

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting 10 December 2019 at 7.00pm at the Millard Suite, Buckden Village hall

Present: Cllrs S Ashwell, K Render and B Millard

Clerk: R Mimiene

2 members of the public.

MINUTES	
4038	Apologies No apologies for absence.
4039	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. Cllr SA reminded Committee members of her previously-highlighted declaration of her role in the management of some aspects of the Buckden Marina site.
4040	Minutes 1) Agreed and Signed the Minutes of the Planning Committee meeting held on 12 November 2019 2) Matters Arising - none
4041	<p>1) Variation of condition 1 of application 16/00657/FUL - Updated plans and further developed design, to support structural engineers design, site variations and site excavations. Site Address: 7 Marina View Mill Road Buckden Reference: 19/00793/S73 – revised scheme received 2 Dec 19, comments within 14 days</p> <p>This is a variation of an application on which the committee members have previously submitted recommendations for refusal to Huntingdonshire District Council (HDC) based on material planning considerations. In relation to this revised scheme the committee reviewed printed copies of documents from the HDC website to facilitate discussion on changes and retained features between diagrams in Series E (latest) and series D.</p> <p>It was suggested that matters of overlooking and loss of privacy raised by persons local to the application site could best be addressed through neighbour comments, taking account of the Hunts Planning Guide. Cllr Ashwell agreed to pass on that information.</p> <p>Recommend Refusal because the effect of the large remaining gabion basket structure shown on the plan, in the water, and associated back-fill, as well as the apparent raising of the ground levels at the site significantly adversely affect the functional flood plain.</p> <p>BPC Planning Committee were concerned that the latest plans show a substantial area of retained gabion baskets and backfill which adversely affect the functional flood plain. The committee noted concern that these works are not consistent with the original Environment Agency requirements for the whole Buckden Marina site nor with the EA 08 October 2019 recommendation for this application.</p> <p>The committee noted that their previous comments on other aspects of the design (retained in Series E diagrams) are not changed by this latest iteration of the variations.</p>
	<p>2) Single storey rear extension and garden shed Site Address: 97 High Street Buckden St Neots Reference: 19/02384/HHFUL – received 29 Nov 19</p> <p>This application has not previously been seen by the Planning Committee. It was noted that the positioning and height of the shed mean that it requires planning consent. Its position on the site plan was judged to be acceptable in planning terms.</p>

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The extension was reviewed

Recommend Approval because it was judged that no material planning issues had been identified *for both the shed and the single storey extension*

- 3) Proposed two storey rear and single storey front extensions, new external window and door openings to side, rear and to existing garage, internal alterations 'as built'
Site Address: 12 Manor Gardens Buckden St Neots Reference: 19/02404/HHFUL – received 28 Nov 19

It was identified that an almost identical application had been reviewed by the BPC Committee earlier in 2019 and that the new application (rather than a S73 variation approach) was the currently preferred approach.

The committee considered the plans and local information.

Recommend Approval because *it was judged that there are no overlooking or overshadowing and no other material planning issues.*

Previously considered and responded:

- 1) Variation of condition 1 for 1100021S73 to allow an increase (from 60 up to a maximum of 72) of children at the nursery Site Address: 16 Mill Road Buckden St Neots Reference: 19/02132/S73 – received 15 Nov 19
PC were re-consulted on 19 Nov 19:
Variation of condition 1 for 1100021S73 to allow an increase (from 60 up to a maximum of 72) of children at the nursery Site Address: 16 Mill Road Buckden St Neots Reference: 19/02132/S73

Reference 19/02132/S73

Address 16 Mill Road Buckden St Neots PE19 5SS

Proposal Variation of condition 1 for 1100021S73 to allow an **increase (from 60 up to a maximum of 72)** of children at the nursery

Response from Parish Council Planning Committee made between the Planning Committee meetings and submitted on 5 Dec 2019 (deadline for comments):

The Buckden PC Planning Committee have not identified material planning considerations to prevent this application proceeding.

However, we are aware that the traffic in the area of the nursery is already a problem at times, as the road at that point on Mill Road is not wide enough to allow two cars to pass when there is a vehicle parked or waiting on the carriageway.

We would also like to be assured of the suitability of the area proposed for the extension within the existing footprint of the building without affecting Heritage value, as details were not available to the committee in the time we were given to review this application.

PC has not receive the amended plans for this application yet:

- 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
Superseded by
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

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	<p><i>BPC Planning Committee raised a number of matters with HDC for clarification.</i></p> <p><i>Awaiting re-consultation by HDC (as at 10 Dec 2019).</i></p> <p>ADDITIONAL APPLICATIONS REVIEWED Two applications were received after the usual committee deadline. However, with the up-coming holiday period the committee agreed to consider these applications in order to ensure that Parish Council recommendations are received before the stated deadlines.</p> <p>A) <i>Received on 9 Dec 19 (PC comments requested by 2 Jan 20):</i></p> <p><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></p> <p>Site Address: Millside Marina Mill Road Buckden Reference: 19/02332/TREE</p> <p><i>Members noted that this is likely also to be reviewed by the HDC Arboricultural Officer. It was agreed to look into this including a site visit by SA and subsequent consultation with committee members by email.</i></p> <p><i>Recommendation to be submitted to HDC once agreed by all members.</i></p> <p>B) <i>Received on 6 Dec 2019 (comments by 29 Dec 19):</i> <i>Mono pitched roof kitchen extension to frontage. Pitched roof first floor extension over existing ground floor extension</i></p> <p>Site Address: 53 Manor Gardens Buckden St Neots Reference: 19/02444/HHFUL</p> <p><i>Committee viewed the existing & proposed plans and other documents from the HDC website, and in addition explored the location in more detail using satellite images.</i></p> <p><i>No overlooking was identified.</i></p> <p><i>It was noted that the adjacent property have a two storey rear extension of similar appearance.</i></p> <p><u>Recommend Approval</u> because no material planning issues were identified.</p>
4042	Date of the next meeting: Tue 14 January 20 at 7pm depending on the planning consultations received.

Meeting finished at 7.30pm

Signed

Date