

**MELBOURN PARISH COUNCIL  
MINUTES**

**Minutes of the Planning Committee Meeting held on Monday 11<sup>th</sup> December 2017 in the large upstairs meeting room of Melbourn Community Hub at 7.30pm.**

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

**Planning Committee Attendance – Chair - Cllr Kilmurray, Cllrs Buxton, Clark and Porter**

**In attendance: The Clerk and 2 members of the public**

**PL55/17                    To receive any apologies for absence**

Apologies were received from Cllrs Sherwen and Gatward for personal reasons and Cllr Hart for work commitments. District Cllrs Barrett and Hales for personal reasons  
Cllr Buxton for late arrival.

**PL56/17                    To receive any Declarations of Interest and Dispensations**

**To receive declarations of interest from councillors on items on the agenda**

Cllr Clark – non pecuniary interest – PL65/17 f) as is friends with the owners of the freeholder of this property.

Cllr Kilmurray and Cllr Porter for a non-pecuniary interest as Directors of the Hub Management Group – PL65/17 K) as Norburys' supplied free fencing to outside to the front of the Hub.

**PL57/17                    To approve the minutes of the Planning Committee Meeting on 13<sup>th</sup>  
November 2017**

**IT WAS PROPOSED BY CLLR CLARK AND SECONDED BY CLLR PORTER  
THAT THE MINUTES OF 13<sup>TH</sup> NOVEMBER 2017 WERE A TRUE RECORD.  
ALL WERE IN FAVOUR. THIS WAS CARRIED.**

**PL58/17                    To report back on the minutes of the Planning Committee Meeting on 13<sup>th</sup>  
November 2017**

The Clerk stated that Melbourn Parish Council's responses were sent to SCDC.

**PL59/17                    To approve the minutes of the Extraordinary Planning Committee Meeting  
on 15<sup>th</sup> November 2017**

**AS CLLR KILMURRAY AND CLLR CLARK WERE NOT PRESENT AT 15<sup>TH</sup>  
NOVEMBER 2017 MEETING AND ONLY CLLR PORTER COULD VOTE THIS  
AGENDA ITEM WILL BE DISCUSSED AGAIN AT THE NEXT PLANNING  
MEETING IN JANUARY 2018.**

**PL60/17                    To report back on the minutes of the Extraordinary Planning Committee  
Meeting on 15<sup>th</sup> November 2017**

The Clerk stated that the Planning Committee responses were passed onto the Parish Council and then sent onto SCDC

**PL61/17                    To approve the minutes of the Extraordinary Planning Committee Meeting  
on 27<sup>th</sup> November 2017**

**IT WAS PROPOSED BY CLLR CLARK AND SECONDED BY CLLR PORTER THAT THE MINUTES OF 27<sup>TH</sup> NOVEMBER 2017 WERE A TRUE RECORD. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

**PL62/17 To report back on the minutes of the Extraordinary Planning Committee Meeting on 27<sup>TH</sup> November 2017**

The Clerk stated that the Planning Committee responses were passed onto the Parish Council meeting also held on 27<sup>th</sup> November 2017.

**PL63/17 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 7.43pm.

The applicant of planning application PL65/17 J) was present at the meeting and gave The Chair a revised document from SCDC.

The Chair reinstated Standing Orders at 7.44pm

**PL64/17 To receive any notifications or planning consultation documents.**

- a) Notification: Discharge of condition 3 (Materials) of planning permission S/1539/17/FL at 35 Dolphin Lane, Melbourn, Royston, Cambridgeshire, SG8 6AE. S/4170/17/DC. Planning Application was received for your information only. Was noted.
- b) Notification: Discharge of condition 3 (Materials) of planning permission at 35 Dolphin Lane, Melbourn, Royston, Cambridgeshire, SG8 6AE. S/4170/17/DC. Fiona Yow. For information only. DUPLICATION

**PL65/17 To consider the following Planning Applications:**

- a) Notification of application to carry out tree works subject to a tree preservation order or situated within a conservation area: Intended work is a pollard/large reduction because of safety concerns and intense shading of multiple gardens that reduces property value. The proposed work is to reduce the canopy to just above fence line so that less work is needed in the future to keep the tree from creating the same dense shade. At 9 Pryors Orchard, Melbourn, Royston, Cambridgeshire, SG8 6UT. S/3989/17/TP

**IT WAS PROPOSED BY CLLR PORTER AND SECONDED BY CLLR CLARK TO ASK FOR SECOND OPINION FROM THE TREE OFFICER AND REVIEW THE AREA. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

- b) Notification of application to carry out tree works subject to a tree preservation order or situated within a conservation area: T.1 Yew- Fell to ground level due to excessive shading and new occupier to re landscape with more suited trees and shrubs. T.2 Yew- Fell to ground level due to excessive shading and new occupier to re landscape with more suited trees and shrubs. T.3 Yew- Fell to ground level due to excessive shading and new occupier to re landscape with more suited trees and shrubs. T.4 Yew- Fell to ground level due to excessive shading and new occupier to re landscape with more suited trees and shrubs. T.5-11 Conifer Fell to ground level due to excessive shading and new occupier to re landscape with more suited trees and shrubs. At The Chimes, Mortlock Street, Melbourn, Royston, SG8 6DB, S/4209/17/TC. Ms Sophie Urquhart. **IT WAS PROPOSED BY CLLR PORTER AND SECONDED BY CLLR CLARK TO ASK FOR SECOND OPINION FROM THE SCDC TREE OFFICER**

**AND TO INVESTIGATE WHAT THE APPLICANTS INTEND TO REPLACE THE ITEMS WITH, WHERE WILL THEY BE LOCATED AND WHEN WILL THIS TAKE PLACE. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

- c) Planning Application – Demolition of existing single storey extension and replacement with ground floor single storey extension. At Greenlow House, Royston Road, Melbourn, Royston, Cambridgeshire, SG8 6DG. Mr & Mrs Green. S/4186/17/FL

**IT WAS PROPOSED BY CLLR CLARK AND SECONDED BY CLLR PORTER TO SUPPORT WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

- d) Planning Application – Replacement Window. At 29A The Moor, Melbourn, Royston, Cambridgeshire, SG8 6ED. Mrs Molly Jones. S/4109/17/LB

**IT WAS PROPOSED BY CLLR CLARK AND SECONDED BY CLLR PORTER TO SUPPORT WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

- e) Planning Application – Loft Conversion with rear dormer and three roof lights to the front elevation at 8 The Lawns Close, Melbourn, Royston, SG8 6DR. Mr & Mrs Buckley-Payne. S/4068/17/FL

**IT WAS PROPOSED BY CLLR PORTER AND SECONDED BY CLLR CLERK TO SUPPORT WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

- f) Planning Application – Change of use of part of ground floor from A1 use (retail) to C3 use (residential). At 107 High Street, Melbourn, Royston, Cambridgeshire, SG8 6AP. Applicant – Nicol. S/4097/17/FL

**DUE TO CLLR CLARK DECLARING AN INTEREST THIS ONLY LEFT TWO CLLRS ELIGIBLE TO VOTE. IT WAS AGREED THIS ITEM BE DEFERRED UNTIL JANUARY 2017.**

- g) Planning Application – Variation of Conditions 2 (approved plans) and 3 (details of materials) of planning permission S/0535/17/FL for a front porch. S/3826/17/VC at 5 Chapmans Close, Melbourn, Royston, SG8 6AH. Mr Michael Chalmers.

**IT WAS PROPOSED BY CLLR PORTER AND SECONDED BY CLLR CLARK TO SUPPORT WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

- h) Planning Application – Erection of children's outside play area, overflow car parking area and low level grass bunding. At Bury Lane Farm Shop, Meldreth, SG8 6DF. EW Pepper Limited. S/4082/17/FL

**IT WAS PROPOSED BY CLLR CLARK AND SECONDED BY CLLR PORTER TO SUPPORT WITH THE COMMENT: REQUESTS THAT THE PLAY PARK IS SUITABLY FENCED OFF FROM THE MAIN CAR PARK. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

#### **CLLR BUXTON ARRIVED AT THE MEETING**

- i) Planning Application – Garage Conversion at 25 Armingford Crescent, Melbourn, Royston, SG8 6NG. Mr Neil Busby. S/2421/17/FL

**IT WAS PROPOSED BY CLLR PORTER AND SECONDED BY CLLR BUXTON TO SUPPORT WITH NO COMMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

- j) Planning Application – Single storey two bedroom dwelling. At 19 Hale Close, Melbourn, SG8 6ET. Ms Melanie Peploe. S/4035/17/FL

**The Chair read out a response from a resident of Hale Close, Melbourn**

*Dear Clerk,*

*Firstly, as a resident of Hale Close, Planning Application S/4035/17/FL has not been brought*

*to my attention by the Council or Parish Council and I have only been advised of this by the immediate neighbours of the applicant.*

*Having viewed the application online, I would like to record my objection for the following reasons:*

- 1. Hale Close was built back in the 1960's when vehicles were smaller and households had less cars - we now have a parking issue in the whole of Hale Close and the turning circles are already being used for parking when in fact they should be kept clear for its intended purpose. The plot in question is tucked away in a corner and adding another driveway would be a hazard and also appears to be exit in the turning circle.*
- 2. The surface water drainage system in Hale Close is also an issue and the properties directly opposite the applicants get flooded when it rains heavily and this issue has been ongoing for some considerable time.*
- 3. Sewerage has also been an issue and if this application (and any future ones for the other properties with potential for expansion/new builds) are allowed to proceed, the system will not be able to sustain the increased level of sewerage and the inspection covers will lift and flooding of waste will occur.*

*It is my understanding that the council has refused many infill applications in the past and this project will contribute to the exploitation of a pleasant cul de sac and also be a potential for overloading the infrastructure and cause even more parking and access issues.*

**THE COMMITTEE AGREED THAT FURTHER ADVICE WAS REQUIRED FROM ANGLIAN WATER IN RELATION TO THE SEWERAGE SYSTEM AND CLLRS FELT A VISIT TO SITE WAS REQUIRED BEFORE A FINAL DECISION CAN BE MADE. THIS ITEM WAS DEFERRED.**

- k) Planning Application – Demolition of existing bungalow and construction of 2 chalet style detached dwellings with detached double garages. At Clunchpits, 1 London Way, Melbourn, Royston, Cambridgeshire, SG8 6DJ. Mr P Norbury. S/3968/17/FL AS CLLR KILMURRAY AND CLLR PORTER DECLARED A NON PECUNIARY INTEREST THIS WOULD LEAVE ONLY TWO CLLRS ELIGIBLE TO VOTE. THIS ITEM WAS DEFERRED UNTIL JANUARY 2017.**

**The Chair explained that as Cllr Buxton was now present at the meeting the committee could revisit PL65/17 f)**

- f) Planning Application – Change of use of part of ground floor from A1 use (retail) to C3 use (residential). At 107 High Street, Melbourn, Royston, Cambridgeshire, SG8 6AP. Applicant – Nicol. S/4097/17/FL DUE TO CLLR CLARK DECLARING AN INTEREST WHICH LEFT ONLY TWO CLLRS ELIGIBLE TO VOTE. IT WAS AGREED THIS ITEM BE DEFERRED UNTIL JANUARY 2017.**

**Cllr Clark left the room.**

**IT WAS PROPOSED BY CLLR PORTER AND SECONDED BY CLLR BUXTON TO OBJECT TO THIS PLANNING APPLICATION ON THE GROUNDS OF LOSS OF AN AMENITY AND LOSS OF EMPLOYMENT. ALL WERE IN FAVOUR. THIS WAS CARRIED.**

**The Chair closed the meeting at 8.49pm.**

