

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting Meeting 14 September 2021 at 7pm At the Village Hall

Present: Cllrs S Ashwell, A Howell-Jones, S Dickenson, K Render.

The Clerk: R Mimiene, on Zoom

1 member of the public.

MINUTES

46.	Apologies To receive and accept apologies for absence. Cllrs Caroline Underwood, John Thelwall and Pauline Steel sent apologies for absence.	
47.	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.	
48.	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. Cllr KR declared a DPI in Agenda Item 50.5 21/01761/HHFUL 6 York Yard Cllr SA declared a DPI in Agenda item 53.2 21/01881/TREE Maples, oak, ash, horse chestnut tree application.	
49.	Minutes	
49.1	To Agree and Sign the Minutes of the Planning Committee meeting held 13 July and 27 July 2021.	
	Proposal: Proposed by Cllr KR, seconded by Cllr SA, all in favour and it was RESOLVED that the minutes of 13 July 2021 are approved as the correct record of the meeting. Carried.	
	Proposal: Proposed by Cllr AHJ, seconded by Cllr KR, all in favour and it was RESOLVED that the minutes of 27 July 2021 are approved as the correct record of the meeting. Carried.	
49.2	Matters Arising	
	1) Complaint/Concerns re HDC Planning Processes sent to HDC Cllr HM, update	
	2 complaints submitted to HDC on 20 July 21. A response to the 1 st letter was received on 7 Sep 21. Clerk to check the HDC complaint response deadline.	Clerk
	2) 14A Lincoln close HDC contacted Clerk to clarify points on BPC response. Info provided consistent with Committee discussed and agreed the amended wording to be submitted: 14A Lincoln Close Buckden St Neots (ref 21/01338/HHFUL)	

BUCKDEN PARISH COUNCIL

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

	The Parish Council recommends approval . We defer to the judgement of the case officer in respect of any issues of overlooking arising from the scale and form of the dormer.	
50.	To Consider Planning Consultations:	
50.1	Variation of conditions C6 (Further Details), C13 (external render), C15 (schedule of works to the door), C16 (construction of the infill panels) for 18/00334/LBC for amendments to approved works Site Address: 5-9 Church Street Buckden Reference: 21/01266/S73 – received 9 Aug 21, comments by 31 Aug 21	
	These are all variations of conditions re LBC. The changes are all designed to protect the integrity of the building and replace inappropriate repairs made previously. BPC recommends Approval, subject to the judgement of the Conservation Officer. <i>Note since meeting: Planning Recommendations submitted HDC on 31 Aug 21.</i>	
50.2	External balcony extension to give wheelchair access for disabled owner. Juliet balcony to existing window on upper floor. Enlarged window to kitchen. Site Address: 16 Marina View Mill Road Buckden Reference: 21/00977/FUL - received 10 Aug 21, comments by 1 Sep 21	
	Buckden Parish Council Recommends approval This application has been reviewed against the policies in NPPF 2021, HDC Local Plan to 2036 and the Buckden Neighbourhood Plan. The proposals to adapt this property to accommodate the needs of a person with limited mobility is seen as sensitive to its setting and appropriate in scale. <i>Note since meeting: Planning Recommendations submitted HDC on 30 Aug 21.</i>	
50.3	Change of use to enable the installation of 5no. waterlodges to be used as holiday accommodation. Site Address: Buckden Marina Mill Road Buckden Reference: 21/01552/FUL – received 12 Aug 21, comments by 3 Sep 21	
	BPC recommends Refusal The application was reviewed taking account of the guidance and requirements in the NPPF (July2021), HDC Local Plan (LP) and the Buckden Neighbourhood Plan (NP). The position of the applicants that this development should be permitted under those policies and in light of those requirements is not accepted. Full details of the rationale and policies considered will be available when the BPC response is published on the HDC public access planning website or by contacting clerk@buckdenpc.org.uk	
	<i>Note since meeting: To meet the deadline the Planning Recommendations submitted HDC on 3 Sep 21.</i>	
50.4	Outline application, with details of access, for Business Park comprising Use Classes E, B2 and B8 Site Address: Land Between Tin Lid And Station House Brampton Road Buckden Reference: 21/00651/OUT – received 26 Aug 21, comments by 17 Sep 21	
	Buckden Parish Council Recommends Refusal The committee reviewed the application against NPPF 2021, LP to 2036 and Buckden NP. It was noted that there was insufficient information at this time for a comprehensive review of the application as most of the Statutory consultees' comments were not available to the committee at time of our review. We await further consultee comments. Based on the available information, and informing our recommendation to refuse, the committee was particularly concerned about:	

BUCKDEN PARISH COUNCIL

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

- Cumulative effect on highways (Buckden to Brampton road including the cycleway and A1 traffic at the Buckden roundabout)
- Substantial loss (approx. two-thirds) of biodiversity where there should be a net gain
- Potential impact on houses close to the site's access route

Amongst the few consultee comments available we noted that Minerals and Waste Management recommend refusal.

It was noted that this is a development in the countryside, notwithstanding its previous planning history. The onus is on the applicants to demonstrate that the benefits of the proposed Business Park development outweighs the harm (from its location) and the fact that it is a departure from the Local Plan.

Buckden PC Planning Committee judges that on the evidence available the application does not meet these requirements.

We noted the application is for Class B2 (General Industrial) and Class B8 (Storage and distribution). Whilst these may seem logical uses adjacent to the A14 and close to the A1 we are concerned that the impact of the type of vehicles associated with such uses would have a further adverse impact, by increasing the volume of traffic both locally and on the A1 Buckden Roundabout. We believe that any previous assessment of impact of development at this site on local roads and highways now needs to be reviewed in the light of the substantial development in both Buckden and Brampton since the 2015 grant of a Certificate of Appropriate Alternative Development.

Safety Concerns: We noted that the exit from the site would be onto the Buckden to Brampton Road and consequently would have a significant adverse impact on the key cycleway that is crossed by the exit road from the proposed Business Park.

- This cycleway is used by many children travelling to and from secondary school in Huntingdon. BPC is concerned that if HDC is minded to approve this application this junction it could become the most dangerous point on the route for our children and other cyclists and pedestrians.

The junction and road at this point is very wide and vehicles can (and will) turn in at speed unless suitable measures are included. At this stage in the application process we would wish to see any plans include compliance with cycling design requirements LTN1/20 and the design give priority to cyclists across the side road i.e. route off the Brampton to Buckden into/from the Business Park

- We would ask that detailed drawings are provided at this stage showing how the priority will be changed and the junction improved to meet LTN1/20 requirements;
- Given that the application for access we would wish to see this at this stage of the application process
- The crossing should preferably be raised and paved in a material which contrasts with the carriageway and which is visually the same as the cycle track on either side, to emphasise the priority movement.

We would further recommend that, if HDC were minded to approve this application, S106 funds are secured to improve the walking and cycling between the site and Buckden and the Bus Stop and to the station, to facilitate access to the development by walking/cycling and public transport.

We also note that this is a point on the road where it would be good, to mitigate effects of the development, to use this opportunity to get a safer crossing to the routes opposite the junction for leisure cycles round the lakes.

BUCKDEN PARISH COUNCIL

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

	Buckden PC would wish to work with HDC and CCC with a view to obtaining a new right of way alongside the site to connect to the Ouse Valley Way, potentially giving an east-west connection in a circular walking route between Buckden and Brampton. We would also support discussion with the developers about measures to address the currently proposed net loss of biodiversity e.g. any off-set elsewhere being within the parish of Buckden and Diddington, green roofs, and a substantial increase in landscaping on site. Application for <u>all</u> activities within Class E is not considered appropriate and we refer to the limitation to Class E(g) for the adjacent development of The Tin Lid. If HDC were minded to approve it, we would also wish to see the same construction and highways conditions applied to this application as for The Tin Lid. Relevant policies were considered. We are concerned that the proposal does not provide sustainable economic growth. This is a development in the countryside that we judge is contrary to requirements of the NPPF in that it will have an unacceptable impact on local roads. In this context we note the NPPF requirement that applications for development should give priority first to pedestrian and cycle movements both within the scheme and with neighbouring areas. • We note that the NPPF states that "Development should only be refused on highways grounds if there is an unacceptable impact on highway safety or the residual cumulative impacts on the roads network would be severe. • It appears to BPC that the application fails on both these points. We further note the concerns over the potential mineral and archaeological value of the site already highlighted by other consultees. <i>Note since meeting: BPC Planning Recommendations submitted HDC on 17 Sep 21.</i>	
	<i>Cllr KR left the room</i>	
50.5	Proposed Dormer Site Address: 6 York Yard High Street Buckden Reference: 21/01761/HHFUL – received 3 Sep 21, comments by 24 Sep 21.	
	Recommend Approval. There appear to be no material planning matters of concern. The committee were advised about site visit to examine the front of the buildings to consider whether the potential impact of the proposed dormer. It is considered that the impact of the dormer would not be significant, as there is already overlooking from existing first floor windows of the property. It is anticipated that any potential overlooking will be addressed by the Officer.	SD
	<i>Cllr KR re-joined the meeting</i>	
	<i>Note since meeting: BPC Planning Recommendations submitted HDC on 24 Sep 21.</i>	
51.	Appeals	
	None.	
52	To Note:	
	Cambridgeshire and Peterborough Minerals and Waste Local Plan has now been adopted by Cambridgeshire County Council and Peterborough City Council. The Local Plan is available to view online at: www.peterborough.gov.uk/localplan and https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan	

BUCKDEN PARISH COUNCIL

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

	Noted.	
53.	Tree applications:	
53.1	T1 is a weeping willow tree we want to re-pollard back to the knuckles 5-6meters of regrowth - reason for this is the trees getting to big and is shading the lodge owners house Site Address: 21 Watersmead Mill Road Buckden Reference: 21/01767/TREE – received 6 Aug 21, comments by 27 th August No comments submitted.	
	<i>The order of the applications has been changed.</i>	
53.2	T1 is a weeping willow tree we want to re-pollard back down to where it was done last time - remove 5-6meters of regrowth The reason for this is the trees getting too big and the lodge owner starting to worry about the long lateral branches breaking out Also the tree is hanging over the boat walk ways Site Address: 10 Marina View Mill Road Buckden Reference: 21/02012/TREE – received 2 Sep 21, comments by 23 Sep 21 Recommend Approval subject to HDC Arboricultural Team report. <i>Note since meeting: BPC Planning Recommendations submitted on 24 Sep 21.</i>	
	<i>Cllr SA left the room</i> <i>Cllr AHJ took over the chair</i>	
53.3	Maples, oak, ash, horse chestnut. Principally hawthorn to be reduced laterally (not in height) Trim the hedge back by about 1.5metres in width on the road-side (less in some places) to make the route safer. We do not want to take any action to affect the amenity value of the many trees within this protected hedge, other than to deal with branches at heights up to 2metres which themselves have grown so that they intrude on the grass walkway adjacent to the tarmac road. Clear some of the most intrusive brambles, nettles and wild roses growing through the hedge that may affect pedestrians using the public footpath adjacent to the hedge. Site Address: Ouse Valley Way Mill Road Buckden Reference: 21/01881/TREE - received 17 Aug 21, comments by 8 Sep 21 Recommend Approval subject to HDC Arboricultural Team report. <i>Cllr SA re-joined the meeting</i> <i>Note since meeting: BPC Planning Recommendations submitted HDC on 24 Sep 21.</i>	
	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.	
54.	Confidential Business	
	None.	
55.	Date of the next meeting: Next meeting is set for Tuesday 12 October 2021 at 7pm at the Village Hall. <i>Depending on the need and the planning consultations received</i>	

Meeting finished at 7.31

Signed

Date