

BUCKDEN PARISH COUNCIL

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

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

Present: Cllrs S Ashwell, B Millard and K Render

Clerk: R Mimiene

There were no members of the public.

| | MINUTES |
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| 4018 | <p>Apologies</p> <p>To receive and accept apologies for absence. Cllr O James sent apologies for absence.</p> |
| 4019 | <p>Declarations of Interest</p> <p>To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. Cllr Ashwell advised that she is now employed as operational and finance manager for the company which owns the site at Buckden Marina. Her DPI has been updated to reflect this.</p> |
| 4020 | <p>Minutes</p> <p>1) To Agree and Sign the Minutes of the Planning Committee meeting held on 13 Aug 2019</p> <ul style="list-style-type: none">a. S73 application to Cambs CC Waste Recycling, Buckden Road Bramptonb. 19/01386/HHFUL 14 Mill Road <p>2) Matters Arising – None.</p> |
| 4021 | <p>To note responses sent during August after consultation with all members of the Planning Committee:</p> <p>1) 19/01567/TREE Felling of protected Alder trees 39 to 37 Ouse Valley Way, Buckden Marina PE19 5QS The felling of these trees is part of ongoing reinstatement work on this section of the Buckden Marina site. The landowner (MW Leisure Estates Ltd) and leaseholders have confirmed that they will comply with the felling and replanting plans for this section of the site already agreed with the HDC Arboricultural Officer. The Parish Council therefore has no objection to the proposed work.</p> <p>2) Ref 19/00793/S73 - 7 Marina View PE19 The Parish Council considers that there should be no change to our recommendation to refuse the leaseholder's request for a variation to Condition 1. We note that the EA have already asked HDC <u>not</u> to amend the requirements of Conditions 5 & 6 i.e. in relation to flood protection.</p> <ul style="list-style-type: none">• We support the objections to works that will potentially increase the flood risk on this site, adjacent to a public footpath.• We are concerned by the full extent of the impermeable ground cover and the effect on the water run-off through the construction works raising the actual land levels on the site (rather than drawn hypothetical levels) and using above ground-level gabion baskets in place of the sloped earth bank. |

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| | <p>3) New dwelling to rear garden, new entrance to highway and all associated works Site Address: 27 Perry Road Buckden St Neots Reference: 19/01600/FUL (comment sent 04Sep 19) – <i>Buckden Parish Council Planning Committee recommends refusal.</i> <i>This is a backland development and its position is not consistent with adjacent properties, affecting the density of buildings.</i> <i>Access to this development would be via a driveway going past what look like habitable windows and could therefore affect the amenity of no 27 itself, including noise and the potential for overlooking/loss of privacy.</i> <i>We note the plan to create an additional access onto Perry Road and are concerned that may affect highway safety.</i></p> <p>4) The location plan supplied with TPO application Ref 19/01777/TREE Buckden Marina shows that the actual address for the two trees included is 14 Marina View, PE19 5QS – submitted 10 Sep 19 BACKGROUND: We note that this application covers two of the trees previously subject to HDC consent granted on 24th April 2019 18/02264/TREE for lesser work. It now appears that the owner (identified in the application as Alan) wishes now to have the following reductions:</p> <ul style="list-style-type: none">• one of these two poplars (T2 in 19/01777) felled (compared to consent granted for removal of 4 lowest branches growing towards the house, to give 2metre clearance of the roof)• the other (T1 in 19/01777) reduced by 5metres (compared to consent in April 2019 for a 2.5metre reduction plus reshaping the remainder of the crown and crown clean) <p>PARISH COUNCIL RECOMMENDATION: The Parish Council recommends consent subject to the specialist advice of the HDC Arboricultural Officer as to the most appropriate intervention(s) given the new application and any change in the state of the trees.</p> <p>To Consider:</p> <p>1) Demolish existing garage and build single storey side and rear extension. Site Address: 16 Manor Gardens Buckden St Neots Reference: 19/01626/HHFUL 9comments by 19 Sep 19) The committee considered the application and concluded that there were no material planning considerations of concern. However, when examining the site plan and other documents the committee identified concerns about whether the red line (property boundary) created by HDC Development Control on the Map for the application is accurate. Access to the site and the Southern boundary appears inconsistent with normal arrangements and we wish to ask HDC to examine their Map.</p> |
| 4022 | Date of the next meeting: Tue 24 Sep 19 at 7pm depending on the planning consultations received. |