

DEVELOPMENT MANAGEMENT COMMITTEE 21st NOVEMBER 2022

Case No: 22/00369/FUL (FULL PLANNING APPLICATION)

Proposal: WIDENING OF EXISTING ACCESS

Location: PASTURELANDS TAYLORS LANE BUCKDEN

Applicant: MR ANDREW MAGEE

Grid Ref: 518669 267959

Date of Registration: 11.04.2022

Parish: BUCKDEN

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the officer recommendation of approval is contrary to that of the Parish Council.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 Taylors Lane is located to the west of the A1 Great North Road and to the west of the main Buckden Village. It is a narrow, single-track road and, whilst there are examples of both residential and business development leading from it and visible within the streetscene, it largely retains its rural character.
- 1.2 Pasturelands is primarily an agricultural site (though officers understand that there are a number of uses taking place within it) located in the Countryside off Taylors Lane, Buckden. The site is in Flood Zone 1 but has a greater than 75% risk of surface water flooding. There are no other site constraints.
- 1.3 This application seeks permission for the widening of the existing access from Taylors Lane amounting to an increased width of approx. 3.1 metres in total. Officers understand that when vehicles are accessing the site they are presently cutting across the verge, this proposal seeks to solve this issue.
- 1.4 It should be noted that during the lifetime of this application a Certificate of Lawful Existing Development has been granted (planning application reference 21/02384/CLED) for the existing use of buildings and land for commercial business purposes comprising workshop and storage uses with ancillary office (Class E(g)(iii) and B8) in Unit 1, Workshop and storage uses

(Class B2 and B8) in Unit 2, and commercial artists spray workshop and storage uses (Class E(g)(iii) and B8) in Unit 3.

- 1.5 There was also a query regarding the serving of Certificate B which is a notice served on the owners of any land which is not under the ownership of the applicant but which is required to undertake the proposed development. (In this case Cambridgeshire County Council's Highways Team are believed to be the owners). The agent confirmed in July 2022 that notice would be served on CCC Highways. However, notwithstanding this consideration, as CCC Highways have been consulted and have provided comments on the proposal officers are satisfied that they are aware of the proposed development.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP2: Strategy for Development
 - LP5: Flood Risk
 - LP8: Key Service Centres
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP17: Parking Provision and Vehicle Movement
 - LP19: Rural Economy

- LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
- 3.2 Buckden Neighbourhood Development Plan 2020-2036 (May 2021)
Policies:
- *Building Design 1 – Context
 - *Building Design 2 – Implementation
 - *Flood Risk and Drainage Policies 1 – Surface Water
 - *Transport 1 – Traffic Impact Assessment
 - *Footpath and Cycling 2
 - *Business 1 – Local Employment Opportunities
 - *Biodiversity 1 – Protecting
 - *Biodiversity 2 – Net Gains
- 3.3 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document 2017
 - Huntingdonshire Landscape and Townscape SPD (2022)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Cambridgeshire Flood and Water SPD 2017
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
 - The National Design Guide (2021)
 - * C1 - Understand and relate well to the site, its local and wider context
 - * I1 - Respond to existing local character and identity
 - * I2 - Well-designed, high quality and attractive
 - * N3 - Support rich and varied biodiversity

Local For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 By virtue of the nature of the site there is a wide and varied planning history associated with it. The history from November 1974 onwards is available to view on HDC's Public Access Site. The most recent relevant planning history is detailed below:
- 4.2 18/02446/PMBPA – Conversion of agricultural building to two dwellinghouses (Prior Approval – COU Approved)
- 4.3 20/01614/FUL – Replace barn (with the benefit of Class Q Prior Approval for 2 homes) with 2 new dwellings (Permission)
- 4.4 21/02383/FUL - Change of use of land from agriculture (to be confirmed by agent) to open storage/commercial business use (Use Class B8 to be confirmed by agent) ancillary to the use of adjacent commercial buildings including extension to hardstanding following demolition of buildings (retrospective). Retention and remodelling of earth mound (Pending Consideration)

- 4.5 21/02384/CLED - Application under Section 191 of the Town and Country Planning Act 1990 for a lawful development certificate for the existing use of buildings and land for commercial business purposes comprising workshop and storage uses with ancillary office (Class E(g)(iii) and B8) in Unit 1, Workshop and storage uses (Class B2 and B8) in Unit 2, and commercial artists spray workshop and storage uses (Class E(g)(iii) and B8) in Unit 3 (Consent)
- 4.6 22/01447/NMA - Amendment to 20/01614/FUL - Convert half of Garage to plots 1 and 2 to habitable spaces, new side door to plot 2, remove single detached garage to plot 1 and add attached double garage (with first floor accommodation above) to side (as plot 2). (Withdrawn)
- 4.7 22/01684/S73 – Variation of condition 2 (approved plans) of application 20/01614/FUL (Permission)

5. CONSULTATIONS

- 5.1 Buckden Parish Council recommend refusal. Their comments are available to view in full on HDC's Public Access Site but broadly relate to the following matters:
- *Concerns regarding cumulative impacts of development within the site and requirement to view the applications as a whole.
 - *Query regarding the widening of the roadway within the site itself/general concern regarding the quality of the submitted application.
 - *Highway safety/parking concerns.
 - *Concerns that the development applied for may have already commenced be in use.
 - *Detail provided with regard to trees.
 - *Flood risk concerns/surface water.
 - *Biodiversity concerns
- 5.2 Lead Local Flood Authority (LLFA) – no objections
- 5.3 Cambridgeshire County Council Highways Team – no objections
- 5.4 National Highways– no objections

6. REPRESENTATIONS

- 6.1 Three objections have been received (two from the same address). Again, these are available to view on HDC's Public Access site but are summarised below:
- *Application should be read in conjunction with other recent applications.
 - *Damage caused to Taylors Lane by heavy goods vehicles/this is the reason for the application.

*Facilitation of existing (suggested illegal) commercial business operating within the site.

*Highway safety concerns/volume and scale of vehicles accessing the site.

*Application seeks to allow larger vehicles to obtain access to the land for unlawful, non-agricultural use of the land.

*Not consistent with local policies.

*Residential amenity concerns arising from noise and odour.

Officer comments: The matters raised above shall be addressed in the proceeding sections of this report. However, it should be recognised that whilst some are pertinent to the development being considered others relate more to the perceived activities taking place or proposed within the site. As established in the preceding sections of this report, an application is required to be considered upon its own merits and therefore potential for future development cannot be considered in this determination. As per the response to the Parish Council comments, if it is suspected that any unlawful (in planning terms) operations are being undertaken within the site then this may be addressed with the Council's Enforcement Team accordingly.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
 - St Neots Neighbourhood Plan 2014-2029
 - Godmanchester Neighbourhood Plan (2017)
 - Houghton and Wyton Neighbourhood Plan (2018)
 - Huntingdon Neighbourhood Plan (2019)
 - Bury Village Neighbourhood Plan (2021)
 - Buckden Neighbourhood Plan (2021)

- Grafham and Ellington Neighbourhood Plan 2020-2036 (2022)
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider are:
- The principle of development
 - Design, visual amenity and impact upon the character of the area
 - Residential amenity
 - Highway safety and Parking Provision
 - Flood risk and surface water
 - Biodiversity

The Principle of the Development

- 7.6 The application site is located outside of the built-up area of Buckden within the open countryside. Therefore, Policy LP10 of Huntingdonshire’s Local Plan to 2036 (May 2019) is considered to be relevant. Policy LP10 states that development in the countryside shall be limited to specific opportunities provided for within other Local Plan policies stating that development in the countryside must:
- “a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
b. recognise the intrinsic character and beauty of the countryside; and
c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.”*
- 7.7 One area where these allow for development in the countryside is under LP19 (Rural Economy). LP19 states (amongst other matters) that a proposal for the expansion of an established business within its existing operational site will be supported. Policy Business 1 of the Buckden Neighbourhood Development Plan 2020-2036 (May 2021) states that:

“Proposals for business development within the built-up area of Buckden or on land well-related to the built-up area and the surrounding countryside which provide local employment opportunities, and which make a positive contribution to supporting the rural economy shall demonstrate that they meet the following criteria:

be of a scale appropriate to Buckden as a Key Service Centre and be for a use(s) which is (are) appropriate or necessary in a rural location;

support the character and built environment and green spaces policies of the Neighbourhood Plan;

that the business use/development should respect the character and appearance of the local landscape;

will not negatively impact in existing neighbouring uses through noise, traffic, light and pollution impacts; and

avoid harm to areas, features or species which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets, including their wider settings.”

- 7.8 In this case, the application site is classed as Grade 2 Agricultural Land, however, the nature of the development dictates its siting and, given its scale and use it cannot be considered as the ‘irreversible loss’ of Grade 2 Land and so complies with part a of Policy LP10 in this regard. The points raised in parts b and c of LP10 are addressed in this report at paras 7.10 and 7.12. Whilst Policy LP19 refers to the ‘expansion’ of an established business and states that it will be supported, officers recognise that in the case the development may not be considered an ‘expansion’. However, notwithstanding this consideration, this relatively minor development will support the continued viable use of the site in this location and therefore accords with Policy LP19. Further, it is not considered that the proposed development (by virtue of its scale and location) would be contrary to Policy Business 1 of the Buckden Neighbourhood Development Plan. Overall, therefore, the proposed development is considered to be acceptable in principle subject to other material considerations and conditions.

Design, Visual Amenity and Impact Upon the Character of the Area

- 7.9 Pasturelands is located to the west of Taylors Lane and historically appears to have been a largely agricultural site. The planning history (both determined and pending consideration) reflects the mixed use of the site as both business and residential. In this case, the proposed developments is relatively minor in its scale and amounts to the widening of the existing access from Taylors Lane and a section within the site itself. The

extension (leading onto Taylors Lane) will be to the east of the entrance and will result in the entrance having an increased width of approx. 3.1 metres with the introduction of concrete hardstanding across the existing verge. Officers note that there is a variance in the scale and design of accesses to premises from Taylors Lane and so this will not appear as an unfamiliar introduction to the streetscene. The application site is also not within any areas subject to specific protection as part of the Buckden Neighbourhood Development Plan. Its scale and siting is considered to be acceptable and would not be harmful to the character or appearance of the area, nor will it be detrimental to the countryside location. It therefore accords with Policies LP10, LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Building Design 1 and 2 of the Buckden Neighbourhood Development Plan 2020-2036 (May 2021) and the NPPF (2021) in this regard.

Residential Amenity

7.10 Officers have given regard to the concerns raised in the objections regarding (but not limited to), noise, odour, increased vehicle movements and so on. However, whilst these are noted, officers consider that these are not wholly relevant to the proposal being considered as part of this application. CCC Highways and Highways England have been consulted and raise no objections (The submitted application is solely for permission to widen the existing access and does not give permission for any change of use on the site (which is accepted could result in increased vehicle movements/scale of vehicles accessing the site. It is accepted that the widened access will allow for larger vehicles to enter the site but as officers understand it this action is already taking place with vehicles cutting over the roadside verge. Should the owner of the site wish to change the use or undertake any other development (which would be subject to planning control) then an application would need to be submitted and would be considered upon its own merits regardless of the planning history.

7.11 Therefore (aside from during the construction of the proposed access) the proposed development in the longer term would not give rise to any factors which would be significantly detrimental to residential amenity in terms of adverse noise, or odour, nor would it impact the use and enjoyment of the countryside by others. It therefore accords with Policies LP10 and LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Highway Safety

7.12 As detailed above, Cambridgeshire County Council's Highways Team have been consulted and comment that they have no objections to the proposal in relation to the current use of the site as it will enable vehicles to turn in without over-turning the verge. The Parish Council have made a comment with regard to parking

provision within the site, however, as they have pointed out, this does not have a bearing on the land covered by this application and therefore is not considered further in this assessment.

- 7.13 Given the location (in relation to the A1) National Highways have also been consulted. They comment that the proposed development to widen the existing access is on to a local road and not directly on to the Strategic Road Network (SRN). Consequently, they raise no objection.
- 7.14 Therefore, whilst the concerns raised by the objectors are noted, given the assessment to the development proposed (and lack of additional vehicle movements associated with it), and the favourable comments from CCC Highways and lack of objection from Highways England, the proposed development is considered to be acceptable with regard to its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) in this regard. Further, it is considered that the proposed development would not result in a significant impact upon the highways network nor have a detrimental impact upon a public right of way. It therefore also accords with Policies Policy Transport 1 and Footpath and Cycling 1 of the Buckden Neighbourhood Development Plan 2020 – 2036 (May 2021).

Flood Risk

- 7.15 Policies LP5 and LP15 of the Local Plan states (amongst other matters) that “on a site that is at risk of flooding from any form, where there are critical drainage problems or on site of 1 hectares or more the proposal will only be supported where a site-specific flood risk assessment has been produced” and that “surface water should be considered as an integral part of the design process. It does however state that any assessment should be appropriate to the scale and nature of the development being proposed. Meanwhile, Policy Flood Risk and Drainage 1 of the Buckden Neighbourhood Development Plan (2020-2029) states that “the design of any new development shall respect the fragile nature of Buckden's drainage network and minimise surface water flood risk”.
- 7.16 In this case, the application site lies within Flood Zone 1 as identified by the Environment Agency's Flood Risk Mapping meaning that it has a low risk of fluvial flooding. However, it is identified as an area with a greater than 75% risk of surface water flooding. The NPPF 2021 details that (amongst other matters) that sites which are more than one hectare in size and which would involve the introduction of a more vulnerable use where the land is identified as being at high risk of flooding from other sources (other than fluvial), should be accompanied by a Site-Specific Flood Risk Assessment. In this case, whilst the wider site is over one hectare in scale, the section for

development is much less than one hectare. Further, the proposal does not introduce a more vulnerable use as determined by the NPPF (2021). Therefore, whilst the requirements of the local plan policies are noted, officers adopt a pragmatic approach (in line with the NPPF guidance) and the nature and scale of development when determining if there is a serious risk of flooding associated with development such to ensure that the LPA approach is proportionate.

7.17 Cambridgeshire County Council as the Lead Local Flood Authority (LLFA) have also been consulted (as the access will be across an existing watercourse). They raise no objection but state that the applicant will be required to gain consent under Section 23 of the Land Drainage Act 1991 prior to any works taking place. An informative note shall be added to the permission in this regard. Officers also note that the plans detail that surface water shall be drained away from the highway and, given that both the LLLF and Cambridgeshire County Council's Highways Teams have reviewed and raise no objection in terms of either flood risk nor surface water being discharged onto the highway (or any further conditions such to limit this impact this is considered to be acceptable.

7.18 Overall, given the scale of the development proposed (which will result in the introduction of some hardstanding), alongside the surrounding permeable nature of the landscape and lack of objection from the highways authority (in terms of water on the highway) and the LLFA the proposed development is considered to be acceptable with regard to its approach to flood risk and therefore broadly accords with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036, Policies Flood Risk and Drainage Policy 1 – Surface Water, of the Buckden Neighbourhood Development Plan 2020 – 2036 May 2021 and the NPPF (2021) in this regard.

Biodiversity

7.19 Policy LP30 states that a proposal should ensure no net loss in biodiversity and provide a net gain where possible. In this case no habitats of important or protected species are identified and the overall value of the site, (given the operations taking place within and surrounding it) in terms of biodiversity is considered to be low. By virtue of the nature of the development there are considered to be limited options for achieving a net gain. However, as overall it is considered that there will be no net loss in biodiversity as a result of the development the proposal is considered to accord with Policy LP30 of Huntingdonshire's Local Plan to 2036, Policy Biodiversity 1 of the Buckden Neighbourhood Development Plan 2020 – 2036 (May 2021) and the NPPF (2021) in this regard.

- 7.20 It is recognised that Policy Biodiversity 2 – Net Gains of the Buckden Neighbourhood Development Plan 2020 – 2036 states that all development will be expected to provide net gains at both habitat and species level but as addressed above, achieving a net gain would be a challenge in this instance and any condition such to achieve a net gain would be considered unreasonable.

Impact on Trees

- 7.21 Officers note that Buckden Parish Council have pointed out that trees have not been referenced in the application form but that elsewhere it is noted that trees could influence the development as the tree to the right of the access causes larger vehicles to overturn the verge such to avoid the tree. In this case there is no indication that the tree will be removed such to facilitate the development. However, notwithstanding this matter, one of the neighbour comments indicates that the branches of the tree (overhanging the access) have already been cut back. In this case, the tree (or any in the immediate vicinity) are not afforded formal protection by virtue of a Preservation Order nor are they within a Conservation Area and therefore could be removed or have works carried out to them with no intervention by the Local Planning Authority. In this case, officers are satisfied that no works are required to the tree such to facilitate the development but, for the reasons given above, in the event that any works were proposed officers would have no basis for objection in this regard. The proposal therefore accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 in this regard.

Other matters

- 7.22 The remaining concerns raised by the Parish Council (not addressed elsewhere in this report) are noted. However, each application has to be determined as submitted and upon its own merits. It is recognised that there is a wide and varied planning history associated with this site but officers have to be clear in the fact that this application is solely to consider the works applied for under this application (i.e., widening of the access). Whilst additional works may be required or may be being undertaken within the site (which may or may not be subject to planning control), any consent given as a result of this application does not cover additional works. Therefore, any works which do not have relevant permission (and require it), would be undertaken entirely at the applicants own risk and could leave them open to enforcement action. The same applies for any works commenced which do not have relevant permission and which can be reported to the Council's Enforcement Team where required.

Conclusion

- 7.23 The proposed development is considered to be compliant with the relevant national and local policy as it is:

*Acceptable in principle

And it:

* Is of an appropriate scale and design;

*Would not have a detrimental impact upon the character or appearance of the area;

*Would not have a significantly detrimental impact upon the amenity of neighbours;

*Would not be detrimental to highway safety in the locality;

*Would not result in an increased risk of flooding in the locality;

*Is acceptable with regards to the impact on biodiversity;

*Is acceptable with regard to its impact on trees;

*There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

7.24 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of conditions

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

- Time limit
- Approved Plans.
- Materials as per application form and submitted plans.

An Informative note to be added as per LLFA advice regarding watercourse consent.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs

CONTACT OFFICER:

Enquiries about this report to **Kevin Simpson Development Management Officer** – kevin.simpson@huntingdonshire.gov.uk

Development Management Committee



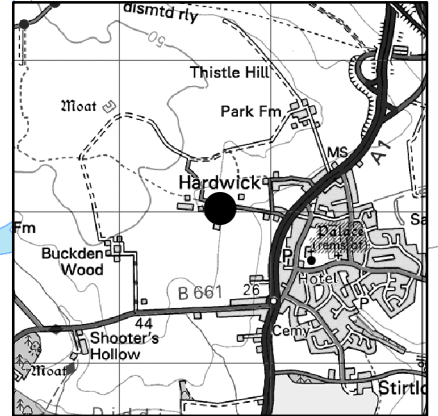
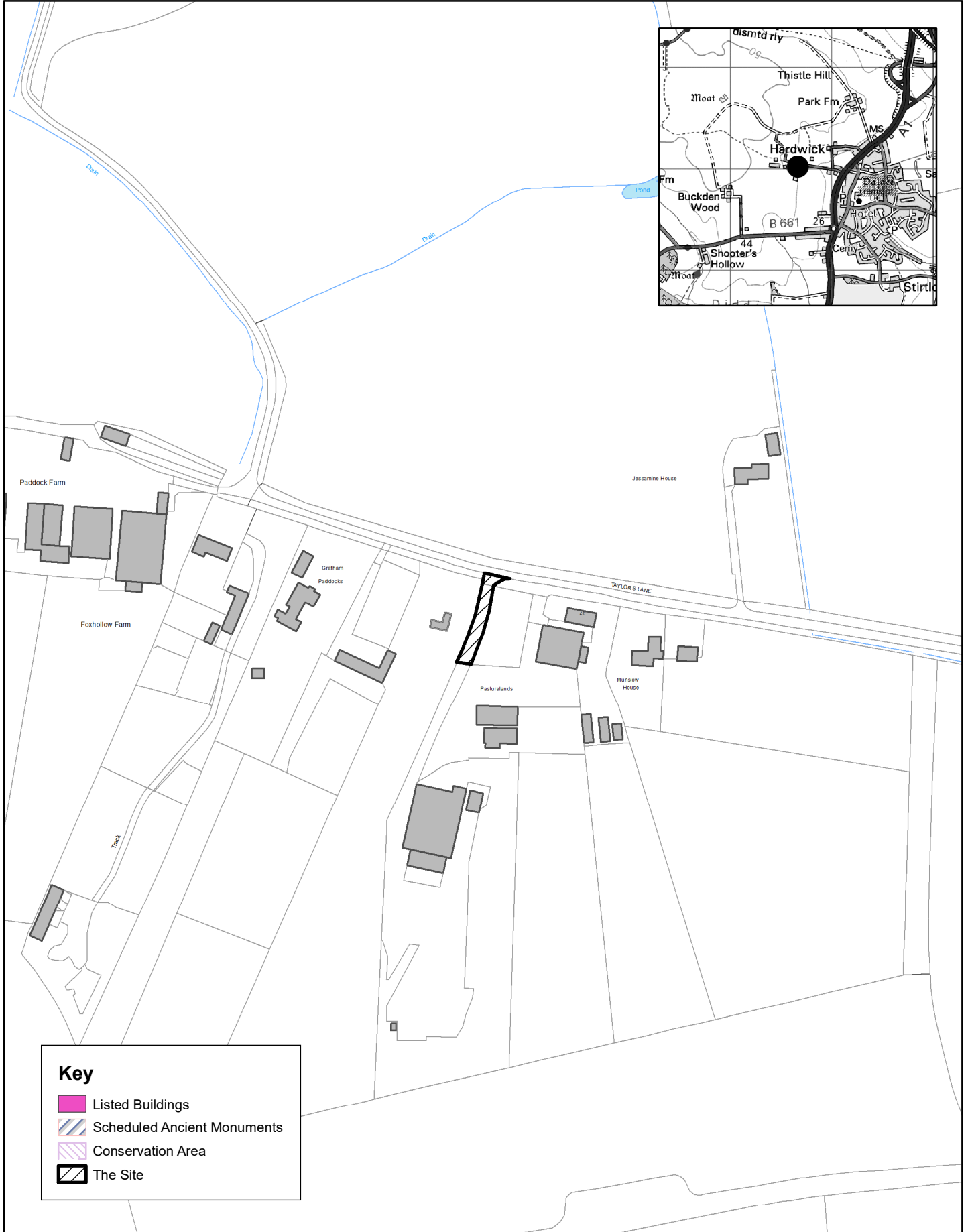
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Application Ref: 22/00369/FUL

Date Created: 08/11/2022

Location: Buckden

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Key

- Listed Buildings
- Scheduled Ancient Monuments
- Conservation Area
- The Site

From: clerk@buckdenpc.org.uk
Sent: 29 April 2022 11:20
To: DMAdmin; Simpson, Kevin (Planning)
Subject: Buckden PC Planning Recommendations to- Pasturelands Taylors Lane Buckden (ref 22/00369/FUL)

Categories: Jason

Dear Kevin,

Pasturelands Taylors Lane Buckden Reference: 22/00369/FUL

Buckden PC believes the submission of this further application supports BPC's earlier view, and that of our professional advisers, that the approach being taken for this site is to try to incrementally achieve what a single application would not have done i.e. to put a business park including businesses not suitable for a residential area, into a residential and agricultural location in the countryside.

It was agreed to **Recommend Refusal** to this planning consultation on the reasons listed below:

- There is a clear cumulative effect here and BPC feel that HDC need to recognise that all 2021 & 2022 Pasturelands applications are inextricably linked, regardless of being packaged separately.
- We understand that if the roadway on site were to be widened it does need planning permission but that does not appear to be covered by this application
- BPC believe this application should be accompanied by a Transport Assessment, given the issues on highway safety already raised
- BPC is of the view that this is again a deficient application from Pasturelands and agents
- The application to widen the access could be a device simply for forcing through the increased traffic and our view is that HDC needs to assess the total, cumulative impact carefully.
- Overall, again this is judged by BPC to be a submission that fails the planning balance tests and should not be granted.

The un-resolved application for a Certificate of Lawful Existing Development and for retrospective approval of a number of changes which are in breach of planning legislations and which are liable to enforcement action should, in BPC's view, be taken as a whole. As noted by BPC solicitor and planning consultant in BPC's response to the full application 21/02383/FUL they are part of incremental attempts to gain authorisation for transforming agricultural land in a residential area into a commercial and industrial site with a substantial amount of business traffic. The removal of large areas of grass to create hardstanding, and use of hardstanding to store substantial numbers of steel beams where there were previously farm buildings are evidence of the expansion of the site. There is evidence of the increasing number of vehicles, including large lorries unsuited to a single-track rural lane, which are only using the entrance at Pasturelands because of the businesses that are now on site.

BPC Councillor has shared a photograph that was taken of a lorry on the lane in April, where the cyclist travelling in the opposite direction was put at significant risk. This supports our view that anything which encourages additional commercial traffic on Taylors Lane is inappropriate and will affect highways safety.

BPC believes that the activities on the site are unsuitable for their location and should not be given either immunity from enforcement or consent.

Significant concerns were raised that the information in the application form is inaccurate and misleading, including but not limited to:

- Q: Widening of existing access – has the work or change of use already started. Application form says no BUT this is untrue as lorries are already using the path onto the site for which the application has been made.
- Q: Vehicle Parking – Does the site have any existing vehicle/cycles parking spaces? Application form says no BUT whilst that is true of the narrow strip of land covered by this application, the development of multiple commercial and industrial activities on site have created substantial parking areas associated with the unauthorised use of the site
- Q: Trees & Hedges – The rationale for widening the road (as well as the access adjacent to Taylors Lane) is because it is said that lorry cabs are affected by the tree by the entrance BUT the application says NO to the question “are there trees or hedges on land adjacent to the proposed development site that could influence the development.
- Q: Assessment of Flood Risk – In answer to the question “How will surface water be disposed of” the answer is “Soakaway” even though the proposed surface is to be impermeable and the water on that would run downhill into the ditch alongside Taylors Lane.
It was noted here that a letter of objection to the proposed manner of crossing the ditch along Taylor’s Lane has been sent by the LLFA in relation to an adjacent development approved for the Pasturelands site. The site owner and his agent were advised to note that letter of objection as the proposal to bridge the ditch on this application for widening was identical to the application where the method was judged unacceptable.
- Q: Biodiversity – in answer to the question about Protected and priority species the application states NO. The response given is NOT TRUE as the adjacent/nearby land where there is consent to build two houses is known to be affected by Bat migration, and indeed the landowner and his agent know that to be the case as a condition of the house development was that they obtained the relevant licences to deal with the effect on the bats there.
- In addition, BPC suggest that they have been selective in what they have indicated about employment at Pasturelands (they say no existing employees).

Many thanks
Ramune

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<https://www.facebook.com/Buckden-Parish-Council-101476219095385>

Ramune Mimiene
Clerk and Proper Officer to Buckden Parish Council
Buckden Village Hall
Burberry Road
Buckden PE19 5UY
07483 333557

Please note a new email address for the Parish Council

Email: clerk@buckdenpc.org.uk

Website: <https://buckdenpc.org.uk/>

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From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>

Sent: 14 April 2022 11:03

To: clerk@buckdenpc.org.uk

Subject: RE: Planning Permission Consultation - Pasturelands Taylors Lane Buckden (ref 22/00369/FUL)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Widening of existing access

Site Address: Pasturelands Taylors Lane Buckden

Reference: 22/00369/FUL

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Development Management
Huntingdonshire District Council

T: 01480 388388

E: dmadmin@huntingdonshire.gov.uk

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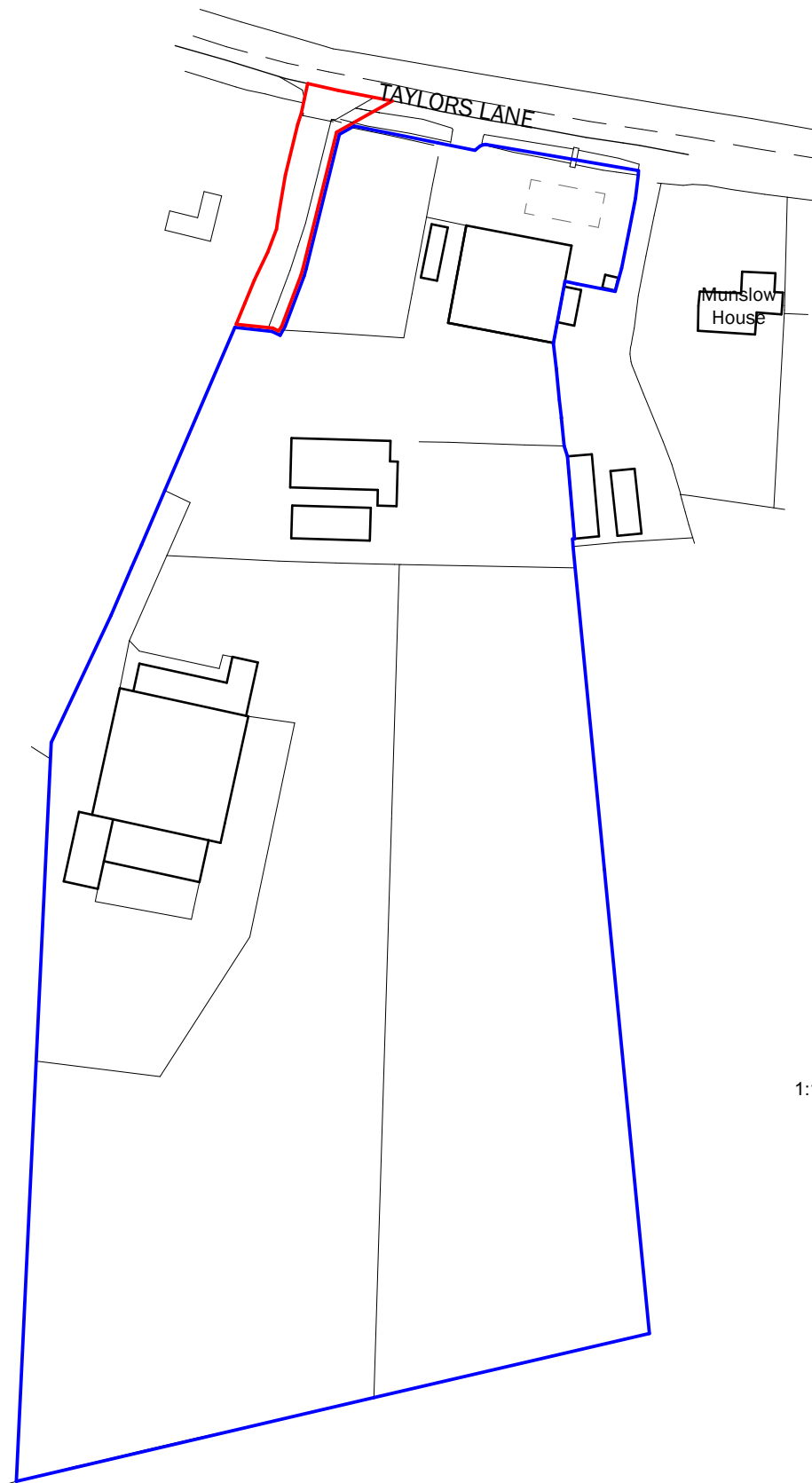
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Revision	Drawn	Check	Date	
A	WF	AD	01.02.22	
First Issue				



Location Plan

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client		
Magee		
project		
Taylors Lane, Buckden Access Widened		
drawing		
Location Plan		
drawn	date	scale
WF	20.01.22	1:1250 @ A4
check	AD	



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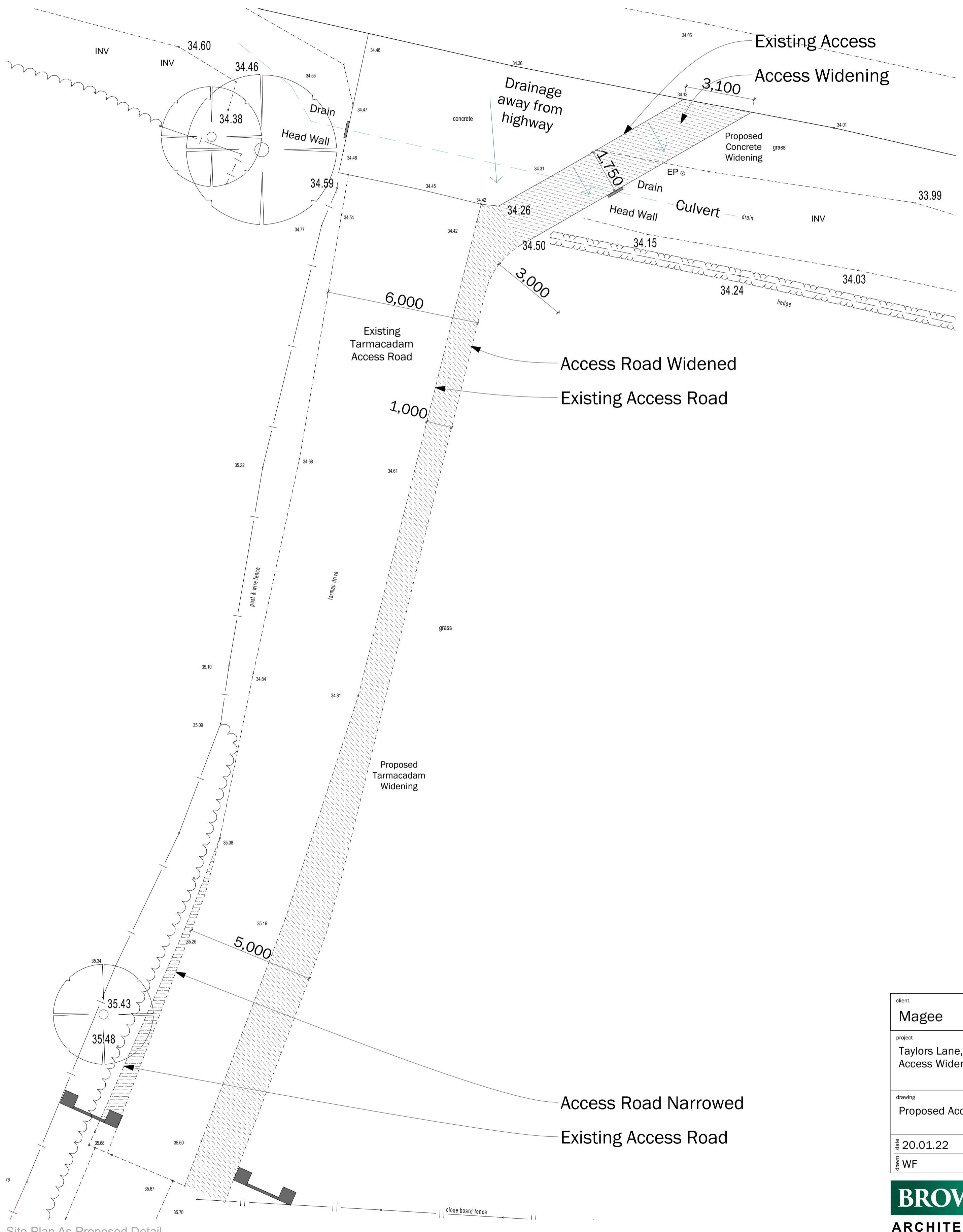
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21	153	L0101	A
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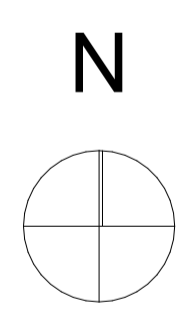
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Revision	Drawn	Check	Date
A First Issue	WF	AD	01.02.22



Site Plan As Proposed
1:250



Site Plan As Proposed Detail
1:100



client	
Magee	
project	
Taylors Lane, Buckden Access Widened	
drawing	
Proposed Access	
date	scale
20.01.22	1:250, 1:100 @ A1
drawn	checked
WF	AD

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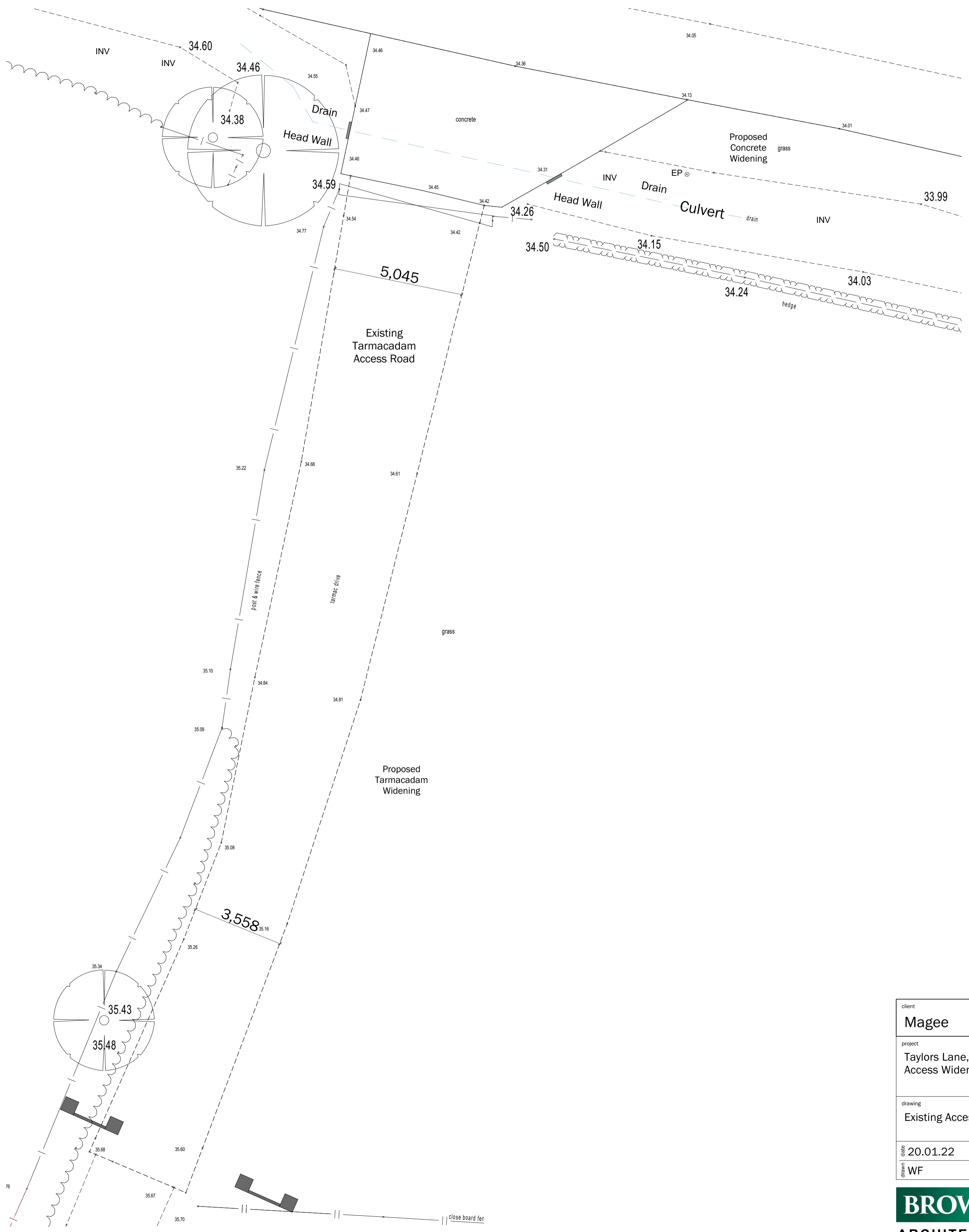
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21	153	K0001	A
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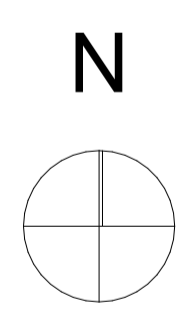
Issue Status		Preliminary	
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Revision	Drawn	Check	Date
A First Issue	WF	AD	01.02.22



Site Plan As Existing
1:250
0 5 10 15 20m



Site Plan As Existing Detail
1:100
0 2 4 6 8m



client	
Magee	
project	
Taylors Lane, Buckden Access Widened	
drawing	
Existing Access	
date	1:250, 1:100 @ A1
20.01.22	
drawn	checked
WF	AD

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21	153	S0001	A
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