

MELBOURN PARISH COUNCIL MINUTES

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

Minutes of the Planning Committee held on Monday, 17th August, 2015 in the upstairs meeting room of the Community Hub at 7.15 p.m.

Present: Cllrs. K.Crosby (Chair), M.Sherwen (Vice-Chair), R.Tulloch, M.Linnette, J.Norman, I.Bloomfield, J.Hales, J.Regan, V.Barrett, C.Stead and A.Mulcock

In attendance: The Clerk + a representative from Pegasus + 2 members of the public

PL52/15 Apologies for Absence

Cllrs Baker and Gatward for personal reasons

PL53/15 Declarations of Interest:

Cllrs Barrett and Hales declared a non-pecuniary interest in PL60/15 (a) as they are both members of South Cambs Licensing Authority.

PL54/15 Minutes of the meeting held on 3rd August, 2015:

It was proposed by Cllr. Sherwen, seconded by Cllr. Regan and agreed that the minutes of the meeting held on 3rd August, 2015 be signed as a true record.

PL55/15 Report on the last meeting: 3rd August 2015

*PL46/15: The Chair expressed her disappointment at the resignation of Cllr Regan from the Chair of the Car Park Committee. **IT WAS PROPOSED BY CLLR CROSBY AND SECONDED BY CLLR TULLOCH THAT A MEETING OF THE CAR PARK COMMITTEE BE CALLED TO ELECT A NEW CHAIR AND VICE-CHAIR IN ORDER TO TAKE THE CAR PARK REFURBISHMENT FORWARD. This was CARRIED.*** The Clerk reported that Cllr Linnette has been elected as the Chair of the Car Park Committee and Cllr Sherwen as the Vice-Chair.

PL56/15 To consider any matters concerning the Village Car Park:

The Chair read out a letter from the Licensing Officer of SCDC detailing arrangements for the siting of the kebab van during the refurbishment programme and thereafter.

The Clerk said he had received two e-mails: one about a Buildings Control Officer payment which he knew nothing about; the other, about the need for a letter stating that the proposed workshop on the car park does not require planning permission from SCDC. The Clerk to investigate both.

Cllr Norman asked if the letters in the Royston Crow about the car park would be answered: the Chair of the Car Park Committee said an article will be written giving the council's rationale for the car park refurbishment.

PL57/15 To receive a report from the Melbourn Futures Committee.

Cllr Norman reported that she and George Meliniotis had met with the Lead Urban Design Project Coordinator from SCDC's Consultancy Unit concerning the Neighbourhood Plan who had been most helpful in discussions about preparing a Conservation Area Appraisal which could be incorporated into the Neighbourhood Plan. They also met with the Design Enabling Panel which will give notice of larger applications in the area to councils.

PL58/15 Presentation from Pegasus on the development off New Road S/0287/15/0

The representative from Pegasus outlined the new proposals: 18 houses instead of 22, 40% affordable housing, retaining the mixture of market housing, dropping the proposed 3-storey building, moving the access road southward and complying with visibility splays, increase in the amount of open space and moving the play area, incorporating front and back gardens, improving the parking layout, increasing the number of parking spaces and pointing out where the garages are proposed. Questions from councillors mainly concerned the need for a greater number of parking spaces, calculated at 6 and the representative said that this would be addressed in the detailed plans at a later stage as the present proposals are only asking for outline planning permission. The details of the development are now with the Planning Committee and these will be considered at its next meeting on 1st September.

PL59/15 To receive any notification or planning consultation documents.

None

PL60/15 To consider the following planning applications

- (a) [*Cllrs Barrett & Hales left the meeting as they had both declared a non-pecuniary interest as they are members of SCDC's Licensing Authority*]. Planning application for a change of use of warehouse offices to taxi headquarters/control centre at 10/10A The Moor Melbourn SG8 6ED S/1653/15/FL was recommended for approval without comment. [*At this point, Cllrs Barrett & Hales returned to the meeting*].
- (b) Planning application for a two storey side extension to existing house at 9, Portway, Melbourn SG8 6EU S/1823/15/FL was recommended for approval without comment.
- (c) Planning application for the erection of a 3 bay cart lodge at 5, Stockbridge Meadows, Melbourn SG8 6FG S/1529/15/FL was recommended for refusal with the following comments: *'The council queries whether this is within the Conservation Area. There is also a question of possible overlooking of properties in Dolphin Lane. It is a very large structure & the plans are very unclear as to the driveway leading up to the building.'*
- (d) Planning application for new dwelling and access (Variation of conditions 2 (Revised design) and removal of conditions 15 & 16 (Infrastructure contributions) at 31, The Moor, Melbourn of planning consent S/1798/10 was recommended for refusal with the following comments: *'We are recommending refusal as we consider that this should be two applications to be in place: they should be viewed as two separate issues. We would also like the assurance that the provision of 3 affordable housing units is still intact.'*
- (e) Planning application for two storey side and rear extension at 145 High Street, Melbourn SG8 6AR S/1971/15/FL was recommended for refusal with the following comments: *'The council queries whether the property is in the Conservation Area. It would appear that this would be an overdevelopment of the site & create a lack of off-street parking'*.

PL61/15 Correspondence:

None

PL62/15 To accept notices and matters for the next agenda
None

The Chairman closed the meeting at 8.36 p.m.