

MELBOURN PARISH COUNCIL
DRAFT MINUTES

MINUTES OF THE PLANNING COMMITTEE MEETING held on Monday, 12 February 2018 in the large upstairs meeting room of Melbourn Community Hub at 19:30.

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

Planning Committee Attendance : Chair – Cllr Clark, Gatward, Porter and Sherwen

In attendance: Assistant to the Clerk, District Cllr Hales, and 2 members of the public

PL77/17 To receive any apologies for absence

Apologies were received from Cllr Hart for work related reasons and Cllr Kilmurray for personal reasons.

[Post meeting note: Apologies were received by email from Cllr Buxton for personal reasons.]

PL78/17 To receive any Declarations of Interest and Dispensations

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

- Cllr Clark noted an interest in item PL85/17d) as he knows the Applicants personally.
- Cllr Sherwen noted an interest in item PL85/17g) as a resident of Hale Close.

PL79/17 To approve the minutes of the Planning Committee Meeting on 9 January 2018

There were no comments.

IT WAS PROPOSED TO ACCEPT THE MINUTES AS DRAWN. PROPOSED BY CLLR PORTER, SECONDED BY CLLR SHERWEN. ALL IN FAVOUR. THIS WAS CARRIED.

PL80/17 To report back on the minutes of the Planning Committee Meeting on 9 January 2018

Assistant to the Clerk reported that where items had been carried over from the meeting, extensions had been requested from SCDC Planning Department.

PL81/17 To approve the minutes of the Extraordinary Planning Committee Meeting on 29 January 2018

There were no comments

IT WAS PROPOSED TO ACCEPT THE MINUTES AS DRAWN. PROPOSED BY CLLR SHERWEN, SECONDED BY CLLR PORTER. ALL IN FAVOUR. THIS WAS CARRIED.

PL82/17 To report back on the minutes of the Extraordinary Planning Committee Meeting on 29 January 2018

There was nothing to report

PL83/17 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 19:36 the Chair suspended Standing Orders to allow members of the public to address the meeting.

Two members of the public addressed the meeting to express concern about an application on neighbouring property under item PL85/17b). Some background was provided as to previous unsuccessful Applications relating to this property. A letter of objection which had been sent to SCDC was made available to the meeting setting out in detail their objections. The application will be discussed by Cllrs under item PL85/17b).

At 19:42 the Chair re-imposed Standing Orders.

PL84/17 **To receive any notifications or planning consultation documents**

- a) **Notification:** Notification of applications to carry out tree works subject to a TPO or situated within a conservation area. Location: 2 The Lawns, Melbourn, SG8 6BA. Applicant: Alan Harry, 8 The Lawns, Melbourn. Date: 9 January 2018. Ref: S/0022/18/TP.

IT WAS NOTED that tree work on neighbouring property had been carried out. Also noted that trees in The Lawns are subject to TPO.

- b) **Notification:** Notification of application to carry out tree works subject to a TPO or situated within a conservation area. Location: 1&2 Kays Close, Melbourn, SG8 6EJ. Applicant: Miss Emma, 1 Brooksbank, Melbourn. Date: 20 December 2018. Ref: S/4431/17/TC

IT WAS NOTED that the name of the Applicant should read Miss Cammis.

- c) **Notification:** Refusal of Planning Permission for Change of Use of part of ground floor from A1 use (retail) to C3 use (residential) Applicant: Mr and Mrs Nicol. Location: 107 High Street, Melbourn. Date: 17 January 2018. Ref: S/4097/17/FL

THIS WAS NOTED

- d) **Notification:** Update from SCDC on Reserved Matters Application for approval of details on 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 S/2791/14/OL (The application relates to a site which was not subject to an Environmental Statement). Ref: S/2590/17/RM. Location: Land to the east of New Road, New Road, Melbourn, SG8 6BX. Applicant: Robert Eburne, Hopkins Homes Ltd

The Chair read out an update received from SCDC. **THIS WAS NOTED**

- e) **Notification:** Permission granted for Variation of Conditions 2 (approved plans) and 3 (details of materials) of planning permission S/0535/17/FL for a front porch. Applicant: Mr Michael Chalmers. Location: 5 Chapmans Close, Melbourn, SG8 6AH. Ref: S/3826/17/VC. Date: 17 January 2018.

THIS WAS NOTED

- f) **Notification:** Planning Permission granted for first floor side and rear extension (above existing). Applicant: Mr Michael Chalmers. Location: 5 Chapmans Close, Melbourn, SG8 6AH. Ref: S/4268/17/FL. Date: 29 January 2018

THIS WAS NOTED

- g) **Notification:** Planning Permission refused for erection of a 4 bed dwelling and double garage. Ref: S/4277/17/FL. Applicant: Dr Gray-Stephens. Location: Foxfield House, Fowlmere Road, Melbourn, SG8 6EZ. Date: 1 February 2018.

THIS WAS NOTED

- h) **Notification:** Planning Permission refused for conversion of agricultural building to single dwelling. Applicant: Mr DR Stokes. Location: Agricultural building attached to farmshop/tea room, Bridgefoot Farm Kennels, Barley Road, Flint Cross, Great and Little Chishill, SG8 7PU. Ref: S/4380/17/PA. Date: 31 January 2018

THIS WAS NOTED.

A District Cllr suggested that the Parish Council write to the Enforcement Team at SCDC to advise that the Applicant is currently operating a tea room at the premises.

ACTION: Assistant to the Clerk to write to SCDC Enforcement Team.

- i) **Notification:** Notification of Application to carry out tree works subject to a Tree Preservation Order or situated within a Conservation Area. Applicant: Amanda Bond. Location: Front boundary between 123 and 125 High Street, Melbourn, SG8 6AP. Ref: S/0411/18/TC. Date: 2 February 2018

THIS WAS NOTED

- j) **Notification:** Permission granted to break out and renew the floor in the central lobby and bathroom following damage from tree roots. Applicant: Lacy, GHG Limited. Location: Norgetts Thatch, Norgetts Lane, Melbourn, SG8 6HS. Ref: S/2587/17/LB. Date: 29 January 2018

THIS WAS NOTED

PL85/17 **To consider the following Planning Applications:**

- a) **Proposal:** Demolish and rebuilt Annex to facilitate widening of existing access. Application Ref: S/0168/18/FL. Location: 59 High Street, Melbourn, SG8 6DZ. Applicant: Mr and Mrs R Chamberlain.

Noted previous unsuccessful application for refurbishment of this listed property and annex. Concerns were raised about:

- Vehicles accessing and leaving the property immediately adjacent to traffic lights on the High Street, particularly vehicles reversing from the property if there is insufficient space to turn at the rear of the properties.
- Details as to width of the access are not noted on the plans.
- Availability of sufficient off road parking
- Also concern about visual impact.

PROPOSED TO OBJECT TO THE APPLICATION ON THE GROUNDS NOTED ABOVE. PROPOSED BY CLLR SHERWEN, SECONDED BY CLLR PORTER. ALL IN FAVOUR. THIS WAS CARRIED.

ACTION: Assistant to the Clerk to write to SCDC to note objection to the application due to significant highway safety issues and street scene aspect as noted above.

- b) **Proposal:** Proposed New House and Garage. Application Ref: S/0149/18/FL. Location: 18 Greenbanks, Melbourn, SG8 6AS. Applicant: Mr David Blundell.

A copy of the letter of objection from neighbours was circulated to the meeting. Concerns were raised about:

- Additional parking, particularly along Back Lane
- Vehicular access to the property from Back Lane
- Trees on neighbouring property, particularly those under TPO
- Bearing on amenities
- Non-linear aspect of the proposed new property and overbearing nature of the development

IT WAS PROPOSED TO OBJECT TO THE APPLICATION ON THE GROUNDS NOTED ABOVE. PROPOSED BY CLLR PORTER, SECONDED CLLR SHERWEN. ALL IN FAVOUR. THIS WAS CARRIED.

ACTION: Assistant to the Clerk to write to SCDC to note objection to the application highlighting concerns noted above and also to note Parish Council's support of the objection made by neighbours.

- c) **Proposal:** Demolition of existing conservatory and erection of single storey rear extension to existing dwelling house. Application Ref: S/0031/18/FL. Location: 31 Greenbanks, Melbourn, SG8 6AS. Applicant: Mr Steve Priest.

IT WAS PROPOSED TO SUPPORT THE APPLICATION WITH NO COMMENTS. PROPOSED BY CLLR PORTER, SECONDED BY CLLR SHERWEN. ALL IN FAVOUR. THIS WAS CARRIED.

- d) **Proposal:** Change of use from hairdressing salon to veterinary surgery. Application Ref: S/0123/18/FL. Location: 5 Mortlock Street, Melbourn, SG8 6DB. Applicant: Mrs Christine Davey.
- Cllr Clark declared an interest in this item as he knows the applicants personally and left the room. Cllr Porter took the Chair.
- IT WAS PROPOSED TO SUPPORT THE APPLICATION WITH NO COMMENTS. PROPOSED BY CLLR SHERWEN. SECONDED BY CLLR GATWARD. ALL IN FAVOUR. THIS WAS CARRIED.**
- Cllr Clark returned to the meeting.
- e) **Proposal:** Proposed conversion of house to 1 no. 1 bed flat and 1 no. 3 bed flat. Application Ref: S/0025/18/FL. Location: Confers, 73A High Street, Melbourn, SG8 6AA. Applicant: Mr and Mrs Solanki.
- It was noted that there were a number of comments from neighbours on the SCDC website. Noted that a previous application had been refused. Concerns were raised with regard to:
- Access to the rear of the property via Little Lane
 - Vehicles reversing out on to the High Street due to insufficient area to turn at the rear of the property
 - Concern as to off street parking
 - Noted that Little Lane has no footpath but is heavily used by pedestrians
- IT WAS PROPOSED TO OBJECT TO THIS APPLICATION ON THE GROUNDS NOTED ABOVE. PROPOSED BY CLLR PORTER, SECONDED BY CLLR SHERWEN. ALL IN FAVOUR. THIS WAS CARRIED.**
- ACTION** Assistant to the Clerk to write to SCDC to note objections to this application as highlighted above.
- f) **Proposal:** Greenhouse extension to farm shop for agricultural and retail purposes. Application Ref: S/4590/17/FL. Location: Farm shop and tea rooms, Bridgefoot Farm Kennels, Barley Road, Heydon, Royston, SG8 7PU. Applicant: Mr DR Stokes.
- IT WAS PROPOSED TO SUPPORT THE APPLICATION WITH NO COMMENTS. PROPOSED BY CLLR SHERWEN, SECONDED BY CLLR PORTER. ALL IN FAVOUR. THIS WAS CARRIED.**
- g) **Proposal:** Single storey rear extension. Applicant Ref: S/0327/18/FL. Location: 28 Hale Close, Melbourn, SG8 6ET. Applicant: Ms Warnes
- Cllr Sherwen declared an interest as a resident of Hale Close and did not participate in the discussion.
- IT WAS PROPOSED TO SUPPORT THE APPLICATION WITH NO COMMENTS. PROPOSED BY CLLR PORTER, SECONDED BY CLLR CLARK. ALL IN FAVOUR. THIS WAS CARRIED.**
- The Chair closed the meeting at 20:54