

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of this Committee was held on Monday, 20 August 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 Hart (Vice Chair), Clark, Buxton, Norman (Ex-Officio)

Absent: None.

In attendance: Mr Simon Crocker - Parish Clerk, District Cllr Hales, Steve Pritchard (TTP) and 5 members of the public.

PL019/18 To receive and approve apologies for absence

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

It was:

RESOLVED that the apologies be received and approved.

Proposed by **Cllr Norman**, seconded by **Cllr Clark** – All in favour.

PL020/18 To receive any Declarations of Interest and Dispensations

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

Cllr Hart declared a non-statutory interest in agenda items PL025 18 d) and i) as she knows the applicants.

Cllr Norman declared a non-statutory interest in agenda items PL025 18 d), i) and k) as she knows the applicants.

Cllr Buxton declared a non-statutory interest in agenda item PL025 18 i) as she knows the applicant.

b) To receive written requests for dispensations for disclosable pecuniary interests (if any)

None

c) To grant any requests for dispensation as appropriate

N/A

PL021/18 To approve the minutes of the Planning Committee Meeting on 9 July 2018

It was:

RESOLVED that the minutes of the planning committee meeting held on 9 July 2018 be approved as a correct record and duly signed by the Vice Chair

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

PL022/18 To report back on the minutes of the Planning Committee Meeting on 9 July 2018

There were no actions to report.

PL023/18 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 Vice Chair suspended standing orders to allow public participation

The applicant of agenda item PL025/18 f) offered background to the circumstances of the application. The Chair thanked him for his comments and varied the order of the agenda so that the application would be considered first.

The applicants of agenda item PL025 18 a) summarised the application and reiterated the number of jobs it would create. The Vice Chair thanked them for their attendance.

Signed:..... Dated: ...10.../...09.../2018

The Vice Chair re-imposed standing orders.

PL024/18 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [S/2109/18/FL](#) – Demolish existing porch and garage, replace with new porch and garage – 19 Hale Close, Melbourn. **APPROVED.**
Original MPC Comment – **SUPPORT.**

The Decision notices were **noted**

PL025/18 Planning Applications:

- f) [S/2767/18/FL](#) – Ground floor rear extension and rear first floor extension, new roof dormer window and roof pitch change – 50 Orchard Road, Melbourn, SG8 6BP
For: Mr & Mrs Galbraith

It was:

RESOLVED to **SUPPORT** the application with no further comments.
Proposed by Cllr Clark, seconded by Cllr Buxton – All in favour.

- a) [S/2941/18/FL](#) – New office and technology research facilities – Land North of Melbourn Science Park, Melbourn, Cambridgeshire
For: Savills (UK) Ltd

Steve Pritchard (TTP) and District Cllr Hales were in attendance for this item.

Discussion centred around proposed car parking provision and the adequacy of any strategic green buffers and planting so as to minimise visual impact. Agents for the application explained the proposed car park was in keeping with planning policy and plans were examined.

Members expressed the view that sufficient buffers were in place. District Cllrs Hales requested that the applicants be vigilant with regard to access routes and times during the construction period should planning permission be granted. Steve Pritchard confirmed that discussions regarding the use of a Haul Road were taking place.

It was:

RESOLVED to **SUPPORT** the application with no further comments.
Proposed by Cllr Norman, seconded by Cllr Clark – All in favour.

- b) [S/2424/18/FL](#) – Erection of 22 dwellings together with associated open space, landscaping, highway, and drainage infrastructure works – 36 New Rd, Melbourn, SG8 6BY
For: R2 Developments Ltd C/O Savills

It was:

RESOLVED to **OBJECT** to the proposal with the following comments:

There are concerns over the capacity of the physical infrastructure to cope, particularly with reference to Highway issues (traffic generation, vehicular access and highway safety), Capacity of schools and capacity of Doctor's surgery.

There are also concerns with regard to overlooking, loss of privacy and the lack of FRA.

The Parish Council supports the neighbour objections, notes the comments from the LLFA, and notes that the District Council can now demonstrate a 5 year land supply.

Proposed by Cllr Norman, seconded by Cllr Clark – All in favour

- c) [S/2518/18/FL](#) – Provision of rear car park – Cambridge Technology Centre, Back Lane, Melbourn, SG8 6DP
For: PA Consulting

It was:

RESOLVED to **SUPPORT** the application with the following comments:

Standard conditions relating to construction start and finish times should be observed, and surface water mitigation should flow in the direction of Back Lane. No access from London road should be provided

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

Cllrs Hart and Norman withdrew from the meeting at this point

Signed:..... Dated: ...10.../...09.../2018

- d) [S/2654/18/FL](#) – Loft Conversion with roof windows 4 No. in total – The Maples, 52 Orchard Road, Melbourn, SG8 6BB
For: Mr & Mrs H Pollock

This item was not considered due to inquoracy

Cllrs Hart and Norman re-joined the meeting.

- e) [S/2870/18/FL](#) – Erection of detached dwellinghouse – 45 Water Lane, Melbourn, SG8 6AZ
For: H Polge

Members considered neighbour comments on parking congestion. Loss of sunlight and loss of privacy were also considered as was the question of potential overdevelopment. It was also queried that given the proximity to Chalkhill Barrow, whether an archaeological dig should occur.

It was:

RESOLVED to **OBJECT** to the application, citing Highway issues (vehicular access and highway safety), loss of sunlight, loss of privacy and overdevelopment as material planning considerations.

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

- g) [S/2899/18/VC](#) – Variation of condition 2 (Stacking and deposition of materials, tools, plants, machinery, security fencing or items associated with landscaping) of planning permission [S/1234/18/FL](#) – Langdale Farm, Cambridge Road, Melbourn, SG8 6EY
For: J Usher

It was:

RESOLVED to support the application with no further comments.

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

- h) [S/2724/18/TP](#) – Proposed Tree Works – 15 The Lawns, Melbourn, SG8 6BA
For: Grant

It was:

RESOLVED to support the application with no further comments.

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

Cllrs Hart, Norman and Buxton withdrew from the meeting at this point

- i) [S/2951/18/TC](#) – Proposed Tree Works in a Conservation Area – 44 High St, Melbourn, SG8 6DZ
For: Alan Brett

This item was not considered due to inquoracy

Cllrs Hart, Norman and Buxton re-joined the meeting.

- j) [S/2983/18/TC](#) – Proposed Tree Works in a Conservation Area – 9 Drury Lane, Melbourn, SG8 6EP
For: Mrs T O'malley

It was:

RESOLVED to support the application with no further comments.

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

Cllr Norman left the meeting

- k) [S/3025/18/TC](#) – Proposed Tree Works in a Conservation Area – 16 Dolphin Lane, Melbourn, SG8 6AE
For: Tina Greenway

It was:

RESOLVED to support the application with no further comments.

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

- PL026/18** To consider correspondence on street naming.

Members considered a request to suggest street names for the development of 199 homes on New Road ([S/2590/17/RM](#)). Members expressed the view that public consultation should take place before suggestions were put forward.

Signed:..... Dated: ...10.../...09.../2018

It was:

RESOLVED that the Parish Clerk draft a response to shared services indicating the desire to undertake public consultation prior to suggesting street names.

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

PL027/18 To note the date of next meeting

10 Sept 2018

The Vice Chair closed the meeting at 20:40

Signed:..... Dated: ...10.../...09.../2018