

BUCKDEN PARISH COUNCIL

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

Notice of meeting: **Planning Committee Meeting**

Time: 7pm

Date: Tuesday 14 January 2020

Venue: Buckden Village Hall – Millard Suite

The meeting is open to the public (including press).

Ramune Mimiene

Clerk to Buckden Parish Council

9 January 2020

clerk@buckdenparishcouncil.org.uk

AGENDA	
4043	Apologies To receive and accept apologies for absence.
4044	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda.
4045	Minutes 1) To Agree and Sign the Minutes of the Planning Committee meeting held on 10 December 2019 2) Matters Arising
4046	<ol style="list-style-type: none">1) <i>Two storey extension to side Site Address: 22 Greenway Buckden St Neots Reference: 19/02548/HHFUL – received 23 Dec 19, PC comments by 16 Jan 20</i>2) <i>Proposed front, rear, side extension and addition of first floor Site Address: 20 Perry Road Buckden St Neots Reference: 19/02405/HHFUL – 10 Jan 20, sought extension no feedback from HDC.</i>3) <i>First floor rear extension, porch and garage conversion with a pitched roof. Site Address: 7 Swan End Buckden St Neots Reference: 19/02481/HHFUL – received 12 Dec 2019 – comments by 3 Jan 20</i> <p><i>To meet the planning deadline Planning Committee made planning recommendations, submitted (3 Jan 20):</i></p> <p>Recommend acceptance subject to assessment and specialist opinion of the following points by the HDC case officer:</p> <ul style="list-style-type: none">• Possible overshadowing and overbearing from the proposed two-storey extension to the South of the neighbouring semi-detached property• This judgement may be informed by whether or not the adjacent property has patio doors next to the smaller two-storey element• We anticipate that the officer will check the 45 degree rule in the plan and the vertical elevation. <p>We note that the extension appears similar to one elsewhere on Swan End which is visible in Google earth satellite view. We look to the neighbour to comment on any potential loss of amenity.</p> <hr/> <p><i>Outstanding from Dec Planning meeting:</i></p>

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	<p><i>Last minute submissions briefly discussed at Dec Planning due to the imminent holiday period, with one response agreed and the other one agreed to resolve by email:</i></p> <p><i>Item1:</i> <i>Note: Received on 9 Dec 19 after the Dec Agenda was circulated (PC comments requested by 2 Jan 20):</i> <i>To keep the trees in the best possible condition and in a safe condition we are proposing the following work - Three Willows – Re-pollarding and balancing back to previous pruning points. - 9m</i> <i>Site Address: Millside Marina Mill Road Buckden Reference: 19/02332/TREE</i> <i>Note: Members agreed to look into this Consultation By email</i> <i><u>BPC Planning Committee members</u> Recommend approval subject only to the views of the HDC Arboricultural Officer.</i> <i>The three willows covered by this application are on the water's edge. Similar work has been carried out on willows close to this part of the River Great Ouse.</i> <i>Comments submitted 17 Dec 2019</i></p> <p><i>16 Dec 19:</i> <i><u>Comment for consideration by BPC Planning Committee members</u></i> <i>The tree willows covered by this application are on the water's edge. Similar work has been carried out on willows close to this part of the River Great Ouse.</i> <i>Recommend approval subject only to the views of the HDC Arboricultural Officer.</i></p> <p><i>Item2:</i> <i>Note: Received on 6 Dec 2019 after the Dec Agenda was circulated (comments by 29 Dec 19) - (comments submitted HDC 11 Dec 19):</i> <i>Mono pitched roof kitchen extension to frontage. Pitched roof first floor extension over existing ground floor extension Site Address: 53 Manor Gardens Buckden St Neots Reference: 19/02444/HHFUL</i> <i>Committee viewed the plans. No overlooking as the adjacent property have done similar rear extension. Recommend Approval: No material planning issues identified.</i></p> <hr/> <p>ON HOLD PC has not received the amended plans for this application yet:</p> <p>1) - Demolition of existing garage and replacement with erection of one two storey dwelling and a replacement garage and the erection of one single storey bungalow on land to the rear with all matters reserved other than access and layout. Site Address: Manor Farm Stirtloe Lane Stirtloe Reference: 19/01853/OUT – received 18 Sep 19</p> <p>- Demolition of existing garage and replacement with erection of one two storey dwelling and a replacement garage and the erection of one single storey bungalow on land to the rear with all matters reserved other than access and layout. Site Address: Manor Farm Stirtloe Lane Stirtloe Reference: 19/01853/REM – received 19 Sep 19</p> <p><i>Awaiting re-consultation from HDC as at 7 Nov 2019.</i></p>
4047	Date of the next meeting: Tue 28 January 2020 at 7pm (<i>depending on the need and the planning consultations received</i>)