

MELBOURN PARISH COUNCIL MINUTES

DRAFT MINUTES SUBJECT TO FORMAL RATIFICATION AT THE NEXT PLANNING MEETING.

Minutes of the Planning Committee held on Monday 3rd November, 2014 in the upstairs meeting room of the Community Hub at 7.15 p.m.

Present: Cllrs. K.Crosby (Chair), R. Gatward, M.Linnette, J.Norman, R.Tulloch, V.Barrett, J.Hales, T.Baker, I Bloomfield, M. Townsend and C. Stead.

In attendance: The Clerk

PL119/14 Apologies for Absence

Cllrs Regan and Sherwen for personal reasons.

PL120/14 Declarations of Interest:

None

PL121/14 Minutes of the meeting held on 20th October, 2014:

It was proposed by Cllr. Norman, seconded by Cllr. Stead and agreed that the minutes of the meeting held on 6th October, 2014 be signed as a true record.

PL122/14 Matters arising:

PL114/14: The committee asked that this be investigated further with the Tree Officer at SCDC as the tree is on private land and it is unclear about which body meets the cost. The tree on the car park is to be removed tomorrow. The car park will be closed for the day and there are signs giving this information on the car park and the Primary School has been informed.

PL113/14: Concerns were expressed by the committee about the entrance to the site on the A10 bypass near the junction with Royston Road. It now seems that the bulk of the traffic has been changed from Meldreth to Melbourn. It was noted that heavy lorries had been seen parking in Royston Road by Greenlow Kennels awaiting access to the site. Cllr Gatward argued that a share of S106 money ought to come to Melbourn given the changes made which now affect the residents of Melbourn more than Meldreth. Cllr Hales will be asked to look into this. Cllr Hales argued that to raise the issue of S106 money, as raised by Cllr Gatward, was inappropriate as the money was a Community Benefit payment not S106 money and Meldreth Parish Council have not negotiated with the solar farm developer. Cllr Gatward said that she thought it was appropriate as it was having an impact on the village. Cllr Tulloch intervened to say that he thought it was a very well-managed site and this was acknowledged by Cllr Gatward and others. Cllr Gatward argued that the council had not been informed about the access site, which was disputed by other councillors, who argued that the alternative of having lorries coming up Station Road was not acceptable.

Cllr Hales pointed out that another solar farm was being built adjacent to the Turkey Farm which had not been brought to the attention of the council. He and Cllr Barrett will ask that any decision on this proposal be deferred when it comes before the SCDC Planning Committee on Wednesday.

PL123/14 Village Car Park:

In the absence of Cllr Regan, his e-mail was studied by the committee. Cllr Hales reported that Sweetts and the drainage company had examined the car

park today in order to familiarise themselves. Surface water drains into the soakaway and foul water into the sewers. If the drainage system from the old toilets is still intact, the road will not have to be dug up and this will mitigate the costs.

Cllr Linnette raised the question of bollards and pathway behind the Cross and asked if they were still part of the project and he was reassured that this was still the case.

Cllr Baker expressed his concern that, in Cllr Regan's e-mail, he seemed to be blamed for delaying the tender issue date of early December by his challenging of the quotations on the ground investigations with the inevitable cost implications. Cllr Baker argued that he is right to question the quotations. The committee asked Cllr Baker to consult closely with Cllr Regan to resolve the issues with Sweetts to get the best possible outcome for the project.

ACTION: Cllrs Regan & Baker

PL124/14 Deed Dedication registrations

Nothing to report

PL125/14 Notifications or Planning Consultation documents:

None

- (a) Notification for revised plan. Solar Farm and Associated Development Planning Reference S/1427/14 FL Land between Railway and Sewage Disposal Works, Royston Road, Melbourn, Cambridgeshire. Mr Adriana Setta Solar Planning Ltd. For information only was noted.
- (b) Notification for revised plan. Electrical Substation. Planning Reference S/1928/14/FL Land North West of A10, Meldreth, Mr Colm Ryan, Lightsource Renewable Energy Ltd. For information only was noted.
- (c) Notification refusing permission for a prior approval application to convert main concrete framed barn to three houses at Three Prospects Farm, Royston Road, Melbourn SG8 6DA on behalf of Three Prospects Farm Ltd was noted.

PL126/14 Planning Applications:

- (a) Planning application for an underground cable & associated works between solar farms and substation at construction of an underground cable route, land south of Melbourn, Melbourn on behalf of Lightsource Renewable Energy Ltd S/2358/14/FL was recommended for approval without comment.
- (b) Planning application amendment for an underground & associated works between solar farms and substation at construction of an underground cable route, land south of Melbourn, Melbourn on behalf of Lightsource Renewable Energy Ltd in relation to an Updated Tree Survey and Archaeological Report and Revised Ownership Certificate S/2358/14/FL was recommended for approval without comment.
- (c) Planning application for a detached double garage at West Barn, New Road, Melbourn SG8 6BX on behalf of Mr & Mrs Colley was recommended for approval without comment.
- (d) Planning application to undertake work on trees situated within a Tree Preservation Order at 4, Garden End, Melbourn SG8 6HD on behalf of Mrs Nina Reid C/11/17/070/10 is to be sent with the following comments: *'We would request the Tree officer visits the site before any decision is made. We would also like to see the officer's report'*.

PL127/14 Correspondence:

None

PL128/14 To accept notices and matters for the next agenda

The Clerk requested that the council seek to set up a screen and projector in the meeting room to aid planning meetings. The Clerk to liaise with Cllr Regan.

The Chairman closed the meeting 8.22 p.m.