

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of this Committee was held on Monday, 12 October 2020 at 7.30pm be held via Zoom
<https://zoom.us/j/94086385794>

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, Hart, Cowley, Wilson

Absent:

In attendance: Claire Littlewood – Parish Clerk

PL034/20 To receive and approve apologies for absence

Apologies received from Cllr Kent.

It was:

RESOLVED to accept the apologies received.

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

PL035/20 To receive any Declarations of Interest and Dispensations

- a) To receive declarations of interest from councillors on items on the agenda
- b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
- c) To grant any requests for dispensation as appropriate

None received

PL036/20 To approve the minutes of the Planning Committee Meeting on 14 September 2020

It was:

RESOLVED to approve the minutes of the Planning Committee Meeting on 14 September 2020 as an accurate record.

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

PL037/20 To report back on the minutes of the Planning Committee Meetings on 14 September 2020

- PL030/20a) Objection was made to suggested road names. Response to be discussed under item PL040/20b) Correspondence
- PL027/20 Clarification received from Richard Fitzjohn. Application refers to some minor amendments to application for the new dwelling. No comments

PL038/20 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)

No members of the public in attendance.

PL039/20 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [20/02422/CL2PD](#) – Certificate of lawfulness for the construction of a new single storey garage. 9 Dolphin Lane, Melbourn SG8 6AF. Mr and Mrs Fox.

CERTIFICATE GRANTED

Original MPC Comment : Support

The decision was noted.

- b) [20/02724/HFUL](#) – Erection of a single storey garden room. 1 The Moor, Melbourn SG8 6ED. Louisa Jennings.

APPROVED

Signed:..... Dated: 09/11/2020

Original MPC Comment : Support

The decision was noted.

- c) [20/02734/HFUL](#) First Floor rear and side extension, roof extension including change to gable ended roof and the erection of a detached double garage (amendment). 167 High Street, Melbourn, SG8 6AT. Mr Ian Wilkinson

APPROVED

Original MPC Comment : Support

The decision was noted.

PL040/20 Correspondence

- a) [20/01145/HFUL](#) – Notification of a Planning Appeal. Replacement of existing ground floor bedroom and attached garage with two storey side extension with two balconies. Hillside House, Newmarket Road, Melbourn SG8 7LZ. Mrs Wendy Bishop. *Appeal start date 10 September 2020.*

The Appeal was noted.

- b) Letter from 3C Shared Services, Address Management Officer re Street Name, Dev off The Moor, Melbourn

The correspondence was noted.

- c) [20/02893/HFUL](#) – Notice of withdrawal of Application. Demolition of existing storage outhouse and the erection of a new porch, two storey rear extension, front boundary wall, driveway gates and adaptation of existing roof dormer windows. 116 High Street, Melbourn SG8 6AL.

The Notice of Withdrawal was noted.

- d) [20/02773/FUL](#) – Notice with Withdrawal of Application. Construction of a single storey dwelling with flat green roof and car parking. Land to the rear of 151 to 155 High Street, Melbourn, SG8 6AT.

The Notice of Withdrawal was noted.

- e) [20/03769/PRI03C](#) – Notice of Withdrawal of Application. Prior approval for change of use for the division into (1) Coffee shop, (2) 2 No on site car washing and valeting and (3) Part of the unit to remain as B2 use (storage and office). 3 Back Lane, Melbourn.

The Notice of Withdrawal was noted.

- f) To receive an update regarding [20/01667/PRI06A](#) - Prior notification for the erection of a double span portal frame agricultural building - Land North Of High Street, Melbourn, Royston, SG8 6DE. Applicant: Mr Fennell

Noted that Planning Officer is considering TPOs on the land. Highways have indicated that they will not consent to use of the existing gateway on to the High Street. Planning Officer has requested Applicants to consider re-locating the building within the site. **ACTION:** Clerk to follow up with Planning Authority with regard to protection of ancient trees, meadow land, voles and orchids in the area.

PL041/20 Planning Applications:

- a) [20/03726/FUL](#) Demolition of existing cottage and the erection of a replacement dwelling with a detached single storey workshop/secure store. Summer House Farm, Summer House Cottage, New Road, Melbourn SG8 6DL. Mr and Mrs Green.

It was:

RESOLVED to support the application with no comment.

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

- b) [S/0153/20/CONDB](#) Submission of details required by condition 20 (Written Scheme of Investigation 9WSI)) of planning permission S/0153/20/VC. Land to the rear of 46-56 The Moor, Melbourn SG8 6ED. Sean Stonebond Properties Ltd.

Noted – *No Comment*

- c) [20/03585/FUL](#) Demolition Of an existing single storey porch structure and the construction of a new 2 storey front extension to comprise a porch area and bedroom extension. 29 and 31 Fordham Way, Melbourn. Mrs Jenny Riggs.

It was:

RESOLVED to support the application with no comment.

Proposed by Cllr Kilmurray, seconded by Cllr Cowley. All in favour.

[19h50 Cllr Wilson joined the meeting and advised that he had experienced some technical difficulties logging in]

- d) [20/03485/HFUL](#) Application to vary Planning Permission S/0103/20/FL by including a garage. 9 Dolphin Lane, Melbourn SG8 6AF. Mr and Mrs K Fox.

It was:

RESOLVED to support the application with no comment.

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

PL042/20 Enforcement updates: To consider any enforcement updates received since last meeting

None received

PL043/20 To note the date of next meeting

The date of the next meeting was noted : 9 November 2020

The meeting closed at 19h55

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of this Committee was held on Monday, 14 September 2020 at 7.30pm be held via Zoom
<https://zoom.us/j/91548260577>

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, Hart, Kent, Cowley, Wilson

Absent:

In attendance: Simon Crocker - Parish Clerk, Claire Littlewood – Assistant Clerk

PL024/20 To receive and approve apologies for absence

Apologies received from Cllr Buxton and District Cllr Hales.

It was:

RESOLVED to accept the apologies.

Proposed by Cllr Clark, seconded by Cllr Wilson. All in favour.

PL025/20 To receive any Declarations of Interest and Dispensations

- a) To receive declarations of interest from councillors on items on the agenda
- b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
- c) To grant any requests for dispensation as appropriate

PL026/20 To approve the minutes of the Planning Committee Meeting on 10 August 2020

It was:

RESOLVED to approve the minutes of the Planning Committee meeting on 10 August 2020 as an accurate record of the meeting.

Proposed by Cllr Wilson, seconded by Cllr Hart. All in favour.

PL027/20 To report back on the minutes of the Planning Committee Meetings on 10 August 2020

PL021/20d) 20/02864/FUL Erection of a 4-bed detached dwellinghouse – 9 The Moor, Melbourn

Clarity had been sought from SCDC Planning Department as to location of the new dwelling.

As the item was under discussion, Cllr Kilmurray declared an interest as he knows the applicants. Cllr Wilson took the Chair.

After discussion, there remained some uncertainty and the item was deferred to later on the Agenda for further consideration.

PL021/20j) 20/03164/S106A – Modification of planning obligations contained in s106 Agreement

SCDC had provided further information as to the impact of the modification – no further comment or action required.

PL028/20 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)

No members of the public were in attendance.

PL029/20 Decision Notices: To receive any Decision notices issued since last meeting.

Signed:..... Dated: 12/10/2020

- a) [20/03219/PRI01A](#) – Single Storey rear extension, 67 Bramley Avenue, Melbourn

APPROVED

Original MPC Comment: SUPPORT

The decision was **noted**.

PL030/20 Correspondence

- a) To Consider correspondence from Greater Cambridge Planning on street naming

Discussion as to street names suggested by the developer.

ACTIONS:

- Objection to be made on the basis that there are other streets with very similar names in the local area.
- Request further information as to how particular names were chosen.
- Suggestion for alternatives to include Piggott and Gatward in recognition of service to the village.
- Clerk to contact developer for informal discussion with regard to street names.

It was:

RESOLVED to object to the three street names proposed on the basis that the rationale for choosing these names is unclear, there are already streets with very similar names in the local area and to put forward suggestions for alternatives including Piggott and Gatward.

Proposed by Cllr Kilmurray, seconded by Cllr Wilson. All in favour.

- b) To receive and update on the transfer of open space

A report was received from SCDC indicating that following their inspection, the open spaces are not ready to be transferred at this time.

PL031/20 Planning Applications:

- a) [S/2424/18/CONDA](#) - Submission of details required by conditions 4 (Hard and soft landscape works), 17 (Management and maintenance details), 22 (Maintenance of drainage systems) of planning permission S/2424/18/FL | 36 New Road Melbourn SG8 6BY.

For: Prime Crest Homes Ltd

Discussion as to areas to be transferred. Noted that it appears this will be a private road and the Parish Council will not take responsibility. Open space (LAP) to be transferred as set out in s106 agreement.

It was:

RESOLVED to support the application.

Proposed by Cllr Kilmurray, seconded Cllr Wilson. All in favour.

- b) [S/2424/18/CONDB](#) – Submission of details required by condition 39 (Foul Sewerage) of planning permission S/2424/18/FL - 36 New Road Melbourn SG8 6BY

For: Prime Crest Homes Ltd

Discussion with regard to current upgrading of capacity in the village – noted that further upgrade would be unlikely. Application was noted with no further comment.

- c) [S/3897/19/CONDA](#) – Submission of details required by condition 8 (External Lighting) of planning permission S/3897/19/FL, Melbourn Science Park.

For: TTP Plc

Noted with no comment.

- d) [S/3591/19](#) –Submission of details required by condition 12 (Sustainability) of planning permission S/3591/19/FL– Land at Back Lane, Melbourn,

For: MJL Developments Ltd

Noted that a decision notice dated 14 September 2020 had been issued discharging condition in full.

- e) [S/4035/17/CONDA](#) –Submission of details required by condition 5 (Surface water Drainage) of planning permission S/4035/17/FL, 19 Hale Close, Melbourn

For: Mrs Melanie Peploe

Noted that there was insufficient information to fully consider the application.

It was:

RESOLVED to make no comment in light of insufficient information.

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

- f) [20/02773/FUL](#) – AMENDMENT: Construction of single storey dwelling with flat green roof and car parking (revised site location plan) – Land to the rear of 151-155 High St, Melbourn, SG8 6AT

For: Mr G Newton

Amended drawings considered. Concern noted as to extent and layout of the visibility splay.

It was:

RESOLVED to object on the basis of a lack of visibility splay and also to query that the amended drawings appear to show the proposed visibility splay cutting across the front garden of number 151 High Street.

Proposed by Cllr Cowley, seconded by Cllr Hart. All in favour.

- g) [20/03602/HFUL](#) – New porch at the front of house. Rear single-storey infill extension. Replacement garage with new first floor extension – 2 Chapmans Close, Melbourn, SG8 6AH

For: Mr & Mrs Johnson-Smith

It was:

RESOLVED to support with no comment.

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

PL027/20 To report back on the minutes of the Planning Committee Meetings on 10 August 2020

PL021/20d) 20/02864/FUL Erection of a 4-bed detached dwellinghouse – 9 The Moor, Melbourn

The discussion with regard to proposed new dwelling continued – Cllr Wilson took the chair. Noted there appears to be an amendment to the existing new dwelling assumed to be 9a The Moor.

It was:

RESOLVED to give delegated authority to the Parish Office to contact Richard Fitzjohn, Planning Officer, to obtain clarity on this application. Decision by email can then be circulated to Planning Committee.

Proposed by Cllr Clark, seconded by Cllr Hart. In favour – Cllrs Kent, Wilson, Cowley. Abstain – Cllr Kilmurray.

PL032/20 Enforcement updates: To consider any enforcement updates received since last meeting

PL033/20 To note the date of next meeting :

12 October 2020

The meeting closed at 20h57.

3C Shared Services

South Cambridgeshire Hall,
Cambourne Business Park,
Cambourne, Cambridge CB23 6EA

Assistant Clerk <assistantclerk@melbournpc.co.uk>

17th September 2020

Dear Madam

Street Naming – Dev off The Moor, Melbourn

Thank you for your email of the 17th September 2020 proposing the street names ‘Gatward’ and ‘Piggott’ for the above development.

In order that consultations may be carried out with other interested parties, including the Emergency Services, and to enable the relevant Meeting of this Council to properly consider your proposal, I would advise you that, for the purpose of Section 17(2) of the Public Health Act 1925, this letter constitutes formal notification of “objection” to the names you have submitted.

On completion of the consultations referred to above and the deliberations of the appropriate Meeting. I will write to you again to advise you of this Council’s views on this proposal and to confirm or withdraw the Council’s objection to the name.

I would also draw your attention to Section 17(4) of the Public Health Act 1925, under which you have the right to appeal to a Magistrate Court within 21 days of being notified of this Council’s decision, should you feel aggrieved.

Yours faithfully

Diane Duncan
Address Management Officer
Tele: 01954 713172
Email: diane.duncan@3csharedservices.org