

MELBOURN PARISH COUNCIL
(District of South Cambridgeshire)

An Extraordinary Meeting of this Council was held on Monday, 2 July 2018 in the Atrium of Melbourn Community Hub at 7.30pm.

Members of the public are reminded that copies of reports and supporting documentation for agenda items can be obtained from the Parish Council website, <http://melbournparishcouncil.co.uk> or on request to the Clerk

Present: Cllrs Norman (Chair), Buxton, Clark, Hart, Kilmurray, Stead and Travis

Absent: None.

In attendance: Claire Littlewood (Assistant to the Parish Clerk), District Cllr Hales, S Hythe and S Pritchard (TTP), D Ardill (Sheppard Robson), G Hanlon (Savills), G Charlton (Space Hub) and six members of the public

PC046/18 To receive apologies for absence

Apologies were received from Cllrs Cowley and Sherwen for personal reasons and County Cllr van de Ven and District Cllr Hart for work reasons.

PC047/18 To receive any Declarations of Interest and Dispensations.

Members are reminded that they are required to ensure their Declaration is updated within 28 days of any change in circumstances.

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

None received

b) To receive written requests for dispensations for disclosable pecuniary interests

None received

c) To grant any requests for dispensation as appropriate

None received

PC048/18 To receive a Pre-application presentation from TTP Plc on proposals to grow Melbourn Science Park creating purpose built Office and Research Accommodation.

The Chair invited representatives from TTP to introduce themselves and provide a brief background on the proposed development:

TTP was founded in Melbourn in 1987. Along with the core business, TTP creates spin-out companies which occupy space on the Science Park. TTP is owned by current and past employees. The planned expansion is to accommodate the growing business which is currently struggling for space.

The space occupied by TTP was originally designed as offices and does not meet current requirements. Access to the new development will be via the existing Science Park. Ecology surveys have been carried out and consideration has been given to residential properties in the area. Plan is for low density parking set in woodland. Plan includes a conference building, another building for conferences and social gatherings, the Hive business centre, a goods area and tech bar. All buildings will be

single storey except the two circular buildings which will be sloping.

Landscaping has been designed to fit into the area rather than landscaping around buildings. Plan is to retain as many existing trees as possible and to incorporate a 'trim trail'.

Buildings on the proposed development will be very sustainable. Air con will be minimal and assisted by water features.

At 20:06 the Chair invited questions from Cllrs:

How many jobs and how many additional vehicles will the development bring to the village?

- In the region of 400 new jobs will be created. Many in science and engineering but also in manufacturing.
- Many employees cycle to work. Currently approx. 80% of employees travel to work by car.
- It was also suggested that the 30mph speed limit be extended further along the Cambridge Road.
- Staff will be requested not to drive through the village.
- Also discussion as to changing working hours to dilute busy periods.
- TTP have conducted a travel survey to gauge staff views (response rate 75%).

Did the travel survey gather information on whether employees travel to work through the village or via the A10?

- Noted that this information was not specifically gathered through the survey.

Will all trees or just 'quality' trees be retained?

- Trees have been categorised on their value to the site. There is no wish to lose any valuable trees. The intention is to keep quality trees and the design has been changed to accommodate them.

Does the research work carried out by TTP involve use of chemicals?

- There is very little use of chemicals for work undertaken on site. Any use is highly regulated.

If the Application is successful, what is the time line?

- The additional space is needed urgently. Best guess for completion is 2 years from planning approval.
- Some buildings would be pre-fabricated off-site. There will be period of high activity and other times when the site is less busy.
- Further discussion will be required with regard to construction figures accessing the site.

How did you decide how many car parking spaces to include?

- This was based on the maximum provision set out in SCDC Planning Policy and will include 5% disabled parking bays.

Noted that previously the Parish Council had received requests from Astra Zeneca to use the village car park as overflow parking for visitors. Would TTP consider including more parking spaces to alleviate demand for parking in the village.

- The application will seek maximum parking spaces and people will be encouraged to use public transport.

- Noted changing attitudes by car users.

How is it envisaged that 400 additional employees will bring benefit to the wider village. Will they use village amenities?

- Employees already use facilities such as McSplash and shops in the area.
- Noted that TTP is competing with the large technologies companies in Cambridge.

Will there be employment opportunities for non-graduates?

- Yes – also noted that TTP take on apprentices.

Noted that in view of 75% response to the traffic survey, perhaps the company would consider running the survey again to try and achieve 100% response.

If the Planning Application is decided by the end of the year, when will the project start?

- The plan is to go out to tender in May next year. Currently in discussions with contractors with a view to starting work in September 2019 with completion by 2020.

How soon could the speed limit be reduced for vehicles entering the village from Cambridge Road?

- Hopefully as soon as possible but this is not TTP's decision.

Noted that Melbourn and Shepreth Parish Councils are already in discussion about reducing the speed limit at the entrance to the village.

Reassurance was sought with regard to harmful practices in the workplace.

- Any such practices are carried out to specified standards.

Concern was raised with regard to additional demands on sewerage system in the village.

- Noted that discussions are already ongoing in this regard.

PC049/18 To note the dates of a planned public exhibition in respect of the above proposals

It was noted that a public exhibition was scheduled for Tuesday, 10 July 2018 at The Hub.

PC050/18 Public Participation:

At 20:06 the Chair suspended Standing Orders to allow members of the public to address the meeting and ask questions:

How will access be gained to the site?

- Access would be across The Drift via the Science Park. TTP are seeking a temporary access road from Cambridge Road during the development.

Query from a resident relating to land at the rear of her garden.

- Noted there will be a 50 metre boundary between the site and adjacent properties. This will be left as an access lane.

Query from a resident about the proposed conference centre. Will events be held

there 7 days a week?

- The conference centre is intended as a meetings facility.

Query from a resident with regard to access through the steel gates?

- Access will not be through the steel gates but via the Science Park and further along The Drift.

Query from a resident as to the duration of the project.

- Anticipated that the project will take 2 years. Various construction vehicles will need to access the site. If the preferred route to the site is approved, TTP will insist this is used.

Query from a resident as to Countryside Properties continued interest in the area.

- This was confirmed.

Query from a resident as to whether TTP intend to acquire The Drift?

- Confirmed that they would be interested if The Drift was available for sale – although this is currently not the case.

Query from a resident as to any impact on the water table as a result of the development.

- Noted that there would not be any impact.

Query from a member as to whether there would be any objection to members of the public using The Drift and/or accessing the site in the event that Countryside Properties re-submit their application.

- Noted that there would be no objection as the TTP campus is already very open to the public.

PC045/18 To note date of next meeting: 23 July 2018

The Chair closed the meeting at 20:46.