

**MELBOURN PARISH COUNCIL
DRAFT MINUTES**

Minutes of the Planning Committee Meeting held on Monday 26th June 2017 in the Atrium of Melbourn Community Hub at 9.30pm.

Planning Committee - Cllrs Gatward, Hales, Hart, Sherwen.

In attendance: The Clerk, District Cllrs Barrett and three members of the public

PL09/17 To receive any apologies for absence

Cllr Kilmurray and Cllr Regan for personal reasons

PL10/17 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

PL11/17 To approve the minutes of the Planning Committee Meeting 5th June 2017

IT WAS PROPOSED BY CLLR SHERWEN AND SECONDED BY CLLR HALES TO ACCEPT THE MINUTES AS DRAFTED. ALL WERE IN FAVOUR. THIS WAS CARRIED.

PL12/17 To report back on the minutes of the Planning Committee Meeting 5th June 2017

There was nothing to report

PL13/17 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.

There were no comments from the public.

PL14/17 To receive any notifications or planning consultation documents.

- a)** Notification The Council hereby grants permission for general purpose agricultural building as a lean to extension to existing grainstore at Summer House Farm, New Road, Melbourn, Royston, SG8 6DL. Mrs Jane Green, WTV Wedd & Sons. S/0694/17/FL. Was Noted
- b)** Notification – External chimney alterations and internal fireplace alterations at: 29 The Moor, Melbourn, Royston, Cambridgeshire, SG8 6ED. Mr Nigel Preston. S/1949/17/DC. Was Noted
- c)** Notification – Town and Country Planning Act 1990. Town and Country Planning General Regulations 1992 – Regulation 3. The internal relocation of an existing 15.6m x 9.6m 5 bay mobile classroom, for a temporary period until 31st December 2018 at Melbourn Primary School, Mortlock Street, Melbourn SG8 6DB. S/0232/17/CC. Was Noted.
- d)** Notification – Town and Country Planning Act 1990. Refusal of Planning Permission for Householder Application. The Council hereby refuses permission for Erection of a new fence on the boundary line with the grassed verge to the highway at 5 Rupert Neve Close, Melbourn, Royston, Cambridgeshire, SG8 6FB. Mr Hussein. S/1253/17/FL. Was Noted
- e)** Notification – Lawful development certificate for proposed addition of MOT testing bay within building at Unit 1 Grange Farm, Newmarket Road, Melbourn, SG8 7PR. S/1520/17/LD. Mr Matthew Titchmarsh. Was Noted
- f)** Notification: Highways Recommendation to SCDC Planning in relation to Cambridge County Council. Re: Land to the rear of numbers 46-56 The Moor Melbourn. Application Reference: S/1032/17. Was Noted – **APPENDIX A**
ACTION: THE CLERK TO SEND INFORMATION FROM CCC TO MOOR RESIDENTS WHO ARE AFFECTED.
- g)** Notification – replacement of kitchen, bedroom and bathroom windows with new wooded

double glazed windows of the same style at 5 Drury Lane, Melbourn, Royston, Cambridgeshire, SG8 6EP. Mr Edward Walker. The above planning application has now been withdrawn. S/1420/17/LB. Was noted.

PL15/17 To consider the following Planning Applications

The Chair asked members to approve item “g” moving to the beginning of the Planning Applications due to members of the public wishing to discuss this item. This was agreed.

- g) Application for removal of shared ownership restriction at 28 & 30 Chalkhill Barrow, Melbourn, Cambridgeshire, SG8 6EQ. Ms Laura Rose, Metropolitan Housing. S/3646/16/PO
IT WAS PROPOSED BY CLLR HALES AND SECONDED BY CLLR SHERWEN TO SUPPORT THIS APPLICATION WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.

District Cllr Barrett left the meeting.

- a) Application for two single storey extensions to the existing primary school to enable the expansion of the existing primary school from 1.5 forms of entry to 2 forms of entry and extension of the independent pre-school facility, together with the creation of a new hard surfaced play area, additional cycle and scooter provision, hard and soft landscaping and a new staff and visitor car park with access from Orchard Road at Melbourn Primary School, Mortlock Street, Melbourn, Royston, SG8 6DB. S/0236/17/CC
IT WAS PROPOSED BY CLLR HALES AND SECONDED BY CLLR SHERWEN TO SUPPORT THIS APPLICATION WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.
- b) Application for 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
IT WAS PROPOSED BY CLLR SHERWEN AND SECONDED BY CLLR GATWARD TO OBJECT TO THIS APPLICATION ON THE GROUNDS OF HIGHWAY SAFETY DUE TO PROXIMITY TO LAYBY AND POTENTIAL INTERFERENCE WITH PUBLIC BYWAY. ALL WERE IN FAVOUR. THIS WAS CARRIED.
IT WAS PROPOSED BY CLLR HALES AND SECONDED BY CLLR GATWARD TO REQUEST THE APPLICATION IS REFERRED TO PLANNING COMMITTEE. ALL WERE IN FAVOUR. THIS WAS CARRIED.
- c) Application for new 4 bed detached dwelling at 9 The Moor, Melbourn, Royston, Cambridgeshire, SG8 6ED. Mr & Mrs Purnell. S/1963/17/FL
IT WAS PROPOSED BY CLLR SHERWEN AND SECONDED BY CLLR GATWARD TO OBJECT TO THIS APPLICATION WITH THE FOLLOWING COMMENTS - DUE TO SIZE, DESIGN AND APPEARANCE/MATERIALS NOT IN KEEPING WITH CONSERVATION AREA AND IMPACT ON LANDSCAPE. ALL WERE IN FAVOUR APART FROM CLLR HALES WHO OBJECTED. THIS WAS CARRIED.
IT WAS PROPOSED BY CLLR GATWARD AND SECONDED BY CLLR SHERWEN TO REQUEST THE APPLICATION IS REFERRED TO PLANNING COMMITTEE. ALL WERE IN FAVOUR. THIS WAS CARRIED.
- d) Application for conversion of existing single dwelling to form two dwellings including single storey front and rear extensions at 11 New Road, Melbourn, Royston, Cambridgeshire, SG8 6BX. Ms Natalie Starkey. S/1913/17/FL
IT WAS PROPOSED BY CLLR HALES AND SECONDED BY CLLR GATWARD TO HAVE NO RECOMMENDATION. ALL WERE IN FAVOUR. THIS WAS CARRIED.
- e) 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 PROPOSED BY CLLR HART AND SECONDED BY CLLR HALES TO DEFER WITH THE FOLLOWING COMMENT – DOCUMENTATION ON SITE DOES NOT MATCH

DESCRIPTION – 2 NEIGHBOURS COMMENTS LISTED AND ONE REFERENCE S/1077/17/FL A PROPERTY IN GREAT ABINGTON. MPC THEREFORE REQUESTS EXTENSION GRANTED AND CONFIRMATION RECEIVED THAT FULL DETAILS OF NEIGHBOURS COMMENTS HAVE BEEN RECEIVED AND LOGGED. ALL WERE IN FAVOUR. THIS WAS CARRIED.

- f) Application for single storey front extension and associated internal remodelling at 30 Russet Way, Melbourn, Royston, Cambridgeshire, SG8 6HE. Ms Olga Leonardova. S/2093/17/FL
IT WAS PROPOSED BY CLLR HALES AND SECONDED BY CLLR SHERWEN TO SUPPORT THIS APPLICATION WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.
- h) Notification of application to carry out tree works subject to a tree preservation order at 6 The Lawns Melbourn, SG8 6BA. Mr Tim Wood. S/2132/17/TP. T1 Sycamore (rear garden middle) pollard to previous. Excessive shading to garden. T2 Lime (rear garden by side gate) pollard to previous. Excessive shading to garden. T3 Sycamore (rear garden far right) pollard to previous. Excessive shading to garden. T4 Sycamore (rear garden far right) pollard to previous. Excessive shading to garden.
IT WAS PROPOSED BY CLLR HALES AND SECONDED BY CLLR SHERWEN TO SUPPORT THIS APPLICATION WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.
- i) Notification of application to carry out tree works subject to a tree preservation order at 12 Pryors Orchard, Melbourn, Royston, Cambridgeshire, SG8 6UT. Sycamore trees – reduce crown by 30% excessive shading T1, T2 and T3. S/2065/17/TP. Sheelagh Ellis
IT WAS PROPOSED BY CLLR HALES AND SECONDED BY CLLR SHERWEN TO REFER BACK TO SCDC AS THERE IS NO INFORMATION ABOUT WHO THE AGENT IS. ALL WERE IN FAVOUR. THIS WAS CARRIED.

The Chair closed the meeting at 10.25pm

APPENDIX A

PLANNING CONSULTATION RESPONSE

To: SCDC Planning Team	Highway Development Management South and City Highways Station Road Whittlesford CB22 4NL
App Reference: S/1032/17	Contact: Vikki Keppey
Date: 2 May 2017	

Re: Land to the rear of numbers 46 - 56 The Moor, Melbourn

This Highway Authority requests that the above planning application be **refused** for the following reason:-

The applicant has failed to provide a drawing showing the required visibility splays. The Highway Authority requests that a plan showing the visibility splays is provided prior to determination of the application.

The visibility splay should have the dimensions of 2.4 metres by 43 metres as measured from and along the nearside edge of the carriageway and shall be provided on both sides of the access and not as shown on submitted drawing numbers VS01 or VS02 within the Transport Statement which are unacceptable to the Local Highway Authority.

The submitted information states that the 85 percentile of north bound vehicles is 33 mph and 30 mph for south bound vehicles the required Y distance would therefore be 43m using Manual for Streets due to the proposed intensification of the access, a 600mm off set from the carriageway edge is not acceptable in this location.

The area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times. The inter vehicles visibility splays must be within the existing adopted public highway or land under the control of the applicant.

Reason: To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access

If, following provision of the above, the Highway Authority is satisfied that the proposal will have no significant adverse effect upon the public highway, please add the following conditions and informatives to any permission that the Planning Authority is minded to issue in regard to this application.

No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

- (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
- (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
- (iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway.
- (iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

Reason: in the interests of highway safety

The Highway Authority can confirm that they will not be adopting any part of this development as the access road between 50 -52 is not public adoptable highway.

Vikki Keppey
Development Management Engineer