

**MELBOURN PARISH COUNCIL
MINUTES**

Minutes of the Planning Committee Meeting held on Tuesday, 9 January 2018 in the large upstairs meeting room of Melbourn Community Hub at 21:00.

Planning Committee : Cllrs Buxton, Clark, Gatward, Hart, Kilmurray, Porter, Sherwen

Planning Committee Attendance : Chair - Cllr Kilmurray, Cllrs Clark, Gatward, Hart, Porter and Sherwen

In attendance: Assistant to the Clerk, District Cllrs Barrett and Hales, Cllr Norman and 5 members of the public

PL66/17 To receive any apologies for absence

Apologies were received from Cllr Buxton for personal reasons

PL67/17 To receive any Declarations of Interest and Dispensations

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

Cllr Kilmurray and Cllr Porter for a non-pecuniary interest as Directors of the Hub Management Group – PL76/17 b) as Norburys' supplied materials for the Hub fencing.

Cllr Kilmurray - non pecuniary interest – PL76/17 j) as knows the applicants personally.

For expediency, Cllr Kilmurray suggested that item PL76/17 j) be considered immediately after PL76/17 b).

District Cllr Hales declared non-pecuniary interest in 76/17 b) and 76/17 j) for information only.

PL68/17 To approve the minutes of the Planning Committee Meeting on 9 October 2017

There were no comments.

IT WAS PROPOSED TO ACCEPT THE MINUTES : CLLR SHERWEN PROPOSED, CLLR HART SECONDED. CLLRS HART, SHERWEN, CLARK AND PORTER IN FAVOUR. CLLRS GATWARD AND KILMURRAY ABSTAINED DUE TO ABSENCE. THIS WAS CARRIED.

PL69/17 To report back on the minutes of the Planning Committee Meeting on 9 October 2017

There was nothing to report back.

PL70/17 To approve the minutes of the Extraordinary Planning Committee Meeting on 15 November 2017

There were no comments

IT WAS PROPOSED TO ACCEPT THE MINUTES : CLLR GATWARD PROPOSED, CLLR PORTER SECONDED. CLLRS CLARK, PORTER AND GATWARD IN FAVOUR. CLLRS HART AND KILMURRAY ABSTAINED DUE TO ABSENCE. THIS

WAS CARRIED.

- PL71/17 **To report back on the minutes of the Extraordinary Planning Committee Meeting on 15 November 2017**

There was nothing to report

- PL72/17 **To approve the minutes of the Planning Committee Meeting on 11 December 2017**

Cllr Clark noted that item PL56/17 should be amended to reflect that he is friends with the **freeholder** of the property. **THIS WAS NOTED.**

IT WAS PROPOSED TO ACCEPT THE MINUTES AS AMENDED : CLLR CLARK PROPOSED, CLLR PORTER SECONDED. CLLRS CLARK, PORTER AND KILMURRAY IN FAVOUR. CLLRS GATWARD, SHERWEN AND HART ABSTAINED DUE TO ABSENCE. THIS WAS CARRIED.

- PL73/17 **To report back on the minutes of the Planning Committee Meeting on 11 December 2017**

There was nothing to report

- PL74/17 **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)**

At 21:08 the Chair suspended Standing Orders to allow members of the public to address the meeting.

Mrs Purnell (PL76/17j)) introduced herself and noted the application to be considered. Noted that previous concerns raised by neighbours had been addressed and neighbours have indicated they have no further objections to the proposed build.

At 21:10 the Chair re-imposed Standing Orders.

- PL75/17 **To receive any notifications or planning consultation documents**

Notification: Proposal: Reserved Matters Application for approval of details of appearance, scale, layout and landscaping for the construction of 199 dwellings, garages, roads, footpaths/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 X/2791/14/OL. (The application relates to a site which was not subject to an Environmental Statement.) Application Ref: S/2590/17/RM. Location: Land to the east of New Road, New Road, Melbourn, SG8 6BX. Applicant: Robert Eburne, Hopkins Homes Ltd. **THIS WAS NOTED**

Notification: Planning Permission: The Council granted permission for a single storey rear extension - Subject to Conditions. At 30 Dolphin Lane, Melbourn, Royston, SG8 6AE. For: Mr and Mrs Mills. Decision date: 20 December 2017. Ref: S/3857/17/FL. **THIS WAS NOTED**

Notification: Planning Permission: The Council grants permission for erection of workshop building – subject to conditions. Location: Bus Compound, Grange Farm, Newmarket Road, Melbourn, Royston, SG8 7PR. For: Melbourn Farms Limited.

Notification: Full planning application for the construction of 23 dwellings with associated access from The Moor, infrastructure and open space. Planning Application to be considered by SCDC Planning Committee on Wednesday, 10 January 2018. Application ref: S/1032/17/FL. Location: Land to the rear of numbers 46 – 56 The Moor, Melbourn. Applicant: John Hanson, Hanson Services Ltd.

IT WAS NOTED that Application will be considered by SCDC Planning Committee 10/1/18. District Cllrs Barrett and Hales will attend the meeting. **NOTED** that there is no one from the Parish Council available to attend. District Cllr Barrett will offer apologies on behalf of the Parish Council.

ACTION: The Chair to write to Ian Senior with apologies due to extenuating circumstances.

PL76/17 **To consider the following Planning Applications:**

- a) **Proposal: Single storey two bedroom dwelling. Application Ref: S/4035/17/FL. Location: 19 Hale Close, Melbourn, SG8 6ET. Applicant: Ms Melanie Peploe.**

Cllrs Kilmurray and Clark noted that they attended the site. Noted plenty of off street parking. Although the design is out of character, it is not visible from the road. Cllr Hart noted comments from neighbour re loss of light and restricting build to single storey. Also noted Highways have noted certain conditions.

IT WAS PROPOSED TO SUPPORT THE APPLICATION WITH COMMENT THAT THIS REMAIN A SINGLE STOREY DWELLING. CLLR CLARK PROPOSED, CLLR HART SECONDED. CLLRS GATWARD, CLARK, HART AND KILMURRAY IN FAVOUR. CLLRS PORTER AND SHERWEN ABSTAINED. THIS WAS CARRIED

- b) **Proposal: Demolition of existing bungalow and construction of 2 chalet style detached dwellings with detached double garages. Application Ref: S/3968/17/FL. Location: Clunchpits, 1 London Way, Melbourn, Royston, SG8 6DJ. Applicant: Mr P Norbury.**

Cllrs Kilmurray and Porter left the room.

Cllr Hart presented the application and noted that Tree Protection Plan was applied. District Cllr Hales noted that surface of the road (which is a bye-way) is protected by tarmac only up to area around Grinnell Hill BMX Park. Suggested that request be made that the Applicant improves the road for all users by extending the tarmac along the bye-way up to Muncey's Farm.

IT WAS PROPOSED TO SUPPORT THE APPLICATION WITH COMMENT THAT THE APPLICANT MAY EXTEND TARMAC BEYOND THE PROPOSED DEVELOPMENT. CLLR HERWEN PROPOSED, CLLR CLARK SECONDED. CLLRS HART, CLARK AND SHERWEN IN FAVOUR. CLLR GATWARD AGAINST. THIS WAS CARRIED.

Cllr Porter rejoined the meeting.

- j) **Proposal: New 4 bed detached dwelling on land adjacent to 9 The Moor. Application ref: S/4496/17/FL. Location: 9 The Moor, Melbourn, Royston, Cambridgeshire, SG8 6ED. Applicant: Mr and Mrs T Purnell.**

As the Applicants were in attendance, Cllr Hart suspended Standing Orders at 21:30 and invited questions. A member asked how far back from the road the dwelling will be sited. The Applicant replied this would be 6 meters. Bungalow will remain as a separate dwelling. Access gate extended the other side. There being no further questions, at

21:32 Cllr Hart re-imposed Standing Orders. A member noted concerns over visual impact. A member noted concern above zinc roof. Applicant responded this material has been chosen due to pitch of roof but is also in keeping with other properties in the area, and is sustainable. A member queried parking. Applicant noted that there will be additional off-road parking available. A member queried light deprivation. Applicant noted that new dwelling will be lower than existing bungalow.

IT WAS PROPOSED TO SUPPORT THE APPLICATION WITH A NOTE REGARDING OFF-ROAD PARKING. CLLR HART PROPOSED, CLLR CLARK SECONDED. CLLRS SHERWEN, CLARK AND HART IN FAVIOUR. CLLRS GATWARD AND PORTER AGAINST. THIS WAS CARRIED.

Cllr Kilmurray re-joined the meeting.

- c) **Planning Application – Demolition of existing dwelling and the erection of 23 dwellings together with associated open space, landscaping, highway and drainage infrastructure works. Application Ref: S/3884/17/FL. Location: Land at 36 New Road, Melbourn, Royston, SG8 6BY. Applicant: R2 Developments Ltd.**

Concern expressed that this development is in addition to other large developments in this part of the village and the impact on traffic on New Road. A District Cllr noted that Highways have noted concern about traffic. Discussion as to re-locating access road with a condition that it not be adopted until this is done. Also noted there is an outline planning permission for 18 homes on this site although this may have lapsed. An application for 22 homes was previously opposed by the Parish Council. Noted that Planning Department is unhappy with the density but may consider 18 properties. A member noted that not all comments submitted by neighbouring properties are visible on SCDC planning portal. A member noted concern regarding waste water. Noted that Anglian Water has raised no objection to the development despite other developments having Grampian Orders imposed. Suggested that Parish Council should make a FOI application to Anglian Water for further information. It was suggested that a recommendation be made to the Parish Council to reject the application on the grounds discussed.

ACTIONS:

- **Cllr Kilmurray to prepare a document to be circulated prior to Parish Council meeting on 22 January 2018.**
- **Cllr Kilmurray to prepare FOI request to be submitted to Anglian Water requesting hard copy of presentation previously given and output calculations.**
- **Cllr Kilmurray to advise SCDC that neighbours comments are not visible on planning portal.**

IT WAS PROPOSED TO REJECT THE APPLICATION ON THE GROUNDS DISCUSSED ABOVE. CLLR HART PROPOSED, CLLR PORTER SECONDED. ALL IN FAVOUR. THIS WAS CARRIED.

- d) **Proposal: Reserved Matters Conditions 1) Details of appearance, landscaping, layout and scale following outline permission S/2791/14/OL for a care home of up to 75 beds, new vehicular and pedestrian access. Application Ref: S/3448/17/RM. Location: Land east of New Road, New Road, Melbourn, SG8 6BX. Applicant: Richard Dooley, Octopus Healthcare.**

22:10 The Chair suspended Standing Orders to allow a member of the public to address the meeting. Noted that Orial windows to be included and a bigger buffer. Parking assessment has been submitted but does not appear to accurately reflect

staffing levels. Also noted Shadow Study. Discussion as to benefit to neighbours by reducing number of rooms by 4. Even with this reduction, the care home would still be viable. Noted that there is a moral argument as to the benefit to local residents of the care home.

IT WAS PROPOSED TO STRENUOUSLY REJECT THE APPLICATION IN IS CURRENT FORM WITH THE REQUEST THAT (1) THE PLANS ARE AMENDED TO REDUCE NUMBER OF ROOMS BY FOUR (2) AN IDEPENDENT TRAFFIC SURVEY IS CARRIED OUT (SUGGESTED THAT MOORLANDS COULD BE USED AS AN EXAMPLE). CLLR SHERWEN PROPOSED, CLLR HART SECONDED. ALL IN FAVOUR. THIS WAS CARRIED.

- e) **Proposal: Two storey side extension and single storey side extension. Application Ref: S/4288/17/FL. Location: 68 Greengage Rise, Melbourn, Cambridgeshire SG8 6DS. Applicant: Mr and Mrs Noble.**

Noted that an objection has been made to this application. There is already a single storey extension which will be knocked down and replaced. No further comments.

IT WAS PROPOSED TO SUPPORT THE APPLIATION WITH NO COMMENTS. CLLR HART PROPOSED, CLLR CLARK SECONDED. ALL IN FAVOUR. THIS WAS CARRIED.

- f) **Proposal: Erection of a 4 bed dwelling and double garage. Application Ref: S/4277/17/FL. Location: Foxfield House, Fowlmere Road, Melbourn, Royston, SG8 6EZ. Applicant: Dr Gray-Stephens.**

Noted proposal to build a new property on an old orchard site. Also noted that Mill House is not within Melbourn boundary. Objections have been lodged by neighbours under CM27. Also requested extension of time within which to respond.

Further discussion to be deferred to future meeting.

ACTION: Assistant to the Clerk to

- circulate Word document with neighbours' comments;
- request extension from Planning Department for response.

- g) **Proposal: First floor side and rear extension (above existing) to form new bedroom and enlarge existing bedroom. Application Ref: S/4268/17/FL. Location: 5 Chapmans Close, Melbourn, Royston, SG8 6AH. Applicant: Mr Michael Chalmers.**

Not discussed due to lack of time. **ACTIONS:** Assistant to Clerk to request extension from Planning Department for this application.

- h) **Proposal: To break out and renew the floor in the central lobby and bathroom following damage from tree roots. Application Ref: S/2587/17/LB. Location: Norgetts Thatch, Norgetts Lane, Melbourn, Royston, SG8 6HS. Applicant: Lacy, GHG Limited.**

Not discussed due to lack of time. **ACTIONS:** Assistant to Clerk to request extension from Planning Department for this application.

- i) **Proposal: Re-plan of plots 25-31 to S/2048/14/FL as amended by S/0763/15/VC to accommodate 3 further dwellings (bringing the total provision to 67), and amended housing mix and scheme layout. Application Ref: S/4414/17/FL.**

Location: land to rear of Victoria Way, Land to rear of Victoria Way, Melbourn, Royston, SG8 6FE. Applicant: Mr B Tyler.

Not discussed due to lack of time. **ACTIONS:** Assistant to Clerk to request extension from Planning Department for this application.

k)

Proposal: Front porch extension and single storey rear extension (to replace conservatory). Application ref: S/4452/17/FL. Location: 3 Trayles, Melbourn, SG8 6PH. Applicant: Mr and Mrs Eagle.

Not discussed due to lack of time. **ACTIONS:** Assistant to Clerk to request extension from Planning Department for this application.

l)

Proposal: Demolish existing single garage and carport and erect new double garage. Application ref: S/4527/17/FL. Location: Ashlea Cottage, Cambridge Road, Melbourn, Cambridgeshire, SG8 6EY. Applicant: Mr David Alexander.

Not discussed due to lack of time. **ACTIONS:** Assistant to Clerk to request extension from Planning Department for this application.

m)

Notification of application to carry out tree works subject to a Tree Preservation Order or situated within a Conservation Area. Application Ref: S/4431/17/TC. Location of proposed works: 1 & 2 Kays Close, Melbourn, Royston, SG8 6EJ. Applicant: Miss Emma, 1 Brooksbank, Melbourn, Royston, SG8 6FQ. Agent: James Cattle, Shire Trees Limited, 1 Worcester Way, Melbourn, SG8 6NH

The Chair closed the meeting at 22:36