

# 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:** 6.30pm

**Date:** Tuesday 25 February 2020

**Venue:** Buckden Village Hall – Aragon Room

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

*Ramune Mimiene*

Clerk to Buckden Parish Council

19 February 2020

[clerk@buckdenparishcouncil.org.uk](mailto:clerk@buckdenparishcouncil.org.uk)

AGENDA	
4048	<b>Apologies</b> To receive and accept apologies for absence.
4049	<b>Declarations of Interest</b> To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda.
4050	<b>Minutes</b> 1) To Agree and Sign the Minutes of the Planning Committee meeting held on 14 January 2020 2) Matters Arising
4051	<b>To note the addition of Cllr John Mulcrone to the Planning Committee</b>
4052	<b>To consider the following Planning consultations:</b> 1) T1 Ash - Reduce by 2.5 metres T2 Lime - Fell T3 Silver Birch - Reduce 1 large limb going towards the lodge Site Address: 20 Ouse Valley Way Mill Road Buckden Reference: 20/00187/TREE – comments by 18 Feb 20 BPC Response: BPC recommends approval, subject only to the recommendations for work from the Arboricultural Officer. Comments submitted on 5 Feb 2020  2) Demolition of existing garage and replacement with erection of one two storey dwelling and a replacement garage and the erection of one single storey dwelling on land to the rear, together with associated access. Site Address: Manor Farm Stirtloe Lane Stirtloe Reference: 20/00018/FUL – comments by 11 Feb 20 Dealt with by email Comments submitted on 11 Feb 20 to meet HDC deadline:  Buckden PC recommend refusal, for the following reasons: It represents a coalition between Buckden and Stirtloe, with the proximity to Manor Farm of the Lucks Lane development. It is a matter of concern that the plans do not show this relationship. We are concerned that it is a development in the countryside and thus does not meet the criteria for approval. Additional concerns: The level of hardstanding is completely out of keeping. The Plans do not reflect the current situation on the ground; the 'existing hedgerow' has been removed by Bloors and the proposed design will be very prominent and out of keeping. Further, Buckden Parish Council recommends that if permission is given then all PD rights should be removed.

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	<p>3) Remove old existing Greenhouse and replace with modern Timber Copy. Create door opening and install double full glass doors. Site Address: 51 High Street Buckden St Neots Reference: 20/00007/HHFUL – comments by 6 Feb 20 Dealt with by email - draft response circulated 03Feb20</p> <p>4) Remove old existing Greenhouse and replace with modern Timber Copy. Create door opening and install double full glass doors. Site Address: 51 High Street Buckden St Neots Reference: 20/00008/LBC – comments by 4 Feb 2020 Dealt with by email - draft response circulated 03Feb20</p> <p>Comments submitted HDC on 4 Feb 20 to meet the deadline: This application is for a replacement Conservatory on a house in the Conservation area of Buckden. The application will therefore be reviewed by the conservation specialists. The proposed replacement greenhouse is very similar in dimensions to the existing one - that being defined by the site. The current and replacement do not appear to be visible from the road or other properties. The committee cannot see any material planning considerations which might suggest refusal.</p> <p><b>Response submitted HDC:</b> BPC Recommends approval subject only to the views of the specialists in the conservation team.</p> <p>5) To raise the roof of the existing approved application 17/00566/PMBPA, barn conversion at Paddock Farm, Buckden Site Address: Paddock Farm Taylors Lane Buckden Reference: 19/02602/FUL – received 9 Jan 2020 – <i>No PC comments.</i></p>
<b>4053</b>	This application is superseded by Item 2 on the agenda above 20/00018/FUL Manor Farm, Stirtloe Lane
<b>4054</b>	<p>These 4 planning Consultations received on the meeting day 11 Feb 20:</p> <ol style="list-style-type: none"><li>1) Demolish conservatory and erect rear single storey extension Site Address: 14 Mill Road Buckden St Neots Reference: 20/00159/HHFUL – <i>comments by 3 Mar 20</i></li><li>2) Porch to front of house. Site Address: 65 Manor Gardens Buckden St Neots Reference: 19/02491/HHFUL – <i>comments by 3 Mar 20</i></li><li>3) Two story side extension Site Address: 28 Park Road Buckden St Neots Reference: 20/00082/HHFUL – <i>comments by 3 Mar 20</i></li><li>4) Convert existing garages into kitchen. Site Address: 64 Greenway Buckden St Neots Reference: 20/00265/HHFUL – <i>comments by 3 Mar 20</i></li></ol>
<b>4055</b>	Date of the next meeting: Tue 10 March 2020 at 7pm ( <i>depending on the need and the planning consultations received</i> )