

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of this Committee was held on Monday, 10 December 2018 in the large upstairs meeting room 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 Kilmurray (Chair), Clark, Buxton, Cowley

Absent: Cllr Wilson.

In attendance: Mr Simon Crocker - Parish Clerk, District Cllr Hales, Cllr Norman

PL047/18 To receive and approve apologies for absence

Apologies were received from Cllr Hart. Acceptable reasons had been given

It was:

RESOLVED that the apologies be received and approved.

Proposed by Cllr Clark, seconded by Cllr Cowley – All in favour.

PL048/18 To receive any Declarations of Interest and Dispensations

Cllr Kilmurray declared a non-statutory interest in respect of agenda item PL054/18 b as he knows the applicant. There were no requests for dispensation.

PL049/18 To approve the minutes of the Planning Committee Meeting on 12 November 2018

It was:

RESOLVED that the minutes of the planning committee meeting held on 12 November be approved as a correct record and duly signed by the Chair.

Proposed by Cllr Buxton, seconded by Cllr Clark – All in favour.

PL050/18 To report back on the minutes of the Planning Committee Meeting on 12 November 2018

The Parish Clerk reported that following discussion with the committee chair, no comments had been submitted to the planning authority in respect of agenda item PL045/18 d after it was realised the application had been misinterpreted.

PL051/18 Public Participation: (For up to 15 minutes members of the public may contribute their views and comments and questions to the Planning Committee – 3 minutes per item)

There were no members of the public present.

PL052/18 Correspondence

- a) To consider correspondence from Meldreth Parish Council with regard to proposed cycle racks on High Street (s.106 requirement relating to development at New Road, Melbourn)

The letter was **noted**.

- b) [S/2048/14/FL](#) - To consider executing s.106 Indemnity Agreement with South Cambridgeshire District Council relating to Development of Land rear of Victoria Way, off New Road Melbourn – Payment of Public Open Space and Community Facilities Contributions

It was:

RESOLVED to **EXECUTE** the indemnity.

Proposed by Cllr Buxton, seconded by Cllr Cowley – All in favour.

- c) [S/2941/18/FL](#) – Notification of consideration by SCDC Planning Committee on 12 December 2018 of new office and technology research facilities. Land north of Melbourn Science Park, Melbourn. **For: Melbourn Science Park Ltd c/o agent**

Signed:..... Dated: ...14.../...01.../2019

The Parish Clerk reported that **Cllr Travis** would be attending the SCDC Planning Committee meeting to speak in support of the application.

PL053/18 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [S/3550/18/FL](#) – Planning Permission for Single storey side and rear extension – 7 Beechwood Avenue, Melbourn, SG8 6BH. **APPROVED.**

The decision notice was **noted**.

- b) [S/4241/18/DC](#) – Discharge of condition 9 (foul sewage capacity scheme) of appeal decision APP/W0530/W/3131724 for outline planning application (including approval of access) for residential development of up to 199 dwellings plus a care home of up to 75 beds, new vehicular and pedestrian accesses from New Road, public open space and a landscape buffer – land off New Road, Melbourn, SG8 6BY For: Mrs Sharon Levell, Hopkins Homes Ltd.

The Chair suspended standing orders to allow Cllrs Norman and Hales to speak

General dissatisfaction was expressed at the discharge proposal. It was suggested that the proposal did not comply with the planning inspector's comments and conditions imposed following the appeal process and that Melbourn residents would suffer harm as a result.

The Chair re-imposed standing orders

It was:

RESOLVED to write a strongly worded letter of objection (attached herewith) to be sent to all relevant planning officers.

Proposed by Cllr Clark, seconded by Cllr Buxton – All in favour.

- c) [S/3622/18/FL](#) – Planning Permission for ground floor extension – Southwell Court, 34 Hinkins Close, Melbourn, SG8 6JL For: Mr Tom Lyons, Black Swan International Ltd. **APPROVED.**

The decision notice was **noted**.

PL054/18 Planning Applications:

- a) [S/4382/18/FL](#) – Replacement single storey rear extension and amendment to fence line to side of house – 24 The Lawns, Melbourn, SG8 6BA
For: Mr and Mrs Swain

It was:

RESOLVED to **SUPPORT** the application with no further comment

Proposed by Cllr Buxton, seconded by Cllr Cowley – All in favour.

It was:

RESOLVED that Cllr Clark take the Chair for the next item

Proposed by Cllr Cowley, seconded by Cllr Buxton – All in favour

Cllr Kilmurray left the meeting

- b) [S/4266/18/FI](#) - Two storey side extension – 9 Chapmans Close, Melbourn, SG8 6AH
For: Mr and Mrs Tulloch

It was:

RESOLVED to **SUPPORT** the application with no further comment

Proposed by Cllr Buxton, seconded by Cllr Cowley – All in favour

Cllr Kilmurray re-joined the meeting

- d) [S/2944/18/AD](#) – Site signage, temporary sales cabin signage and sales centre signage – Land off New Road, Melbourn, SG8 6BY
For: Sharon Levell, Hopkins Homes Ltd

This application had already been determined

- e) [S/4258/18/VC](#) – Removal of Condition 11 (car parking spaces) of planning consent S/2870/18/FL for erection of detached dwellinghouse – 45 Water Lane, Melbourn, SG8 6AZ
For: Mrs H Polge

It was:

RESOLVED to **SUPPORT** the application with no comment

Signed:..... Dated: ...14.../...01.../2019

Proposed by Cllr Buxton, seconded by Cllr Cowley – All in favour.

- f) [S/0409/18/FL](#) – Appeal under S.78 of the Town and Country Planning Act 1990 for erection of a new dwelling adjacent to existing house. Demolition of existing garage and creation of additional car parking to serve existing and new dwelling – Warren Lodge, Fowlmere Road, Fowlmere, Royston, SG8 6EZ

For: Ms Shelton

The appeal was **noted**.

PL055/18 To note the date of next meeting
14 January 2019

The Chair closed the meeting at 20:30

MELBOURN PARISH COUNCIL

Clerk: Simon Crocker
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Melbourn Community Hub
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Please note: New Parish Office opening hours:

Monday: 10.00-1.00, Wednesday: 10.00-1.00, Friday: 10.00-12.00

Alternatively, please call to arrange an appointment.

Aaron Sands
Senior Planning Officer
Planning and New Communities, South Cambridgeshire District Council
South Cambridgeshire Hall, Cambourne Business Park
Cambourne, Cambridge
CB23 6EA

C.C:

John Koch; Stephen Kelly; Cllr J Batchelor; Cllr T Hawkins; Cllr J Hales

17/12/2018

Ref: **S/4241/18/DC – Discharge of condition 9 (foul sewage capacity scheme) of appeal decision APP/W0530/W/3131724 for outline planning application (including approval of access) for residential development of up to 199 dwellings plus a care home of up to 75 beds, new vehicular and pedestrian accesses from New Road, public open space and a landscape buffer – land off New Road, Melbourn, SG8 6BY For: Mrs Sharon Levell, Hopkins Homes Ltd.**

Dear Aaron.

Melbourn PC Planning Committee discussed this notification at its meeting on Monday 10 December and the Council wishes to make the following points, in the strongest possible terms.

Firstly, District Councillor Hales has informed us that there is continuing correspondence between the SCDC Planning Office and Anglian Water (AW) on this application. AW has claimed (e-mail of 4 December 2018) that the proposed real time control and storage will ensure there is no detriment to the foul sewerage network but has failed to respond to the queries as to why there is such a significant difference between the comments provided at outline stage and the stance at present. Until such time as this question has been answered satisfactorily, **Melbourn Parish Council strenuously objects to the SCDC decision that Condition 9 is discharged.**

Secondly, this planning application went to Appeal, as you are aware. All through this process, Melbourn Parish Council based its arguments against planning permission being granted on the basis of the harm on our community which would

ensue. In particular, the Council was concerned about the ability of the sewerage system to cope with a development of the size proposed. We contested Anglian Water's initial assessment that there would be no problem on the basis of past problems of sewerage overflow in the village. We persuaded AW to carry out a proper investigation of the current capacity of the system in Melbourn. Officials visited the village to collect information and used it to undertake a comprehensive modelling exercise.

The outcome of the modelling was presented to the Parish Council and it quite clearly demonstrated that the system was at capacity and the addition of an extra 199 homes would result in sewerage overflow in a number of places in the system. This was a demonstrable harm arising from the development and the Parish Council welcomed Condition 9 being included in the Appeal Decision in recognition of this fact. **Melbourn Parish Council objects strenuously to the perceived collusion between Hopkins Homes and Anglian Water to subvert this condition. It will be the community of Melbourn which suffers from Anglian Waters' apparent failure to undertake statutory duties in conjunction with their wish to avoid spending money.**

Thirdly, Melbourn Parish Council is of the view that the proposed 'solution' does not meet the requirements of Condition 9 of the Appeal Decision. The decision reads:

"No dwelling or care home until shall be occupied until a scheme for the improvement of foul water **capacity** has been submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details."

This requirement was based on the evidence of the modelling carried out by Anglian water and quite clearly states that it is the **capacity** of the system which is to be increased because the current system is already at 100% capacity. The requirement to increase capacity is there because the sewerage system will not cope in the future and it is **this** development which will push it over the edge. The 'solution' proposed by Anglian Water does not increase the capacity of the system and hence give Melbourn a system which will cope with Melbourn's needs in the future. **Melbourn Parish Council objects strenuously to the fact that this development has been demonstrated to cause harm to our village unless the capacity of the sewerage system is increased. It appears that AW and Hopkins homes are trying to evade carrying out their responsibility, and going against the views of the Appeal Planning Inspector / secretary of state.**

The Parish Council looks forward to receiving your response.

Yours Sincerely

A solid black rectangular box redacting the signature of Simon Crocker.

Simon Crocker - Clerk to the Parish Council