

BUCKDEN PARISH COUNCIL

Minutes of the Planning Committee Meeting held at Buckden Village Hall on 12th June 2018

Present: Cllrs Mrs Ashwell, Masson, Mrs Millard, Moore, Screamton, Mrs Shirley and Cllr Hayward and Mrs G West (Clerk) and seven members of the public.

	Apologies Cllr Pye
3950	Declarations of Interest None were declared.
3951	Report on previous Meeting The Minutes of the Planning Committee held on the 22 nd May 2018 were agreed and signed.
3952	<p>The Committee agreed to recommend REFUSAL the following application:</p> <p>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.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.5. 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.6. The changes of design regarding the platform will raise the windows above the surrounding fencing, thus impacting on the privacy of neighbours.7. 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 serious safety/congestion issues. We consider the entrance to the proposed development to be too acute when entering and exiting a major trunk road. <p>Please note that, should this application appear before the Development Committee, Buckden Parish Council will wish to be represented.</p> <p>Cambridgeshire County Council has received an application to install a disabled persons parking space for a resident in Cranfield Way, Buckden and invited Buckden parish Council's comments:</p>

<p>Buckden Parish Council approves the installation of a disabled persons parking space in Cranfield Way, Buckden, subject to it being returned to normal use when no longer required. Buckden parish Council also asks that Cambridgeshire County Council investigates emergency access and parking on the resident's front garden.</p>
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Approved

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