

BUCKDEN PARISH COUNCIL
LARGE SCALE PLANNING COMMITTEE

Minutes of meeting 4/9/2021

Present:

Martin Hassall (Chair), Ramune Mimiene (Clerk), Allan Jones, John Thelwall, Anne Howell-Jones, Hamish Masson.

Apologies:

1. Minutes of Previous Meeting

- a. The Minutes of the last meeting were read and approved.

2. Actions

All actions from the previous meeting were completed.

3. Flooding update

a. Silver Street status – removal of LLFA hold

- i. MH reported that the LLFA had removed their hold on Silver Street and were 'in principle' in agreement that the development could go ahead. He informed the Committee that the LLFA had reservations and that these were reflected in the number of conditions that they had proposed for the site.
- ii. The Committee discussed the likely advent of a DMC meeting soon. **ACTION: AJH To prepare draft 3 min presentation for the DMC.** JT volunteered to present to the DMC on behalf of the Parish Council. HM informed the Committee that as District Councillor he has his own 3 mins, but he didn't comment on what he would say at this stage

b. Lucks Lane Development - Bungalow reported issue

- i. MH reported that a resident was concerned about a bungalow being flooded on the Lucks Lane site. It is the only bungalow on the site and has been occupied a little while. Within the last three weeks, a resident has highlighted that, the kitchen units have been out in the garden, the driveway has been lifted and the level raised and lowered. New

drains have been installed. The property has also been redecorated.

- c. Attenuation Basin remediation status
 - i. MH informed the Committee that, as yet, there have been no mitigating action taken to remediate the failed Attenuation Basin on the Lucks Lane site.
- 4. Anglian Water re: sewage – Update
 - a. When do we want a meeting with HDC, CCC and Anglian Water re: sewage capacity?
 - i. MH highlighted that he was actioned at a recent meeting between Anglian Water, CCC LFA and Buckden Parish Council to organise a meeting between Aaron Sands and representatives of these organisations to discuss the impact of attaching 270 houses associated with the Silver Street development with the Buckden sewage system. **ACTION: MH to request a meeting with Aaron Sands.**
- 5. Update on Sue Ashwell's planning team complaint sent to HDC
 - a. No response has been received from HDC as yet.
- 6. Stirtloe Lane and Roundabout complaint to Highways England next steps:
 - a. Freedom of information requests
 - i. The Committee agreed to discuss this item following the meeting with Martin Fellows in October 2021
 - b. Meeting with Martin Fellows
 - c. Beyond 2026 traffic flow – response to Eric Cooper
 - i. **ACTION: MH to again ask Eric Cooper to request the Church Commission developer to extend the Silver Street development traffic model to 2036 as recommended by Highways England consultants AECOM. Without this extended timeline of modelling there is no reassurance that traffic lights on the Buckden Roundabout will not be an unmitigated A1 traffic disaster put in place as a result of, what appears to be, excessive developer lobbying.**
- 7. CCC Comments
 - a. CCC Highways next steps
 - i. **ACTION: JT and AJH- Freedom of information on technical analysis from CCCs to understand why Pell Frishmann have failed to report on what the impact is on local roads.**
- 8. HDC and compliance with the Neighbourhood Plan:
 - a. Review latest responses e.g.: cycle path to Brampton Aaron Sands

- i. AJH expressed concern over HDC's overall compliance with the Neighbourhood Plan. The Committee's view was that HDC have been negligent in not ensuring compliance with NP and therefore, Local Plan.
- ii. The Committee agreed to ask Aaron Sands when Silver Street will go to DMC and what conditions the planning authority will apply to the development. **ACTION: AHJ to ask Aaron Sands about the likely conditions and the timing of cycle path Section 106 payment.**

b. Meeting with HDC Jon Neish?

- i. Despite repeated attempts by Caroline Underwood, Jon Neish has not responded to her requests for a meeting.
ACTION: HM to chase John Neish.

c. Pollution measurement and impact

- i. This item was not discussed and rolled over to the next meeting.

9. AOB

- a. There was no AOB.