



Buckland & Chipping Parish Council

Clerk: Colin Marks

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MINUTES OF BUCKLAND & CHIPPING PARISH COUNCIL EXTRAORDINARY PLANNING MEETING No. 296 Monday 2nd October 2019, 7.30pm, The Manor House, Buntingford

Cllr Jeff Kenyon (Chair) (JK) *

Cllr Penny Newman (PN)*

Cllr Teresa Harrington (TH)

Cllr Jason Noy (JN)*

Cllr Jennifer Makewell (JM)*

* Denotes present

Also present: 1 member of the public

Clerk: Colin Marks, Clerk to Buckland & Chipping Parish Council

The Chairman welcomed everyone and opened the meeting at 7.30pm.

ACTION

296.01 Apologies for absence

1. Councillors: Cllr Teresa Harrington (reason accepted)
2. Other apologies: None

296.02 Declarations of Interest and dispensations: None

296.03 PLANNING

1. New Planning Applications:

3/19/1833/FUL Pelican Cottage, Chipping: Erect 3 detached bungalows with 6 car spaces and associated works.

Having fully considered the details and plans, it was **RESOLVED to object to the application and to make comments on the following grounds:**

Clerk

1. It represents inappropriate and over-development of the site. The proposed buildings are too close together. Chipping is a Group 3 Village in the Rural Area Beyond the Green Belt and the plan is contrary to EH District Plan Policy VILL3 and the Buntingford Community Area Neighbourhood Plan Policy HD2.
2. Contrary to the Design and Access Statement, the development does not meet any criteria that would justify identifying it as infill against either Policy HD2 or the NPPF.
3. It is contrary to Condition 3 imposed in 2018 by EH Development Management on planning application 3/18/0404/FUL which stated that "The building sited in the area of the enlarged residential curtilage hereby approved shall be used for the garaging of private vehicles and a store and for no other purposes."
4. Furthermore, on application 3/18/0404/FUL, the area in which it is proposed to build was designated as agricultural land. The Parish Council objects to the use of agricultural land for development.
5. Additional to the above, there has been no application for a change of use of the land.
6. The Proposed Site Plan misrepresents the status of the existing garage/residential annex. The arrow should point to the building on the western end of the block (ie, nearest to the A10); the building to which the arrow points on the Plan is designated as stables on the 2018 application 3/18/1217/HH (refer also to points 3 and 4 above and Condition 2 imposed on 3/18/1217/HH).

7. The Parish Council has serious reservations about the poor and inadequate condition of the track that would be the access to the proposed development.

8. The Parish Council has concerns about the safety of additional vehicular ingress and egress at the junction of the track with the very busy A10.

Further comments

If the application is granted, the Parish Council asks that the following conditions be imposed:

1. That a full archaeological survey be undertaken since the land follows the line of the Ermine Street Roman road.

2. That the access track be brought up to an appropriate standard.

To note that there is still appears to be no yellow planning notice that is visible to passing members of the public.

2. Decision Notices – for information only

3/18/1984/FUL Chipping House Erect 2 no. 4-bed dwellings **APPEAL UPHELD**

3. Other planning matters, including late applications received: NONE

296.04 Bonfire/Fireworks night, Friday 1st November.

- It was agreed to apply for a £150 Locality Budget grant from County Cllr Jeff Jones. JK
- The Chairman to arrange lighting the fireworks. JK
- The Chairman to confirm whether Cllr Jeff Jones will light and oversee the bonfire. Agreed to light the fire at 7pm for fireworks at 7.30pm JK
- Cllr Jason Noy to confirm his availability to set up and run the bar with 1 or 2 volunteers. JN
- Two volunteers needed to run the BBQ JK
- Risk assessment on the day to confirm weather conditions do not pose a risk. JK
- A flyer to be printed and distributed by week ending 25th October.

296.05 Urgent matters received too late for the agenda:

Arrangements were settled for the hedge clearing project at the Common/Pond:

- Saturday 26th October, meet at 10.30am at the Common.
- Suzanne Hodge will arrange hedge cutting and clearance of trimmings as required. JK/PN/
- A leaflet to be printed and distributed with the bonfire flyer inviting volunteers to participate. TH/JM

296.06 1. Date of next Parish Council meeting

Monday 4th November at 7.30pm in The Manor House, Buntingford

It was noted that the Christmas carol service at St Andrew's, Buckland, will be on Saturday 21st December at 6.00pm

There being no further business, the Chairman thanked everyone for attending and closed the meeting at 8.32pm.

Signed.....**Dated**.....