

BUCKDEN PARISH COUNCIL

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

Planning Committee Meeting 28 May 2019 at 7.00pm at the Millard Suite, Buckden Village hall

Present: Cllrs S Ashwell, B Millard, O James, M Williams

There were no member of the public.

	MINUTES
3998	Apologies Ms R Mimiene (Clerk), Cllr A Howell-Jones (Parish Council Chairman), and Cllr K Render sent apologies for absence.
3999	Election of Planning Committee Chairman Cllr S Ashwell was elected
4000	Declarations of Interest To receive declarations of disclosable pecuniary interests, and the nature of those interests relating to items on the Agenda. <ul style="list-style-type: none">• None were declared
4001	Minutes <ul style="list-style-type: none">• Agreed and Signed the Minutes of the Planning Committee meeting held on 23 April 2019.• Agreed and Signed the Minutes of the Planning Committee meeting held on 14 May 2019.
4002	New business <ol style="list-style-type: none">1) Adoption of HLP2036 will be available for to view between the following dates: Start date: 17/05/19 16:35 End date: 31/12/19 16:00 Please select the following link to view this event: http://consult.huntingdonshire.gov.uk/portal/pp/hlp2036/adoption/adoption_of_hlp2036 ACTION: The Planning Committee agreed that following circulation of this information by the Clerk, all Councillors should be recommended to look at the Huntingdonshire Local Plan (HLP) to 2036 including the end date for viewing of the consultation document. It was noted that many of the local planning policies in the HLP are relevant to the challenges that the Council is currently dealing with.2) Removal of existing rear conservatory and replacement with full width rear single-storey extension, utility within garage area, and first floor en-suite extension to master bedroom Site Address: 5 Beaufort Drive Buckden St Neots Reference: 19/00897/HHFUL - received 13 May 19 Planning issues relevant to this application were discussed. Recommend approval as it was judged that this application was in keeping with the surrounding buildings and appropriate to the scale of the plot.

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- 3) 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 – received 14 May 19

It was noted that the Parish Clerk and Committee members had received written comments from the Freeholder at Buckden Marina setting out planning grounds for rejecting this application for Variation of Condition 1.

The committee discussed the proposal in detail and raised a significant number of concerns about material planning considerations.

Recommend Refusal of the gabion basket structures, the impermeable concrete base, enlargement of the roof lights on the south elevation of the lodge, glass balustrades as positioned in the plans and the potential pentagonal window on the east elevation.

We strongly recommend refusal because they are out of keeping with the visual amenity of the Buckden Marina site. The glazing changes would result in overlooking and loss of privacy. Further, the gabion basket structures are in breach of Conditions 5 and 6 of the 2016 decision notice (Ref: 16/00657/FUL) and pose a significant risk to flooding at 7 Marina View and neighbouring properties.

Details of the Parish Council's view on material planning considerations are documented in a letter sent to Development Control, Huntingdonshire District Council by the Clerk.

- 4) Two Willow Trees - Reduce by 8m

Site Address: Landing Stages At Buckden Marina River Ouse Waterway
Reference: 19/00997/TREE – received 21 May 19

The following points were noted:

1. The application is inaccurate in stating that there is only 1 property associated with this work. The landing stages are within the freehold of the Bucken Marina estate.
2. Whilst the applicant has described these as a health and safety risk they have also stated that they have no fears that the limbs make break or fall. The Parish Council cannot therefore see any justification for treating this as emergency work, and therefore anticipate review by the relevant HDC Officer.
3. Work to pollard these trees on the Great Ouse River bank near the clubhouse at Buckden Marina is consistent with other work carried out this year on similar willow trees further along that stretch of the river.

Recommend approval, subject only to the advice and any conditions recommended by the HDC Arboricultural Officer, because the work is sympathetic to the need to maintain tree health and amenity value in this area over time and the work is consistent with other work carried out this year on similar willow trees further along that stretch of the river.

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	<p>Noted Land Off Lucks Lane And West And South Of The Osiers And Springfield Close Buckden (ref 19/00767/S106) Following circulation to the Planning Committee comment has been submitted to HDC Development Control by the Clerk commenting on the S106 variation proposed. <i>"The period of three months before a mortgagee in possession can sell on the open market is too short. Most Housing Associations take several months to put financial arrangements in place in order to proceed with a purchase. We recommend the period be extended to six months."</i></p>
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Meeting finished at 7.45 pm.

Date

Signed