

**MELBOURN PARISH COUNCIL
MINUTES**

Minutes of the Planning Committee Meeting held on Monday 14 August 2017 in the Atrium of Melbourn Community Hub at 7.30pm.

Planning Committee: Chair – Cllr Kilmurray, Cllrs Porter, Regan and Sherwen.

In attendance: Assistant to the Clerk, District Cllrs Hales and Barrett and approximately 8 members of the public

PL23/17 **To receive any apologies for absence**
Apologies were received from Cllrs Gatward, Hart and Buxton

PL24/17 **To receive any Declarations of Interest and Dispensations**
a) **To receive declarations of interest from councillors on items on the agenda**
There were no declarations of interests made

PL25/17 **To approve the minutes of the Extraordinary Meeting of the Planning Committee on 17 July 2017**

IT WAS PROPOSED BY CLLR PORTER AND SECONDED BY CLLR SHERWEN TO ACCEPT THE MINUTES WITHOUT AMENDMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.

PL26/17 **To report back on the minutes of the Extraordinary Meeting of the Planning Committee on 17 July 2017**

There was nothing to report

PL27/17 **To approve the minutes of the Extraordinary Meeting of the Planning Committee on 24 July 2017**

IT WAS PROPOSED BY CLLR REGAN AND SECONDED BY CLLR SHERWEN TO ACCEPT THE MINUTES WITHOUT AMENDMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.

PL28/17 **To report back on the minutes of the Extraordinary Meeting of the Planning Committee on 24 July 2017**

There was nothing to report

PL29/17 **To approve the minutes of the Planning Committee on 24 July 2017**

District Cllr Hales asked for the minutes to note that '*Cllr Hales is stepping down from the Planning Committee as new Councillors have joined the Parish Council. It was always his intention to step down at this time*'.

IT WAS PROPOSED BY CLLR SHERWEN AND SECONDED BY CLLR REGAN TO AMEND THE MINUTES TO REFLECT THIS. ALL IN FAVOUR. THIS WAS CARRIED.

PL30/17 **To report back on the minutes of the Planning Committee on 24 July 2017**

There was nothing to report

PL31/17

Public Participation (For up to 15 minutes members of the public may contribute their views and comments and questions to the Parish Council – 3 minutes per item.

A member of the public noted that she was under the impression that planning would not be granted for the proposed development at The Moor as the splay was insufficient and queried whether the Parish Council could take on responsibility for the land or whether a Compulsory Purchase Order could be made. The Chair noted that Mr Hanson of Hanson Homes was in attendance and would be invited to address this and other queries under agenda item PL33/17d.

There were no further comments from the public.

PL32/17

To receive any notifications or planning consultation documents.

- a) Notification – application for approval of details reserved by condition 4 (Specifications & Schedule of Works), 5 (Window Details), 6 (Render), 7 (Mortars & Render Details) and 8 (Slate Sample) of Listed Building Consent S/3374/16/LB at 59 High Street, Melbourn, Royston, SG8 6DZ. S/2445/17/DC. Mr and Mrs R Chamberlain. For information only.

The Chair noted that a letter had been received from SCDC Planning Department dated 8 August 2017 advising that this application was rejected. Concern was raised about the general state of the buildings, particularly the danger to the public of falling masonry and debris.

IT WAS PROPOSED THAT THE ASSISTANT TO THE CLERK WRITE TO SCDC PLANNING DEPARTMENT REQUESTING THAT SIGNS ARE PUT UP OUTSIDE THE BUILDINGS ALERTING THE PUBLIC TO POTENTIAL DANGER FROM FALLING MASONRY AND OTHER DEBRIS. IT WAS FURTHER PROPOSED THAT THE LETTER INCLUDE A REQUEST FOR A STRUCTURAL ENGINEER'S STATEMENT TO THE EFFECT THAT THE BUILDINGS ARE SAFE AND DO NOT POSE A HEALTH AND SAFETY RISK TO THE PUBLIC.

PROPOSED BY CLLR PORTER. SECONDED BY CLLR REGAN. ALL IN FAVOUR. THIS WAS CARRIED.

ACTION: Assistant to the Clerk to prepare a letter in the above terms.

- b) Notification – Conversion of redundant telephone exchange to two storey 3 bedroom dwelling at Old telephone exchange, Royston Road, Melbourn, Royston, SG8 6DH. Mr Paul Wilkinson. S/1791/17/FL. Application was withdrawn.
- c) Notification – Town and Country Planning Act 1990, Section 192. Town and Country Planning (Development Management Procedure) (England) Order 2015: Article 39. Lawful development certificate for proposed addition of MOT testing bay within building. The site benefits from permission for lawful use as a workshop for vehicle body building and painting under approved application S/1392/97/F. The introduction of MOT testing is not considered to constitute a material change in the current use of the site. At Unit 1 Grange Farm, Newmarket Road, Melbourn, SG8 7PR. S/1520/17/LD.
- d) Notification – application for an annex at 19A Dolphin Lane, Melbourn, SG8 6AE. Mr Robin Wedd. S/1533/17/FL. Permission granted subject to conditions.

To consider the following Planning Applications:

- a) Application – THIS APPLICATION HAS BEEN AMENDED. Proposed rear extension, garage, annexe, dormers and front porch at 35 Dolphin Lane, Melbourn Royston, Cambridgeshire, SG8 6AE. Mr Tim Yow. S/1539/17/FL.

It was noted that this application had come before the Planning Committee twice previously. There was discussion as to the accuracy of the building line which had been marked on the plans as this had been inserted by the neighbour making the objection. Noted that it would difficult to object on this basis as there were other properties on Dolphin Lane where development has taken place over the building line.

IT WAS PROPOSED TO ACCEPT THE APPLICATION WITH NO COMMENTS. PROPOSED BY CLLR REGAN. SECONDED BY CLLR SHERWEN. CLLR PORTER ABSTAINED. THIS WAS CARRIED.

- b) Application - First floor side extension to house at 91 Beechwood Avenue, Melbourn, Royston, SG8 6BW. Mr and Mrs Deadman. S/2582/17/FL

IT WAS PROPOSED TO ACCEPT THE APPLICATION WITH NO COMMENTS. PROPOSED CLLR REGAN. SECONDED BY CLLR PORTER. ALL IN FAVOUR. THIS WAS CARRIED.

- c) Application – Advertisement Consent : 1 x internally illuminated logo, 3 x non-illuminated wall mounted aluminium panels, 1 x non-illuminated acrylic letters, 1 x externally illuminated pole mounted sign at 71 High Street, Melbourn, Royston, SG8 6DU. Co Op Food, Food Programme Delivery Orchid Group. S/2573/17/AD

Concern was raised with regard to the free-standing flag pole presenting an obstruction on the pavement outside the shop. It was suggested that the sign could be attached to the apex of the shop frontage.

IT WAS PROPOSED TO REJECT THIS APPLICATION ON THE GROUNDS THAT THE FREE-STANDING POLE WOULD PRESENT A HEALTH AND SAFETY ISSUE AND AN UNNECESSARY OBSTRUCTION ON THE FOOTPATH. PROPOSED BY CLLR REGAN. SECONDED BY CLLR PORTER. ALL IN FAVOUR. THIS WAS CARRIED.

- d) Full planning application for the construction of 23 dwellings with associated access from The Moor, infrastructure and open space at Land to the rear of numbers 46 – 56 The Moor, Melbourn. John Hanson, Hanson Services Ltd. S/1032/17/

It was noted that Mr Hanson was in attendance to answer questions relating to the application. Mr Hanson addressed the meeting and explained that his Design Engineer was not able to attend but that he would attempt to answer questions as fully as possible.

The Chair queried what changes had been made to the Highways Report. Mr Hanson noted that this was primarily the 'building out' to the corners of the entrance road to the proposed development. The purpose of this being to slow traffic entering/leaving the proposed development. Noted that Highways Department have accepted this amendment.

The Chair noted that Highways had written agreeing that Plan L01 Rev B satisfied requirements of the Highways Department. However, it was noted that there is a Plan L01 Rev C. District Cllr Hales enquired if the Planning Committee would be minded to reject this application pending clarification of this issue. It was noted that an

Extraordinary Meeting of the Planning Committee could be arranged prior to the Parish Council meeting on 25 September 2017 in order to respond to SCDC Planning Department within the extended deadline (26 September 2017). The Chair also noted that there would be two regular meetings of the Planning Committee before the Parish Council meeting on 25 September 2017. *[Post meeting note – on checking there is only 1 meeting of the Planning Committee before the end of September.]*

There was further discussion with regard to who would be responsible for repairs to footpaths etc. Mr Hanson advised that this would be responsibility of the Management Company with the cost being paid by residents of the proposed development on a pro rata basis. Mr Hanson confirmed that there would be no cost to the owners of 50 or 52 The Moor and agreed that this would be confirmed in writing.

IT WAS PROPOSED :

- TO DEFER A DECISION ON THIS APPLICATION UNTIL A RESPONSE IS RECEIVED FROM HIGHWAYS DEPARTMENT AT CCC;
- TO ADVISE SCDC PLANNING DEPARTMENT OF THIS ACTION;
- THAT A LETTER BE SENT TO THE HIGHWAYS DEPARTMENT REQUESTING THAT THEY CONFIRM IN WRITING WHICH PLAN (L01 REV B OR C) THE PLANNING COMMITTEE SHOULD BE COMMENTING ON.

PROPOSED BY CLLR PORTER. SECONDED BY CLLR REGAN. ALL IN FAVOUR. THIS WAS CARRIED

ACTION: Assistant to the Clerk to write to the Highways Department requesting clarification as above.

- e) Application – Erection of new dwelling adjacent to existing house. Demolition of existing garage at Warren Lodge, Fowlmere Road, Fowlmere, Royston, SG8 6EZ. S/1970/17/FL. Ms Heidi Shelton

IT WAS PROPOSED TO ACCEPT THIS APPLICATION WITHOUT COMMENT. PROPOSED BY CLLR SHERWEN. SECONDED BY CLLR REGAN. ALL IN FAVOUR. THIS WAS CARRIED.

- f) Notification of applications to carry out tree works subject to a Tree Preservation Order or situated within a conservation area. Sycamore – Top and fell to ground level, due to this tree having ustilina at 6 The Lawns, Melbourn, SG8 6BA. S/2668/17/TP. Wood.

Cllr Sherwen declared an interest in this Agenda item when it was noted that the Agent was Acacia Tree Surgery and accordingly took no further part in the discussion.

IT WAS PROPOSED TO ACCEPT THIS APPLICATION WITHOUT COMMENT. PROPOSED BY CLLR REGAN. SECONDED BY CLLR PORTER. NO OBJECTIONS. THIS WAS CARRIED.

The Chair closed the meeting at 8.52pm.