

BUCKDEN PARISH COUNCIL

Minutes of the Planning Committee Meeting held at Buckden Village Hall on 12th December 2017

Present: Cllrs Mrs Millard, Mrs Howell-Jones, Mrs Shirley, Moore, Bennett & District Cllr Hayward, Mrs G West (Clerk) and 6 members of the public.

	<p>Apologies Apologies were received from Cllrs MacAndrew & Pye It was agreed that Cllr Mrs Shirley would Chair the meeting in Cllr MacAndrew's absence.</p>
3932	<p>Declarations of Interest Cllr Mrs Howell-Jones declared that she has indirect interest as she lives at 25 Perry Road.</p>
3933	<p>Report on previous Meeting The Minutes of the Planning Committee held on the 28th November 2017 were agreed and signed.</p>
3934	<p>The Committee agreed to recommend APPROVAL of the following application:</p> <p>APPLICATION REF. 17/02525/HHFUL New single storey side extension, conversion of garage to study, new pitched tiled roof to replace existing flat roof and new window 7 Glebe Lane Buckden St Neots PE19 5TG</p> <p>APPLICATION REF. 17/02457/FUL One member of the public was spokesman for the group and gave their views on the application.</p> <p>The Committee agreed to recommend REFUSAL of the following application: APPLICATION REF. 17/02457/FUL Erection of single storey flat roof dwelling Land Rear Of 13 - 17 Perry Road Buckden</p> <p>The Council recommends refusal of the application on the following grounds:</p> <ol style="list-style-type: none">1. The Council considers the proposed building to be outside the built area of the village and therefore on a plot not available for development.2. The Council are concerned about several important inaccuracies in the application. For example, we consider it misleading for the application to be located as 'Land Rear of 13-17 Perry Road, Buckden.' We consider the location to be behind 13 Great North Road. As a consequence, we believe the Design and Access statement to be misleading.3. The proposed plot has been described as a brown field site. This is incorrect. It has never had planning permission for a change of use from residential to commercial.

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| <p>4. The proposed application cannot be described as an 'infill' development. It can more accurately be described as a 'back land' development and, therefore, requires closer scrutiny.</p> <p>5. The access to/from the proposed development onto/off the A1 trunk road will, we consider, bring additional road safety risks to an area that already experiences road safety/congestion issues.</p> <p>6. We consider that the proposed building represents an overdevelopment of the proposed plot, having very little room between the outer side walls of the property and the boundary fences.</p> |
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Approved

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