

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting Meeting 13 July 2021 at 7pm At the Village Hall

Present: Cllrs S Ashwell, A Howell-Jones and J Thelwall.
The Clerk: R Mimiene
NO members of the public.

MINUTES

28.	Apologies To receive and accept apologies for absence. Apologies received from Cllrs Caroline Underwood, Pauline Steel and Kathy Render.	
29.	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 received.	
30.	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. None.	
31.	Minutes	
31.1	1) To Agree and Sign the Minutes of the Planning Committee meeting held 22 June 2021. Proposal: Proposed by Cllr AHJ, seconded by Cllr JT, all in favour and it was RESOLVED that the minutes are approved as the correct record of the meeting. Carried.	
31.2	2) Matters Arising	
31.3	Complaint/Concerns re HDC Planning Processes sent to HDC Cllr HM, update Cllr SA will redo the drafts which will be sent to the Managing Director at HDC Jo Lancaster, copy of which will be sent to our local MP and HDC Cllr H Masson.	
31.4	London Luton Airport arrival routes airspace change BPC have been informed by the relevant national organisation that Luton Airport will increase the aircraft holding pattern height to 9,000 feet from 8,000 feet owing to noise concerns. The updated and 'final agreed' holding pattern and the plans can be found at this link: https://airspacechange.caa.co.uk/PublicProposalArea?plD=51 then scrolling down to Document 4A(i), Page 24. The axis of the new pattern has been rotated to the north west, leaving Buckden the only sizeable village within the pattern and now at the south eastern turning point for all aircraft inbound to Luton, the noisiest part of the circuit, it is also at the point where aircraft will leave the holding pattern to start their approach to Luton.	

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	Cllr SA to prepare a summary for The Roundabout (September edition) on outcome of our enquiries about the potential implications for Buckden of this change to plan previously consulted on. Noted.	
32.	To Consider Planning Consultations:	
	Demolition of Existing Garage and Erection of Two Detached Dwellings and Associated Garages and Access Site Address: Manor Farm Stirtloe Lane Stirtloe. Reference: 21/01301/FUL – <i>received 6 Jul 21, comments by 27 Jul 21.</i>	
	Buckden Parish Council recommends Refusal as it is a development in the countryside which is significantly harmful and does not provide affordable housing. The committee members noted that this is a new Full application with amended design for a site that has already been considered by the Parish Council. Notwithstanding the current planning position BPC considers the new proposals are significantly different in key aspects and should be considered on its own merits. Many of our previous observations on development on the site remain directly relevant to this present application, including but not limited to this being: • a significant deviation from the HDC Local Plan and fails to comply with both Neighbourhood and Local Plan policies (see list below) • a development in the countryside but is not a rural exception site • a potential coalition between Buckden and the hamlet of Stirtloe • a disproportionate use of hardstanding with commensurate flood risk BPC considers the proposal is not in accordance with the Development Plan, including the made Buckden Neighbourhood Plan, and that it creates a significant level of harm to the setting. Material Planning concerns identified are summarised below. Flood Risk: A site-specific flood risk assessment should be provided. As set out in the Buckden Neighbourhood Plan that the design of any new development shall respect the fragile nature of Buckden's drainage network and minimise surface water flood risk by demonstrating that the run-off rate is consistent with the guidance outlined in the Cambridgeshire Flood and Water SPD and Anglian Water's Surface Water Policy. We note that NPPF para 163 states: <i>"When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment."</i> [Our emphasis] Buckden and Stirtloe sit above an aquifer and where land is subject to both groundwater and surface water flooding, as seen from the recent significant flooding from these sources elsewhere in the village on both existing and new developments. The proposal is for an unprecedented amount of hard standing and hard landscaping. BPC strongly recommends that before this application is considered further groundwater investigation be carried out; we could not see such documentation on HDC planning portal. Due to the additional building and hardstanding etc. in the proposed development a lot of run-off water will need to be disposed of. Capacity of sewers and surface water drains to be connected to should be checked as there have already been significant problems with those in the development at Lucks Lane.	

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Impact on the street scene: We do not support the loss of the brick wall as that would affect the character and setting of the nearby heritage asset.

The new design has the higher of the two proposed new buildings further from the road. This makes the new structure more prominent in the countryside. The previous design had the two-storey property on the road on a location comparable to the existing farm house.

BPC considers the boundary finishes to be inappropriate as replacements for the current wall. Further the new, proposed design creates three points of access onto Stirtloe Lane and thus requires the removal of the Cambridge yellow brick wall that currently fronts the whole width of the existing farm house and its garage. This will also have an effect on the setting of the Heritage Asset, Stirtloe House also on Stirtloe Lane. Other properties on the same side of Stirtloe Lane as Manor Farm have matching walls.

Highways Safety: Impact on Stirtloe lane is substantially more than with previous designs.

This single-track road without space for a footway or cycle path would have three exists for vehicles, in quick succession, with the proposed new access to parking and garage for Manor Farm being almost adjacent to the point where the speed limit changes for 30mph (village) to 60mph (traffic from/to the A1 junction). Cars at this point were observed to have accelerated towards the A1 junction and others did not decelerate by that point when entering Stirtloe.

We believe it is essential that CCC Highways be approached to re-assess their traffic assessment and recommendations/conditions on development at this point in Stirtloe.

Ecology and Biodiversity: The information available shows habitat loss and anticipated loss of biodiversity. Additionally, the full the bat survey presented was undertaken in 2018.

There is no evidence of net gain and significant measures relating to lighting and bat boxes will be required to compensate for loss of habitat in the garage that would be demolished to make way for the proposed development.

If HDC considers approving this application BPC requests that an increase in biodiversity and protection for existing bat roosting/breeding in the original Manor Farm building be protected by condition.

After the analysis of the documents available on this development Buckden Parish Council considers that this development is not in line with the following policies & requirements of the HDC Local Plan and the Buckden Neighbourhood Plan

HDC Local Development Plan:

- LP5 Flood Risk
- LP10 The Countryside
- LP11 Design Content statement – the design is not characteristic to its surroundings,
- LP12 Design Implementation - it does not fully contribute positively to the area's character,
- LP17 Parking Provision and Vehicle Movement,
- LP25 Housing Mix,
- LP28 Rural Exceptions Housing
- LP30 Biodiversity and Geodiversity
- LP31 Trees, Woodland, Hedges & Hedgerows
- LP34 Heritage Assets and their Settings

Buckden Neighbourhood Plan:

- FR1 Flood Risk and Drainage – Surface Water - See Appendix
- FR2 Local Aquifers
- TP1 Traffic Impact Assessment

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	• HN1 Development outside the existing built up area • HN2 Rural Exception Sites (also ref NPPF) • CA3 Heritage Statements • BD1 Building Design Context • BD2 Sustainable Design and Construction Methods • CA3 Heritage Statements • Biodiversity 1&2 Protecting and Net Gain • Landscape 2 Sensitivity to Setting & Character BPC requests that if HDC were minded to approve this application at least the condition cited above re bat habitat and roosting protection and those listed below are included: • All Permitted Development Rights should be removed from both new properties; • The turning and parking areas associated with all three properties are maintained so that at all times motor vehicles can turn within the curtilage of each property and leave in forward gear when exiting onto Stirtloe lane. We believe both of these conditions will assist in maintaining safety of vehicles and pedestrians and cyclists entering and using Stirtloe Lane. <i>Note since meeting: Planning recommendations submitted to HDC on 19 Jul 21.</i>	
33.	Appeals	
	None.	
34.	Tree applications:	
	A copy of TPO/21/004 in relation to land at Buckden Quarry, Buckden Cambridgeshire made to cover area described as W1, Mixed broadleaf woodland. This woodland relates to the County Wildlife Site adjacent to Bishops Way Buckden but where formal access to the land is off Brampton Road, Buckden. BPC wish to acknowledge the efforts of the local resident who initiated contact with HDC about planned works, including a proposal for tree felling, in this area. We are grateful for her efforts and are pleased both to support them and to see the prompt and helpful response on this matter from the HDC Arboricultural Team. The Huntingdon District Council made the above-mentioned Tree Preservation Order on 02.07.2021 and have advised that they would be grateful if BPC could forward any comments, support or objections about any of the trees, groups of trees, or woodlands covered by the Order in writing by 30.07.2021. Any further information can be obtained by email: Trees@huntingdonshire.gov.uk Further details of the Tree Protection Order, which is initially for a limited period, will be posted on the Buckden Parish Council website https://buckdenpc.org.uk/ <i>Received 5 Jul 21</i>	
	It was agreed that this information will be sent to the Roundabout. Cllr SA prepared the insert into the newsletter to read:	
	<i>Hunts District Council (HDC) has put in place a Tree Protection Order in relation to land at Buckden Quarry to cover an area of mixed broadleaf woodland.</i> <i>This woodland relates to the County Wildlife Site adjacent to Bishops Way Buckden.</i>	

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	<i>BPC wish to acknowledge the efforts of the local resident who initiated contact with HDC about planned works, including a proposal for tree felling, in this area. We are grateful for her efforts and are pleased both to support them and to see the prompt and helpful response on this matter from the HDC Arboricultural Team.</i>	
	Note since meeting: The information will be shared onto the PC website.	
	BPC comments will be submitted to HDC by 30 Jul 21 as requested.	
	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.	
35.	Confidential Business	
	None.	
36.	Date of the next meeting: Next meeting is set for Tuesday 14 September 2021 at 7pm at the Village Hall. <i>Depending on the need and the planning consultations received</i>	

Meeting finished at 7.27pm

Signed

Date

Appendix: Buckden NP Policies – for information

See also <https://buckdenpc.org.uk/buckden-parish-council-neighbourhood-plan/>

5.8 Flood Risk and Drainage Policies

Flood Risk and Drainage Policies 1 – Surface Water	The design of any new development shall respect the fragile nature of Buckden's drainage network and minimise surface water flood risk by demonstrating that the run-off rate is consistent with the guidance outlined in the Cambridgeshire Flood and Water SPD and Anglian Water's Surface Water Policy. SuDS shall be designed to meet the standards identified by the adopting body.
Flood Risk and Drainage Policies 2 – Local Aquifers	Any development in an area at risk of flooding, due to Buckden's high water-table or due to excess surface water, should be safe for its lifetime, taking account of climate change and its impact on local aquifers.
Flood Risk and Drainage Policies 3	In addition, to Policy LP 5 in the Local Plan, and due to the high water table and associated aquifers that underlie Buckden, BRE (Building Research Establishment) Digest 365, or any superseding standards that occur during the lifetime of this Neighbourhood Plan, are expected to be used for the pre-testing, design and construction of soakaways and calculation of rainfall design values and soil infiltration rates. This provision does not apply to smaller soakaways as outlined in Part H of the Building Regulations. Developers should provide information about, and provision for, maintenance, inspection and monitoring of drainage post development. This requirement applies to all SuDS features including soakaways.

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7.9 Transport Policies

Transport 1 Traffic Impact Assessment	Proposals that will have a significant impact on the highways network shall be accompanied by a Transport Assessment or Transport Statement as appropriate to the scale of the development proposed. This shall include consideration of direct impacts including cumulative impacts upon free flow of traffic, potential to exacerbate conditions of queueing, conflict with larger vehicles, parking stress, and access for emergency services at peak traffic times. Where development is likely to have a significant impact upon the transport network, the following access routes have been identified in previous Transport Assessments to be significant and are expected to be specifically assessed: • The junction between the High Street and the Buckden Roundabout; • The junction between the High Street and the A1; • The junction between the Stirtloe Lane and the A1; • The Offords' Railway Crossing and Mill Road; • The junction at Church Road and the High Street; • The junction at Mayfield and the High Street; • The junction at Silver Street and Church Road/Mill Road; • The junction of A1 and Silver Street; • The junction of Perry Road and the A1; • The Offords' Railway Crossing and associated narrow bridges. • The junction of Leadens Lane with Mill Road The location and relationship of the heritage assets to the existing road structure is of key importance to the village. Traffic Impact Assessments are expected to specifically assess and report on the potential impact of any proposal on the heritage assets affected and their settings.
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5.4 Housing Need Policies

Housing Need 1 - Development outside the existing built up area	Housing development outside the LP allocations and the existing built area of Buckden shall only be supported in the case of Rural Exception Sites as currently outlined in the National Planning Policy Framework, LP 28 of the LP or within the limited and specific opportunities referenced in LP 10 of the Local Plan.
Housing Need 2 - Rural Exception Sites	Residential development that is proposed in accordance with Policy LP28 of the LP 2036 is supported in the following circumstances: • where it clearly meets the evidenced market and affordable housing needs of Buckden, at the time of the relevant need; and • where a significant proportion (to be determined by reference to the current Housing Needs Assessment or any subsequent Housing Needs Survey within the Neighbourhood Plan area) of the market and affordable housing is appropriate for meeting the needs of the elderly, disabled and infirm; or • where it is exclusively for Almshouses; Planning applications for residential development led by the community through a community development organisation or in partnership with the applicant will be supported provided that they meet the Policies set out in the LP and Neighbourhood Plan.

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10.3 Biodiversity Policies

Biodiversity 1	Sites of biodiversity value and importance for Priority Species in Buckden Parish, as identified and mapped in the Neighbourhood Plan, will be safeguarded from development, with protection prioritised (as informed by the Wildlife Review evidence document).
Protecting	Development proposals that have a significant adverse impact on biodiversity will not be supported unless they retain and enhance the existing network of wildlife-rich habitats, ecological networks, wildlife corridors and stepping stones that connect them, especially where Priority species and the habitats they depend on are known to be present.
Biodiversity 2	All developments will be expected to provide net gains at both habitat and species level, (i.e. increasing species diversity), that does not come from the detriment of Priority Species and the important wildlife sites in the Parish identified in this Plan.
Net Gains	Developments will be expected to design in green infrastructure measures that are sensitive to the Parish's particularly rich biodiversity with generous biodiversity Implementation and Management Plans part of design and layout.

14.7 Rural Setting and Landscape Policies

Landscape 1	All development proposals shall be sensitive to the distinctive landscape setting and settlement character of the village, as described in the Buckden Landscape Appraisal and this Neighbourhood Plan. Specifically: • Preservation and conservation of the features identified in Figure 36 and recommended for protection in Buckden's Landscape Appraisal. • Locations where the landscape extends into the village shall be protected from development where this would result in undermining a strong connection between settlement, countryside and, in particular, the Great Ouse Valley.
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