and to public transport. • It was also noted that there is cycle parking included in line with LP to 2036. The following extracts from our NP are, we believe, relevant to this application: 5.2.3 Buckden's housing market is dominated by large (4+ bedroom) detached properties. The shortage of private or social rented accommodation, and smaller sized market housing, has adverse implications for those, in lower income groups, seeking to set up home in Buckden. 5.2.7 Housing affordability is therefore an issue in Buckden. This affects mobility and the type of people who live in the parish. Young people and low-income households find it difficult to secure their own accommodation and older people may find their downsizing plans frustrated by the lack of suitable housing options. It is important that new housing developments cater for the specific needs of the local community. 5.3.8 'the HNA has determined that Buckden is likely to have a misalignment in housing stock by 2036. There is a need for significantly more one, two- and three-bedroom housing appropriate for the elderly and for the lowest quartile income households'.
15.6	Proposed new dwelling and demolition of existing bungalow. Site Address: 20 Perry Road Buckden St Neots Reference: 20/01216/FUL – received 14 Aug 20, comments by 5 Sep 20 Buckden PC Recommends Approval subject to Planning Officer's report and compliance with all relevant Local Plan to 2036 policies and SPD due to the fact that this was now a full (not householder's) application.

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	Councillors noted that the plan and elevations of the proposed building are consistent with those where HDC Planning consent had been given. They noted that as work had not complied with that Planning consent a new application had been made, following enforcement action by HDC. Suggested Conditions: • Secure an increase in biodiversity, in line with relevant policies and regulations; • Reinstate the hedgerows with native species; • Require vehicle access to enable all cars and other vehicles can exit the site at all times in a forward gear, as Perry Road carries through traffic to the A1 and across that to the main part of Buckden village and to the Offords, Godmanchester etc. Further points: • The consent granted by HDC had been for adaptation and enlargement of an existing bungalow on the site at 20 Perry Road Buckden. • However, this is now a full application for a new dwelling, required as the original bungalow had been fully demolished. • BPC therefore anticipates that the Officer will take the necessary steps to ensure that it is constructed to the standards that must be applied to new dwelling house which we understand include relevant Local Plan Policies LP12 (Design Implementation) section J, LP25 (Housing Mix) and also comply with Building Regulations Part M(4)2 (Access to and Use of Buildings) which would not have been applicable to the same extent in relation to the application to modify/extend the bungalow. We understand that a Preliminary Ecological Assessment may also be required. • It was also noted that as a new dwelling house appropriate information would need to be made available about landscaping design as it had been reported hedges had been removed. • The matter of the vehicle access to the rear appears unclear to Councillors reviewing this application and who have visited the site, as it states that vehicle access to the rear will be 'as existing' which we understood should be as existed before any building work started <u>BPC Comments submitted by 05 September</u>
15.7	Replacement barn Site Address: 18 High Street Buckden St Neots Reference: 20/00920/HHFUL – received 27 Jul 2020, PC comments due back by 17 Aug 2020. BPC comments submitted 4 Aug 2020. Buckden PC Recommend approval for this barn replacement subject to agreement with the HDC Conservation team of the actual materials to be used in this work. A visit to the site has confirmed the remaining double brick wall at the base which it is proposed will be used in the reconstruction. If approved by HDC we recommend the addition of a condition relating to the use of the barn. Further comments: • We note that the applicants are aiming to recreate as far as possible the look of the barn and attached buildings lost in a fire. • We cannot see comment in the public access documents about protected species nor how this replacement barn would relate to any relevant provisions in the Local Plan to 2036. • We would hope to see this opportunity to be used to offer potential habitat for protected species e.g. bats & owls; this might also be secured by a suitable condition. • We are pleased to see the applicant's proposals to reduce overlooking • Their proposal to reposition the internal staircase appears also to be helpful, to offer improved headroom. <u>BPC comments submitted on 4 Aug 2020.</u>

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15.8	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 – received 24 Jul 20, due back HDC within 14 days from 24 Jul 2020.
	Buckden PC Recommended Refusal for this side extension, enclosure of decking at the front of the building and addition of a first-floor dormer because the proposal is judged to be out of keeping with other properties in this 'block' consisting of three pairs of semi-detached two-storey wooden dwelling houses and with other properties on the site. The proposal would adversely affect public visual amenity and result in increased overlooking at this prominent position on the site It would affect the flow of the overall design of these buildings which received their original planning approval as a significant and important variation on the design of other lodges at Buckden Marina. Changing a balcony (covered front decking) into a dining room with multiple windows would substantially and negatively affect the street scene. This row of lodges is visible from many of the other lodges on this site and many of the berths in the marina basin. The proposal for a dormer on the side of the upper floor is inconsistent with all other lodges and agreement could set a precedent which would seriously disrupt the appearance and coherent/integrated approach to planning and visual appearance of the lodges across the entire site. Further points: • We noted that the balconies (front decking) on the properties at 1 to 6 Marina View (the block of three semis) are an important visual feature on the road from the marina entrance to the Leisure Club • The committee considered it important that the lodges in this area remain consistent with one another and true to the original design • This application proposes a substantial enlargement and highly visible change and is not considered by the committee to be appropriate • We have concerns that the proposal is not consistent with LP11 or LP12 in the Local Plan to 2036 • The committee members considered that the proposal to extend the front decking/balcony and use that to create an additional room was not consistent with the other lodges at 1 to 6 Marina View and could not be supported The following observations on the application were made by the committee but changes to these would not affect the recommendation to Refuse the application as we have assessed this on the basis of the impact on the external appearance and the street scene: • The proposal includes modifications to the first floor and roof • The public access site showed neither a first floor plan or a roof plan <u>BPC comments submitted HDC on 4 Aug 2020.</u>
15.9	Two storey extension to frontage. Site Address: 15 Lincoln Close Buckden St Neots Reference: 20/01271/HHFUL – received 23 Jul 2020, due back HDC by 13 Aug 2020. BPC comments submitted 4 Aug 20. Buckden PC Recommend Refusal for this two- storey extension as we consider it too deep and would thus be more prominent than other two storey front elements in the street scene and so out of character.

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	Further points: - The plans show that there are no windows overlooking the attached semi but two windows overlooking the driveways between 15 Lincoln Close and the property on its left (viewed from the road) - The proposed work appears from the plans to extend across about 75% of the house front elevation. - We note that there is a possibility from the proposal for overshadowing and an overbearing impact to the neighbours. - We ask that the officer considers this application in relation to LP12. - The applicant notes that the proposed building would require part of the hedge at the front of the building and consider this may fall under LP31 <u>BPC comments submitted on 4 Aug 2020.</u>
16	Other issues raised: Failed planning application Ref 18/01 - Land Adjacent to 119 Great North Road Buckden. A member of the public brought to PC attention as of 15/07/2020, work commenced to make access onto said land, despite the previous HDC decision to Refuse planning approval. To date - hole in hedge, old fence dismantled, two posts erected. Photos were shared with BPC and HDC by the concerned Buckden resident. BPC wrote to HDC. Chairman of Planning Committee responded on 17 Jul to the resident.
17	Date of the next meeting: Tuesday 13th October 2020 <i>Depending on the need and the planning consultations received</i>

Meeting finished at 7.21 pm

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).