

**MELBOURN PARISH COUNCIL  
MINUTES**

**Minutes of the Planning Committee Meeting held on Monday 4<sup>th</sup> September 2017 in the large upstairs meeting room of Melbourn Community Hub at 8.38pm.**

**Planning Committee – Cllrs Buxton/Clark/Gatward/Hart/Kilmurray/Porter/Regan/Sherwen**

**Planning Committee Attendance - Vice Chair, Cllr Hart, Gatward, Cllrs Porter, Regan and Sherwen.**

**In attendance: The Clerk, District Cllrs Hales and 1 member of the public**

PL34/17                    **To receive any apologies for absence**  
Apologies were received from Cllrs Buxton, Clark, Kilmurray and District Cllr Barrett for personal reasons

PL35/17                    **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

PL36/17                    **To approve the minutes of the Planning Committee Meeting on 14<sup>th</sup> August 2017**

Cllr Hart stated she had sent her apologies and can that be noted in the minutes.

**IT WAS PROPOSED BY CLLR REGAN AND SECONDED BY CLLR SHERWEN WITH THE ABOVE AMENDMENT. ALL WERE IN FAVOUR APART FROM CLLR HART AND CLLR GATWARD WHO ABSTAINED AS THEY WERE ABSENT FROM THE LAST MEETNG. THIS WAS CARRIED.**

PL37/17                    **To report back on the minutes of the Planning Committee Meeting on 14<sup>th</sup> August 2017**

PL32/17 Members asked The Clerk if the action had been completed. The Clerk stated that she knew of a letter that had been sent to SCDC; however she was not aware of a reply from them. **ACTION: THE CLERK TO FOLLOW UP.**

PL38/17                    **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.**

The Chair suspended Standing Orders at 8.45pm.

A resident made the following comments relating to agenda item PL40/17 a):

**Planning Application for 23 homes in The Moor, Melbourn**

*When considering this application I would like the Parish Council to consider the impact that this development will have on The Moor, in particular the potential increase in traffic.*

*This road is already not adequate for the demands that are placed upon it.*

- *There is a narrow, awkward access to The Moor from the High Street. In addition the visibility is poor when exiting The Moor on to the High Street.*
- *The Village College, Old People's Home, Little Hands Nursery, Sports facilities and play*

*park all attract a high volume of traffic, both vehicle and pedestrian, which is already set to increase as a result of other successful planning applications locally.*

- *The majority of the pedestrians will be parents and young children, the elderly or students walking to the Village College whose safety should be paramount.*

*I do not feel that the developers or the Highways Department have given these issues sufficient consideration.*

*In addition this application causes concerns about:*

- *Usage of the private road to access the development and the impact on neighbouring properties.*
- *Further traffic congestion in the rest of the village.*
- *Demands placed upon the village facilities eg schools, doctors and shops.*
- *Demand on the sewerage system, this development may be within the capability of the system but not as part of the cumulative building in the village.*

The Chair thanked the resident for their comments.

The Chair reinstated Standing Orders at 8.48pm

PL39/17

**To receive any notifications or planning consultation documents.**

- a) Notification – The Council hereby grants permission for proposed new three bedroom house adjacent to No.20 Fordham Way following the demolition of the existing structures on the site. 20 Fordham Way, Melbourn, Royston, Cambridgeshire, SG8 6JB. Ian Porter – S/1404/17/FL. For information only. Was noted.
- b) Notification – The Council hereby grants permission for single storey extensions to the rear and side of detached bungalow at 5 Trayles, Melbourn, Royston, Cambridgeshire, SG8 6PH. Mr Liam Scott. S/2323/17/FL – For information only. Was noted.
- c) Notification – Application for approval of details reserved by condition 4 (specifications and schedule of works), 5 (Window Details), 6 (Render), 7 (Mortars and Render details) and 8 (Slate Sample) of Listed Building Consent S/3374/16/LB) at 59 High Street, Melbourn, Royston, SG8 6DZ. Mr & Mrs Chamberlain. S/2445/17/DC – Conditions remains outstanding. For information only. Was noted.
- d) Notification – The Council hereby grants permission for proposed extension, garage, annexe, dormers, and front porch at 35 Dolphin Lane, Melbourn, Royston, Cambridgeshire, SG8 6AE. Mr Tim Yow. S/1539/17/FL
- e) Notification from Cambridge County Council – Planning Enforcement Investigation at the land adjacent to Royston Recycling Centre. See APPENDIX A. County Councillor van de Ven comment's to Cambridge County Highways Planning Committee is this is a serious matter which has been going on for a very long time and what stringent steps might be taken to achieve the desired outcome. Was noted.

PL40/17

**To consider the following Planning Applications:**

- a) 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/FL

Melbourn Futures Working Party stated that the Highways department had responded today and they have confirmed:

- The main 5 metre width of road is acceptable enabling two domestic vehicles to pass each other.

- Give way markings are not a statutory requirement and are only installed where there may be some confusion as to which road has priority, which is not the case in this location as it is clear which vehicle should give way.
- That Drawing number VS07 Rev C has been reviewed as a part of the submitted application.

Melbourn Futures Working Party explained they cannot make a recommendation until a traffic survey has been completed and carried out.

**ACTION: CLERK TO WRITE TO MISS BUTLER – PRINCIPAL TRANSPORT OFFICER OF CAMBRIDGE COUNTY COUNCIL AND ASK FOR A SCOPE OF THE SURVEY AT THE JUNCTION OF THE MOOR/HIGH STREET AND THE FEE. THIS DISCUSSION WILL THEN NEED TO BE PUT BEFORE THE COUNCIL FOR APPROVING SPEND.**

**IT WAS PROPOSED BY CLLR REGAN AND SECONDED BY CLLR PORTER TO ACCEPT THE ABOVE ACTION. ALL WERE IN FAVOUR APART FROM CLLR BUXTON WHO HAD JUST ARRIVED AND DISTRICT CLLR HALES WHO ABSTAINED. THIS WAS CARRIED.**

Melbourn Futures Working Party also reminded members that when Hanson Homes attended a Parish Council Meeting on 6<sup>th</sup> February 2017 Hanson Homes stated they had carried out a survey outside the Bowls Club, but agreed to carry out a second survey on the junction of The Moor/High Street. This has not materialised.

**ACTION: CLERK TO ASK HANSON HOMES FOR THE DATA FROM THE 2<sup>ND</sup> TRAFFIC DATA SURVEY THEY CARRIED OUT AT THE JUNCTION OF THE MOOR/HIGH STREET.**

**IT WAS PROPOSED BY CLLR REGAN AND SECONDED BY CLLR PORTER TO ACCEPT THE ABOVE ACTION. ALL WERE IN FAVOUR APART FROM CLLR BUXTON WHO HAD JUST ARRIVED AND DISTRICT CLLR HALES WHO ABSTAINED. THIS WAS CARRIED.**

Melbourn Futures Working Party also recommended asking SCDC to extend the consultation period to allow time for the traffic survey to take place if required. **ACTION: CLERK TO WRITE TO THE OFFICER IN CHARGE OF THE CASE AND SENIOR OFFICER IN PLANNING DEMANDING A REFERRAL AND A LIST OF JUSTIFICATIONS.**

**IT WAS PROPOSED BY CLLR REGAN AND SECONDED BY CLLR PORTER TO ACCEPT THE ABOVE ACTION. ALL WERE IN FAVOUR APART FROM CLLR BUXTON WHO HAD JUST ARRIVED AND DISTRICT CLLR HALES WHO ABSTAINED. THIS WAS CARRIED. .**

**IT WAS PROPOSED BY CLLR REGAN AND SECONDED BY CLLR SHERWEN TO DEFER THIS APPLICATION AS THE PLANNING COMMITTEE ARE NOT IN A POSITION TO MAKE A DECISION. ALL WERE IN FAVOUR APART FROM CLLR BUXTON WHO HAD JUST ARRIVED AND DISTRICT CLLR HALES WHO ABSTAINED. THIS WAS CARRIED. .**

- b) Full planning application for proposed first floor bedroom and bathroom extension at 38 Fordham Way, Melbourn, Royston, Cambridgeshire, SG8 6JA. Mrs Phillis Smith. S/2945/17/FL**

**IT WAS PROPOSED BY CLLR PORTER AND SECONDED BY CLLR REGAN TO**

**SUPPORT THIS APPLICATION WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

- c) Full planning application for external alterations to both chimneys and flue lining renovations to allow for safe use at Tithe Barn, 29A The Moor, Melbourn, Royston, Cambridgeshire, SG8 6ED. Mr and Mrs Jones. S/2752/17/FL AND  
**IT WAS PROPOSED BY CLLR SHERWEN AND SECONDED BY CLLR PORTER TO SUPPORT THIS APPLICATION WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

Full planning application for external alterations to both chimneys and flue lining renovations to allow for safe use at Tithe Barn, 29A The Moor, Melbourn, Royston, Cambridgeshire, SG8 6ED. Mr and Mrs Jones. S/2753/17/LB  
**IT WAS PROPOSED BY CLLR SHERWEN AND SECONDED BY CLLR PORTER TO SUPPORT THIS APPLICATION WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

- d) Reserved Matters Application for approval of details of appearance, scale, layout and landscaping for the construction of 199 dwellings, garages, roads, footpath/cycleways, open spaces (including strategic green buffer, children's play area and ancillary green spaces) together with associated drainage infrastructure and other associated works in respect of Outline Planning Permission S/2791/14/OL (The application relates to the site which was not subject to an Environmental Statement) at Land to east of New Road, New Road, Melbourn, SG8 6BX. Mr Robert Eburne, Hopkins Homes Ltd. S/2590/17/RM

Melbourn Futures Working Party discussed the Reserved Matters and it does comply with the outline planning. The developer has offered to attend a Parish Meeting so they can explain the reserve matters in detail to members and the public before the Parish Council makes a final decision.

**ACTION: THE CLERK IT WAS PROPOSED BY CLLR REGAN AND SECONDED BY CLLR PORTER TO CONTACT HOPKINS HOMES AND ARRANGE AN EXTRAORDINARY PLANNING COMMITTEE MEETING DURING W/C 18<sup>TH</sup> SEPTEMBER 2017 BEFORE THE PARISH COUNCIL MEETING ON 25<sup>TH</sup> SEPTEMBER 2017.**

- e) Application for approval of reserved matters for the appearance, landscaping, layout and scale following outline planning permission S/2791/14/OL for a care home of up to 75 beds, new vehicular and pedestrian access at Land to the east of New Road, New Road, Melbourn, SG8 6BX. Mr Richard Dooley, Octopus Healthcare. S/2740/17/RM

Melbourn Futures Working Party explained a letter had been written to Bonnie Kwok, the officer in charge of the case, raising their concerns about the Reserved Matters relating to the Care Home. Melbourn Futures Working Party cannot recommend their decision to the Planning Committee as they have too many outstanding issues.

**ACTION: THE CLERK TO CHASE OFFICER FOR DATE TO MEET MELBOURN FUTURES WORKING PARTY FOR A MEETING ON SITE.**

The application has an extension until Tuesday 26<sup>th</sup> September and once Melbourn Futures Working Party has received a response from the officer their recommendation will be given to the Planning Committee before the Parish Council meeting on 25<sup>th</sup> September 2017.

**The Chair closed the meeting at 9.27pm.**

## **APPENDIX A**

No:

**ENFORCEMENT UPDATE REPORT**  
**1 January 2017 – 31 March 2017**

*To:* Planning Committee  
*Date:* 7 September 2017  
*From:* Head of Growth and Economy  
*Electoral division(s):* N/A  
*Purpose:* To consider the following report  
*Recommendation:* The Planning Committee is requested to note the content of this report.

<b><i>Officer contact:</i></b>	
Name:	Deborah Jeakins
Post:	Principal Enforcement and Monitoring Officer, County Planning, Minerals and Waste
Email:	<a href="mailto:Deborah.Jeakins@cambridgeshire.gov.uk">Deborah.Jeakins@cambridgeshire.gov.uk</a>
Tel:	01223 715544

**10 LAND ADJACENT TO ROYSTON RECYCLING CENTRE**

- 10.1 In February 2015 approximately 20,000 bales of refuse derived fuel (RDF) waste was deposited on the above land. A multi-agency approach produced an emergency plan taking into account of the sites proximity to the Cambridgeshire and Hertfordshire county border, the fire risk associated with the stored waste and the possible implications that the amount and type of waste had on the presence of an aquifer.
- 10.2 In 2015 the Environment Agency (EA) issued Environmental Protection notices requiring the operators of the site to remove all the RDF waste and the required action was completed by 16 October 2015.
- 10.3 A topographic survey showed that approximately 13,952 tonnes of waste material had been deposited, raising the level of the land across approximately two thirds of the site. A condition survey, drilling of boreholes and modelling work were undertaken to inform the standard of clean up required by the EA to minimise the risk to groundwater. The operator provided the EA with a remediation proposal which did not target all of the waste deposits buried across the site.
- 10.4 On 25 May 2017 the EA served a Section 161A Works Notice under the Water Resources Act 1991 requiring the operator to remediate the land in 16 stages, with full compliance to be achieved by 11 April 2018.
- 10.5 In June 2017, an illegal encampment was set up on the land and at the same time a series of tipper-lorries entered and deposited mixed household, commercial & industrial waste. These deposits were, coincidentally, above the points which required the first remediation. Although the unauthorised occupiers were subsequently removed, the waste that had been deposited remained in situ.
- 10.6 On 12 July 2017 the EA visited the land and confirmed that Step 1 of the notice had not been complied with. The EA wrote to the operators and their solicitor in respect of this non-compliance.
- 10.7 On 9 August 2017 the EA visited the land again to determine whether the next substantive step of the notice had been completed. The EA recorded that no works had been carried out on the land and therefore intended to seek legal advice on what further action can be taken in respect of the failure to comply with the first steps of the notice.
- 10.8 Officers will continue to liaise with the EA and provide further updates to members as they become available.