

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

A meeting of this Committee was held on Monday, 14 December 2020 at 7.30pm be held via Zoom link
<https://zoom.us/j/94658868526>

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, Cowley, Hart, Kent

Absent:

In attendance: Claire Littlewood – Parish Clerk, District Cllr Hales

PL055/20 To receive and approve apologies for absence

Apologies were received from Cllrs Buxton and Wilson. Acceptable reasons were given.

It was:

RESOLVED to accept the apologies from Cllrs Buxton and Wilson.

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

PL056/20 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

Cllr Hart noted an interest in PL062/20m) as a friend of the applicant

Cllr Kent noted an interest in PL062/20A) as a friend of the applicant

PL057/20 To approve the minutes of the Planning Committee Meeting on 9 November 2020

It was:

RESOLVED to approve the minutes of the Planning Committee Meeting of 9 November 2020 as an accurate record.

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

PL058/20 To report back on the minutes of the Planning Committee Meetings on 9 November 2020

Clerk reported by both she and District Cllr Hales had made enquiries as to the incorrect description of the dwelling at 38 Water Lane as detached when it was a semi-detached dwelling. Confirmed that planning permission was granted on the basis of the description in the planning application.

PL059/20 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)

There were no members of the public in attendance.

PL060/20 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [20/03602/HFUL](#). Proposal: 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

Decision: Refused

MPC original comment: SUPPOPT

The decision was noted.

- b) [20/03485/HFUL](#). Proposal: Demolition of existing garage, erection of single storey side and rear extension to create annex and erection of attached garage Site address: 9 Dolphin Lane Melbourn SG8 6AF

Signed:..... Dated:

Decision: Permission granted

MPC original comment: SUPPORT

The decision was noted.

- c) [20/03585/FUL](#). Proposal: 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. Site address: 29 And 31 Fordham Way Melbourn Royston Cambridgeshire

Decision: Permission granted

MPC original comment: SUPPORT

The decision was noted.

- d) Appeal Ref APP/W0530/D/20/3252767. Town and Country Planning Act 1990. Appeal by Mrs Wendy Bishop. Site Address: Hillside House, Newmarket Road, Royston, Hertfordshire, SG8 7LZ

Appeal decision: Appeal granted

The decision was noted.

- e) [20/04085/HFUL](#). Proposal: New front boundary wall and railings, new porch and dormer roofs adaptation - Resubmission of 20/02893/HFUL. Site address: 116 High Street Melbourn SG8 6AL

Decision: Permission granted

MPC original comment: SUPPORT

The decision was noted.

- f) [20/04214/HFUL](#). Proposal: Conversion of attached garage to dayroom Site address: 12 Elm Way Melbourn SG8 6UH.

Decision: Permission granted

MPC original comment: SUPPORT

The decision was noted.

- g) [20/04480/S74B](#) - S74B to vary condition 19 of permission S/1123/18/DC to change the construction hours to 0600 hours - 2100 hours Monday to Friday and 0730 hours to 1700 hours on Saturdays. No working on Sundays or Bank Holidays for a temporary period from 19.11.2020 to 31.03.2021. Site address: Land Off New Road Melbourn New Road Melbourn SG8 6BY. Applicant: Hopkins Homes Limited

Decision: Approval of Temporary Construction Hours

MPC comment: No comment

The decision was noted.

- h) [20/04723/S74B](#). Proposal: S74B application to vary condition 20 of permission S/2791/14/OL (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) to change the approved construction working hours to 06:30 - 21:00 Monday - Friday, 07:30 - 17:00 Saturdays, with no external construction works being carried out outside of the hours of 07:00-18:00 Monday to Friday and 07:30- 17:00 on Saturdays and no Sunday or Bank Holiday working for a temporary period of 01/12/2020 to 31/03/2021. Site address: Land To The East Of New Road Melbourn Cambridgeshire. Applicant: Hopkins Homes Ltd

Decision Notice: Approval of Temporary Construction Hours

MPC comment : No comment

The decision was noted.

Signed:..... Dated:

- i) [20/2274/TTCA](#). Proposal: T.1 Conifer - Fell to ground level due to excessive shading. Tree has become too large for area and is blocking light and dropping debris in pond. T.2 Holmoak - Remove 1x lower branch 25cm in diameter and approx. 2M long. Site address: 44 High Street Melbourn SG8 6DZ. Applicant: Brett.

Decision Notice: No objection

MPC comment: No comment

The decision was noted.

PL061/20 Correspondence

- a) [20/01628/FUL](#). Appeal: Demolition of Existing Garage and erection of 1 no. dwellinghouse. 11 Portway Melbourn SG8 6EU. Appellant: Mr & Mrs Tom Pollard. Inspectorate Ref: APP/W0530/W/20/3258959. Appeal Start Date: 9th November 2020

The Appeal was noted

- b) Notification of emergency drainage repairs and application to extend permitted working hours. Melbourn Science Park, Cambridge Road, Melbourn.

The notification was noted

- c) News release from District Planning Authority with regard to proposed new town of Thakeham

Noted that there is currently no planning status for this proposed development. Noted that South West Cambridge Action Group has been set up. A representative from the Parish Council will attend online meetings and report back.

PL062/20 Planning Applications:

- a) [S/0218/20/FL](#). Proposal (Amendment): Construction of a new dwelling & associated alterations to the existing site entrance. Site address: Land Rear Of 90 High Street Melbourn Royston SG8 6AL. Applicant: Cecilia Murphy-Roads.

Discussion with regard to neighbour's comments on shared driveway. Noted property is in Conservation Area. Query whether there are restrictions relating to developments affecting Stockbridge Meadows Nature Reserve.

It was:

RESOLVED to support no comment:

Proposed Cllr Cowley, seconded Cllr Clark. In favour: Cllrs Cowley and Clark. Against: Cllrs Hart and Kilmurray. Abstain: Cllr Kent.

The resolution was not carried.

Cllr Kilmurray as Chair exercised the casting vote to:

RESOLVE to object to the application on the following grounds:

- Conservation team has highlighted the scale of the proposed dwelling;
- Development is out of keeping.

The resolution was carried.

District Cllr Hales noted that Stockbridge Meadows is not a designated nature reserve with associated restrictions on development. Conservation Team's comments incorrectly appear to suggest that this is the case.

- b) [20/04174/LBC](#). Proposal: Re-glazing of selected external windows with double glazed glass panes. Existing single glazed panes will be replaced by thin heritage double glazed units fitted in existing window frames in the older part of the building. Site address: The Pink Geranium 25 Station Road Melbourn Royston. Applicant: Mr Christopher Carter.

Signed:..... Dated:

It was:

RESOLVED to support with no comment.

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

- c) [20/04382/FUL](#). Proposal: Change of use of former public house to dwelling and erection of 4 no. dwellings with associated development. Site address: 29 High Street Melbourn Royston Cambridgeshire. Applicant: Cambridge and County Developments Ltd .

Discussion with regard to concerns over loss of village amenity. Noted that development would lead to loss of parking area. Discussion with regard to approaching CoOp to suggest this as an appropriate site for relocation with additional parking. Would reduce current traffic difficulties in the centre of the village.

It was:

RESOLVED to object to the application with the following comments:

- Loss of village amenity;
- Retention of commercial properties more essential than additional residential properties in the village;
- Area has good parking facilities for customers and deliveries (very close to main village car park);
- Perennial problem with deliveries in the middle of the village;
- Currently relying on goodwill of Leeches Butchers to allow free use of their car park for drivers using High Street shops etc in the middle of the village;
- The Parish Council would prefer this building to be used for commercial purposes than residential dwellings.

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

ACTION: Clerk to write to CHS (owners of the property) and CoOp to highlight our concerns and to suggest this as a suitable site for a village shop with parking.

- d) [20/04456/LBC](#). Proposal: Replacement of 2 No. window units and existing door. Site address: 5 The Moor Melbourn SG8 6ED. Applicant: Mr Asa Hope.

It was:

RESOLVED to support the application with no comment.

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

- e) [20/2326/TTCA](#). Proposal: T.1 mixed species hedge/trees - Reduce height of mixed species trees (ash , beech , hawthorn) to approx 4m from ground level leaving 2 mature trees in middle of hedgerow. Originally cut as a hedge which has now grown into multiple tall and skinny trees. Neighbouring rear gardens are complaining of no light and lots of debris falling. Trees to be topped into hedge and trimmed thereafter to maintain height / screen for boundary to school. Site address: Melbourn Village College The Moor Melbourn SG8 6EF. Applicant: Melbourn Village College

No comment.

- f) [20/04570/HFUL](#). Proposal: Replacement fence at the boundary of the rear garden. Site address: 5 Rupert Neve Close Melbourn SG8 6FB. Applicant: Arthur D. Little

Discussion with regard to erection of wooden fence without permission. Position of current fence appears to extend beyond original chain link fence line. Noted that verge along footpath is overgrown and causing obstruction.

It was:

RESOLVED to object on the following grounds:

Signed:..... Dated:

- The applicant removed the hedge and erected a fence despite planning permission being specifically denied for this.
- The new fence that has been erected by the applicant is well beyond the original border of the property (as defined by the original chain link fence) and so has taken some of the land that belongs to Highways
- We would like the new chain-link fence to be erected along the original line - as witnessed by the original chain link fence still in place demarking the adjacent properties - not along the line of the boarded fence.
- We would like the hedge to be reinstated as the same type of hedge that previously existed along the high street, and still exists along the property line of the adjacent houses.
- We would like the bank along the footpath to be reinstated to the same level as original so as not to impose on the footpath and make it appear overly narrow.

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

- g) [20/2180/TTCA](#). Proposal: (Amended) S1-3 Sycamore and HC1 horse chestnut require cutting back to the border line (due to overshadow the gardens and greenhouse, considerably restricting light and causing a nuisance to them). S1 Sycamore also requires thinning 30% (due to overshadowing property). S3 Sycamore requires two large dead branches removed and and a branch removed that threatens to block access to the two bungalows for larger vehicles. Leylandi/fir Ln and Acer A1 overshadow our garden from no.19 and require cutting back to the border. W1 Walnut tree to crown thinning 5%, which represents a single bough of 7m (to reduce the potential for damage to the garage and house respectively). W2 Walnut tree tyo crown thinning 10% (to reduce the potential for damage to the garage and house respectively). P1 Prunus and CB1 Copper Beech require a small amount of work to top them and stop them overshadowing neighbouring gardens. Site address: 19A High Street Melbourn SG8 6ER. Applicant: Mr Neil Smith.

No comment.

- h) [20/01210/CONDA](#). Proposal: Submission of details required for condition 11 (carbon emissions) of planning permission 20/01210/FUL Site address: 38A Water Lane Melbourn Royston Cambridgeshire Applicant: Mr Matthew Simpson.

It was:

RESOLVED to support the application with no comment.

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

- i) [20/04639/FUL](#). Proposal: Demolition of existing cottage and the erection of a replacement dwelling with associated workshop and cartlodge (resubmission of 20/03726/FUL). Site address: Summer House Cottage Summer House Farm New Road Melbourn. Applicant: Mr PH & Mrs EJ Green Wedd & Green

It was:

RESOLVED to support the application with no comment.

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

- j) [S/4035/17/CONDA](#). Proposal: Submission of details required by condition 5 (Surface water Drainage) of planning permission S/4035/17/FL. Site address: 19 Hale Close Melbourn SG8 6ET. Applicant: Mrs Melanie Pelploe.

No comment.

- k) [20/04712/CL2PD](#). Proposal: Certificate of lawfulness under section 192 for a proposed loft conversion with rear dormer and roof lights Site address: 38 The Moor Melbourn SG8 6ED. Applicant: Mr & Mrs Hay.

Signed:..... Dated:

It was:

RESOLVED to support the application with no comment.

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

- l) [S/3897/19/NMA1](#). Proposal: Non material amendment of planning permission S/3897/19/FL (Alterations to existing access road and reprovision of car parking spaces with landscaping and associated infrastructure works) for an Amendment to surface material for 2 crossing points, new concrete blister paving added at junction points with cycle path, replacement of kerb detail adjacent to employment unit and amendment to surface material for car parking area for units 13-16 Site address: Melbourn Science Park Cambridge Road Melbourn Royston. Applicant: Melbourn Science Park Limited

It was:

RESOLVED to support the application with no comment.

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

- m) [20/04196/HFUL](#). Proposal: Two storey side extension. Site address: 77 Orchard Road Melbourn SG8 6BB Applicant: Mr and Mrs Kulina.

It was:

RESOLVED to support the application with no comment.

Proposed by Cllr Cowley, seconded by Cllr Kilmurray. In favour: Cllrs Cowley, Kilmurray, Hart, Kent. Abstain: Cllr Hart.

- n) [20/04787/S73](#). Proposal: S73 variation of condition 2 (approved plans) of planning permission 20/01210/FUL (New detached dwellinghouse) Site address: 38A Water Lane Melbourn Royston Cambridgeshire. Applicant: Mr Matthew Simpson.

Discussion noting concerns that this appears to development by degree with numerous applications not all of which clearly set out what is proposed. Concern that applications for this development have not been made in good faith. Unclear from this applicant what the amendment is.

It was:

RESOLVED to object to the application on the following grounds:

- There have been continual incremental changes to the planning application such that what is now being asked for is a very different thing than was originally proposed.
- Initial application for a detached dwelling – refused
- Then an extension with the same footprint – approved
- This was then changed to a 2 bed semi-detached/end-of-terrace dwelling – approved
- Now this has been changed again to a 3 bed semi-detached/end-of-terrace dwelling.
- From the start, the Parish Council has objected to this as over development and this latest amendment appears to be increasing the size of the first floor

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

- o) [20/05024/PRI03M](#). Proposal: Prior approval for change of Use from Class A1 (Hairdressers) to Class C3 (Dwellinghouse) Site address: 10 The Moor Melbourn Royston Cambridgeshire Applicant: Melbourn Properties Limited

Concern was noted that this is potential loss of another village amenity and commercial space.

It was:

RESOLVED to object to the application on the following grounds:

- Loss of village amenity. The Parish Council would prefer this property to be retained for commercial use (possibly shop or office space).
- There is a shortage of commercial properties with Class A1 use in the village.

Signed:..... Dated:

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

- p) [S/3989/19/NMA1](#). Proposal: Non material amendment of planning permission S/3989/19/FL (Erection of an external building entrance with porte-cochere and new pedestrian and vehicular access with associated external works to the landscape and lower car park area) to 1) Change of material to access and 2) Amendment to canopy Site address: Cambridge Technology Centre Back Lane Melbourn SG8 6DP. Applicant: GTA Interior

Cllr Kilmurray declared an interest in this item. Cllr Cowley took the Chair.

It was:

RESOLVED to support with no comment.

Proposed by Cllr Hart, seconded by Cllr Clark. In favour: Cllrs Cowley, Clark, Hart, Kent.

Abstain: Cllr Kilmurray.

Cllr Kilmurray resumed the Chair.

PL063/20 Enforcement updates: To consider any enforcement updates received since last meeting

None for discussion.

PL064/20 To note the date of next meeting

The next meeting of the Planning Committee will be held on 25 January 2021. Noted that this later date is due to rescheduling Parish Council and Planning Committee meetings in January to accommodate precept discussions.

The meeting closed at 21:12

Signed:..... Dated:

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

A meeting of this Committee was held on Monday, 9 November 2020 at 7.30pm be held via Zoom
<https://zoom.us/j/94869682914>

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), Buxton, Clark, Cowley, Hart, Wilson

Absent:

In attendance: Claire Littlewood – Parish Clerk, District Cllr Hales and three members of the public

PL044/20 To receive and approve apologies for absence

Apologies received from Cllr Kent. Acceptable reasons were given.

It was:

RESOLVED to accept Cllr Kent's apologies for absence.

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

PL045/20 To receive any Declarations of Interest and Dispensations

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

Cllr Hart declared an interest in item PL051/20d) as a friend of the applicant and confirmed that she would not participate in the discussion.

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

c) To grant any requests for dispensation as appropriate

PL046/20 To approve the minutes of the Planning Committee Meeting on 12 October 2020

It was:

RESOLVED to approve the minutes of the Planning Committee Meeting on 12 October 2020 as an accurate record.

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

PL047/20 To report back on the minutes of the Planning Committee Meetings on 12 October 2020

There was nothing to report

PL048/20 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)

A member of the public addressed the meeting with regard to 151-155 High Street. Noted that a previous planning application had been withdrawn. Further information was provided with regard to concerns raised over access and visibility splays in the previous application. Chair noted the comments and confirmed that a further planning application would be considered by Planning Committee once received.

PL049/20 Decision Notices: To receive any Decision notices issued since last meeting.

a) [20/01210/FUL](#) : New detached dwellinghouse. 38 Water Lane, Melbourn.

GRANTED

MPC comment : Object

It was noted that the decision notice relates to a detached dwellinghouse whereas the property under development appears to be a semi-detached dwelling. This is to be clarified with the Planning Authority.

Signed:..... Dated:

PL050/20 Correspondence

- a) Consultation concerning movement of mapped footpath Melbourn Village College Playing Field

Noted that the movement of the footpath will be required during the construction of MVC's astro pitch.

It was:

RESOLVED to recommend to full Council to support this application.

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

- b) Notice of Withdrawal - [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. Applicant : Mr and Mrs Green.

The Notice was withdrawal was **noted**.

- c) Notice of Withdrawal – [20/02901/FUL](#) : Demolition of the existing workshop, conversion of the frontage building to a retail (Class A1) and/or office/financial and professional services (Class B1(a)/A2) use and 3 flats and the erection of two dwellings to the rear. 7-9 Station Road, Melbourn SG9 6DX. Applicant : Terry Dash.

The Notice of Withdrawal was **noted**.

A member noted an appeal under ref APP/W0530/W/20/3258959 (20/01268/FUL 11 Portway). ACTION: Further information to be forwarded to the Clerk.

PL051/20 Planning Applications:

- a) [S/1279/19/NMA1](#) : Non material amendment on application for S/1279/19/FL for the installation of four rooflights to existing side extension. 56 The Moor, Melbourn. Applicant : Dr and Mrs Kanagarathnam

Noted that there is email correspondence on the planning portal indicating that this application is to be withdrawn although no formal Notice of Withdrawal has been received.

- b) [20/04085/HFUL](#) : New front boundary wall and railings, new porch and dormer roof adaptation – resubmission of 20/02893/HFUL. 116 High Street, Melbourn. Applicant : Mr and Mrs Carter.

It was:

RESOLVED to support the application with no comment.

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

- c) [20/2115/TTPO](#) : T1 Maple – Fell ground level due to severe cracking of building. T2 Maple – Fell ground level due to severe cracking of building. T3 Maple – Fell ground level due to severe cracking of building. T4 Maple – Fell ground level due to severe cracking of building. T 4 Sycamore – Fell ground level due to severe cracking of building. 3 Back Lane, Melbourn. Applicant : Econogard.

Discussion with regard to the Structural Engineers' Report which notes the location of the building on the site of a former clunch pit. The report does not support the view that the cracks are due to mature trees. It was suggested that a request should be made for the SCDC Tree Officer to inspect the area with a further structural engineer's if necessary.

It was:

RESOLVED to object as follows:

- The Kirkwood Structures report (June 2020), in particular sections 3.4 (location of the building with regard to the site of an old clunch pit where the building is positioned on solid ground to the rear and made ground to the front) and 3.11 (cracking is not assessed to be associated with mature trees).
- The Parish Council would wish to see a report from the SCDC Tree Officer and a further structural engineer's report.
- The Parish Council further point out that taking out a number of large mature trees will harm the visual aspect of Back Lane and the entrance to the industrial estate.

Signed:..... Dated:

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

- d) [20/04196/HFUL](#) : Two storey side extension. 77 Orchard Road, Melbourn SG8 6BB.
Applicant : Mr and Mrs Kulina.
Cllr Hart did not participate in the discussion for this agenda item.

It was:

RESOLVED to support the application with no comments.

Proposed by Cllr Wilson, seconded by Cllr Cowley. In favour: Cllrs Clark, Kilmurray, Buxton. Abstain: Cllr Hart.

- e) [20/04214/HFUL](#) : Conversion of attached garage to dayroom. 12 Elm Way, Melbourn SG8 6UH. Applicant : Mr Tamas Monos.

It was:

RESOLVED to support the application with no comments.

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

20:17 District Cllr Hales noted that he had to leave the meeting before the discussion at PL053/20 but noted concern with regard to proposed s106 amendments in the White Paper.

- f) [20/04181/HFUL](#) : Single storey front extension. 4 Rose Lane, Melbourn SG8 6AD.
Applicant : Mr and Mrs Keclik

It was:

RESOLVED to support the application with no comments.

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

- g) [S/1413/18/NMA1](#) : Non material amendment to planning permission S/1413/18/FL for alteration to roof. 24 Ash Grove, Melbourn. Applicant : Mr Malcolm Croxford.

It was:

RESOLVED to support the application with no comments:

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

- h) [20/04284/HFUL](#) : Extension of front porch with new rooflight. 6 Norgetts Lane, Melbourn SG8 6HS. Applicant : Mr R Ahmett.

It was:

RESOLVED to support the application with no comments:

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

- i) [20/04368/HFUL](#) : Internal and external repairs and alterations. 3 The Moor, Melbourn.
Applicant : Mr and Mrs Thomas and Rebecca Shirley And Comber

It was:

RESOLVED to support the application with no comments:

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

PL052/20 Enforcement updates: To consider any enforcement updates received since last meeting
None received.

PL053/20 Planning White Paper: To consider making a formal response to the Planning for the Future White Paper

Noted that the consultation period was from 6 August for 12 weeks.

ACTIONS:

- Clerk to seek extension within which to submit a formal response
- Clerk to circulate formal responses from Foxton and Fowlmere Parish Councils
- Clerk to circulate link for webinar
- Chair to draft response for consideration by full Council at the meeting on 23 November.

PL054/20 To note the date of next meeting :

Noted that the next meeting would take place on 14 December 2020

The meeting closed at 20:31

Signed:..... Dated:



Appeal Decision

Site visit made on 24 November 2020

by Graeme Robbie BA(Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 November 2020

Appeal Ref: APP/W0530/D/20/3252767

Hillside House, Newmarket Road, Melbourn SG8 7LZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Wendy Bishop against the decision of South Cambridgeshire District Council.
 - The application Ref 20/01145/FUL, dated 6 February 2020, was refused by notice dated 5 May 2020.
 - The development proposed is replacement of existing ground floor bedroom and attached garage with two storey extension with two balconies.
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Decision

1. The appeal is allowed and planning permission is granted for replacement of existing ground floor bedroom and attached garage with two storey extension with two balconies at Hillside House, Newmarket Road, Melbourn SG8 7LZ in accordance with the terms of the application, Ref 20/01145/FUL, dated 6 February 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: H101 A; H 01B; HSH 01; HSH 02; HSH 03; HSH 04; H10; H 05 G; H 02 F; H 03 F; H 04 F and H 06 B.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby approved shall match those used in the existing building.

Procedural Matters

2. I have adopted the amended description of the development as set out on the Council's decision notice and as subsequently agreed by the appellant.

Main Issue

3. The main issue is the effect of the proposed extension on the character and appearance of Hillside House and the surrounding area.

Reasons

4. Hillside House is a detached two storey dwelling set towards the rear of a sizeable plot alongside the busy A505. Existing and largely dense hedges, shrubs and trees form a substantial visual screen along the roadside frontage and, to a lesser extent, the western plot boundary. The rear garden boundary is open and raised above the levels of the surrounding agricultural fields,

affording open views across the surrounding countryside and, conversely, of the house from the public right of way a short distance away across the intervening field.

5. Essentially T-shaped, the main body of the house has been supplemented by a mix of flat and pitched roof single storey elements at the rear and western sides. The flat roofed garage and bedroom at the side of the property, although largely screened in longer views from beyond the site to the front (north) and side (west) by boundary vegetation, are particularly noticeable at closer quarters from within the plot, and from the rear across the fields.
6. The proposed extension would be a substantial addition to the property, even if its overall footprint area and width would not be significantly greater in either sense than that of the existing single storey elements at the side of the property. As a two-storey extension it would clearly also have substantially greater massing and bulk at first floor level than the single storey flat roofed elements. As a consequence, the extended property would be seen as a significantly larger extended property than the one which currently exists, albeit that its relative visibility would be moderated by existing boundary vegetation along the north and west plot boundaries.
7. The effect of the extension on the dwelling would not be harmful, however. The proposed extension clearly makes efforts to reflect the form, character and appearance of the existing property. The extension's projecting peaked two storey gables front and rear would reflect those on the eastern side of the existing house. They would also provide a means to balance the elevations front and rear by bookending the main, middle portion of the house. Beyond the new peaked two storey bays, the further westward element of the extension would appear as both a proportionate and subservient extension when set against the extended façade as a whole.
8. Taken as a whole therefore, the extension would not be a subservient addition to the existing dwelling due to its additional width at first floor level, which would not be dissimilar to the width of the existing house. However, it would be a well-designed and well thought out extension which would pick up on the distinctive and distinguishing elements of the existing building and work those into an extension, the form of which would respect the character and appearance of the existing building. The more contemporary appearance of the rear elevation would take advantage of the open and expansive southerly views across the gently rolling agrarian countryside which typifies the surrounding area. The property's extended rear elevation would be particularly visible from the nearby public right of way, but from a distance and where it would be seen in the context of the sprawl of low-level agricultural buildings on the neighbouring site. I am content that the proposal would not therefore change or harm the dwelling's setting or character within the surrounding countryside.
9. Nor would the proposed extension materially alter or harm the dwelling's setting within its plot, and there are not any residential properties close by for the purposes of comparison or judgement in terms of scale, character or appearance. Although the extension would imbue the property with a substantial width along its long-axis parallel to the road, such a form would not be altogether alien in the wider vicinity, with other properties further north displaying similarly wide frontages parallel to the roadside. In a generously

sized plot set in an open and expansive rolling countryside setting, I am not persuaded that the proposed extension would materially or harmfully change the dwelling's impact on its setting or wider surroundings. Furthermore, although not subservient to the existing house, I am satisfied that the proposed extension's detailing and form would be in scale and character with the existing house.

10. For these reasons, I am satisfied that the proposed extension, if somewhat large, would be an appropriate response to the existing property. It would respond to the distinctive features of the existing dwelling and introduce a pleasing sense of balance to the dwelling whilst maintaining a modest scale and character in an open and expansive countryside setting. There would be no conflict with South Cambridgeshire Local Plan policies H/13 and HQ/1 as a consequence.

Conditions

11. I have considered the suggested conditions set out in the Council's appeal questionnaire in light of the advice and guidance in the National Planning Policy Framework and Planning Practice Guidance. In addition to the time limit and plans conditions, which are reasonable and necessary in order to provide certainty, a condition requiring the use of matching materials is also imposed. A condition to this effect would be both necessary and reasonable to ensure the use of appropriate materials to the extension's elevations and roof.

Conclusion

12. For the reasons set out above, and having considered all other matters raised, I conclude that the appeal should be allowed.

Graeme Robbie

INSPECTOR



The Planning Inspectorate

Room 3N
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5441
Customer Services:
0303 444 5000

Email:
north2@planninginspectorate.gov.
uk

www.gov.uk/planning-inspectorate

Mr Ian Papworth
South Cambridgeshire District Council
Appeals Section
South Cambridgeshire Hall
6010 Cambourne Business Park
Cambourne
Cambridge
CB3 6EA

Your Ref: 20/01145/HFUL
Our Ref: APP/W0530/D/20/3252767

27 November 2020

Dear Mr Papworth,

Town and Country Planning Act 1990

Appeal by Mrs Wendy Bishop

Site Address: Hillside House, Newmarket Road, Royston, Hertfordshire, SG8 7LZ

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

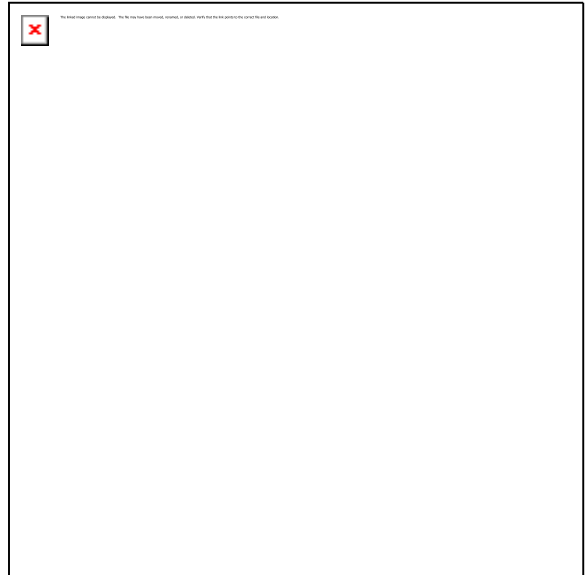
Kate Moody

Kate Moody

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Our Ref: 20/01628/FUL

9 November 2020



Sent by email:
Claire Littlewood

Melbourn Parish Council
parishclerk@melbournpc.co.uk

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

www.scambs.gov.uk | www.cambridge.gov.uk

Dear Ms Littlewood

Notification of a Planning Appeal - Town and County Planning Act 1990

Reference: 20/01628/FUL
Proposal: Demolition of Existing Garage and erection of 1 no. dwellinghouse
Site address: 11 Portway Melbourn SG8 6EU
Appellant: Mr & Mrs Tom Pollard
Inspectorate Ref: APP/W0530/W/20/3258959
Appeal Start Date: 9th November 2020

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council to refuse the application.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Temple Quay House, 2 The Square,

Bristol, BS1 6PN. (Email: RT2@planninginspectorate.gov.uk).

All representations must be received by 14th December 2020 . Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any comments you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection online at <https://applications.greatercambridgeplanning.org/online-applications/PLAN/20/01628/FUL> .

Due to the impact of Covid-19 our normal arrangements to make appeal documents freely available to view in our offices is not possible to support at this time.

The Council's Statement should be available by **14th December 2020**.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours sincerely

Jane Rodens
Senior Planning Officer

Email: Appeals@greatercambridgeplanning.org
Direct dial: 01223 457459

^MA,BODY=Dear Ms Littlewood Please find correspondence from Greater Cambridge Shared Planning attached to this email in relation to the following appeal against the Council's decision to refuse the planning permission:

Local Planning Authority:

Proposal: Demolition of Existing Garage and erection of 1 no. dwellinghouse

Site address: 11 Portway Melbourn SG8 6EU

Reference: 20/01628/FUL

;

From: Carl Symonds [<mailto:Carl.Symonds@ttp.com>]
Sent: 04 December 2020 11:58
To: Assistant Clerk <assistantclerk@melbournpc.co.uk>; Stephen Pritchard <Stephen.Pritchard@ttp.com>
Cc: david.bolwerk@bidwells.co.uk
Subject: RE: Project Birchwood: Offsite Sewer Connection
Importance: High

Dear Claire

I am a colleague of Steve Pritchard at the Melbourn Science Park. I have been asked to contact you today asap in regard to some necessary emergency drainage work on the MSP next weekend (on Saturday 12th December from 0800 to 1800 and Sunday 13th December 0800 to 1300.

“In Steve’s absence today, are you able to liaise with the Parish Council to discuss the implications of the weekend work next week? Matt will contact the Local Authority advising this is emergency works on an existing park, it should be low risk permission.

The drain run in question is from EX SW MH1 to SW2 adjacent to the gable end of Unit 13-16. The drain is fairly heavily damaged and should be replaced to mitigate any impact on future connection from the Birchwood site. The proximity to the houses may be a concern, hence trying to notify them as soon as possible”.

I have attached documents to show the work area information and planning application.

Please can you let me know your thoughts and anything I need to do. Thank you.

Regards,

Carl

Carl Symonds
MSP Estates



Project-information

Project name :
MELBOURN SCIENCE PARK

Project Number :
TCL0940

Contact :
Kevin Ward

Date :
26/11/2020

Client: **Toureen Group**
Contact Name: **Kevin Ward**
Department: **Project Manager**
Road: **25 Cecil Road**
Town: **Harrow**
County: **Middlesex**
Telephone:
Fax:
Mobile: **07980 0545 371**
E-mail: **kevin.ward@toureen.co.uk**

Site: **Birchwood Project**
Contact Name: **Kevin Ward**
Department: **Project Manager**
Road: **Cambridge Road**
Town: **Royston**
County: **Hertfordshire**
Telephone:
Fax:
Mobile: **07980 0545 371**
E-mail: **kevin.ward@toureen.co.uk**

Contractor **A1 Total Drain Solutions**
Contact Name: **Andrei Apopei**
Department: **Drainage**
Road: **Hartspring Lane**
Town: **Aldenham**
County: **Hertfordshire**
Telephone: **020 8424 7999**
Fax: **020 8424 7998**
Mobile: **0779 2340 054**
E-mail: **andrei.apopei@a1tds.co.uk**



A1 Total Drain Solutions
Hartspring Lane
Aldenham
Tel: 020 8424 7999
Fax: 020 8424 7998
Email: andrei.apopej@a1tds.co.uk

Project-information

Project name : MELBOURN SCIENCE PARK	Project Number : TCL0940	Contact : Kevin Ward	Date : 26/11/2020
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A1 TDS attended site Birchwood Project, Royston, to carry out a condition survey of the drainage.

Pipe EXMH1-SW2 is in an extremely poor structural condition and has to be replaced. A second survey was done from SW2 towards EXMH1, however is very unlikely to be the same pipe due to the size and material of the pipe.

All the other surveyed pipes are in a good structural condition.



Defect Grade Description

Project Name : MELBOURN SCIENCE PARK	Project number : TCL0940	Contact : Kevin Ward	Date : 30/11/2020
<p><u>1:</u> Brick: No Structural Defects Pipe: No Structural Defects</p> <p style="text-align: center;">Acceptable Structural Condition</p>			
<p><u>2:</u> Brick: Minor cracking, Surface mortar loss, Spalling slight, wear slight Pipe: Circumfrential crack, Moderate joint defects, Spalling slight, Wear slight</p> <p style="text-align: center;">Minor collapse risk in short term but potential for further deterioration</p>			
<p><u>3:</u> Brick: Total mortarloss without other defects, single brick displaced, Deformation up to 5%, Spalling medium, Wear medium Pipe: Fractures with deformation up tp 5%, Longitudinal cracking or mulitpe cracking, Minor loss of level, More severe joint defects, Spalling medium, Wear medium</p> <p style="text-align: center;">! Collapse unlikely in near future but future deterioration likely !</p>			
<p><u>4:</u> Brick: Total mortarloss with deformation greater than 10%, Deformation up to 10% and fractured, Displaced/hanging brickwork, Small number of missing bricks Pipe: Broken, Deformation up to 10% and broken,, Fractured with deformation 5 - 10%, Multiple fractures, Serious loss of level, spalling large, wear large</p> <p style="text-align: center;">!! Collapse likely in foreseeable future !!</p>			
<p><u>5:</u> Brick: Already Collapsed, Missing invert, Deformation over 10% and fractured, Displaced/hanging brickwork and deformation over 10%, Extensive missing bricks Pipe: Already collapsed, Deformation over 10% and broken, Extensive areas of fabric missing, Fractured with deformation over 10%</p> <p style="text-align: center;">!!! Collapsed or collapse imminent !!!</p>			

Inspection report

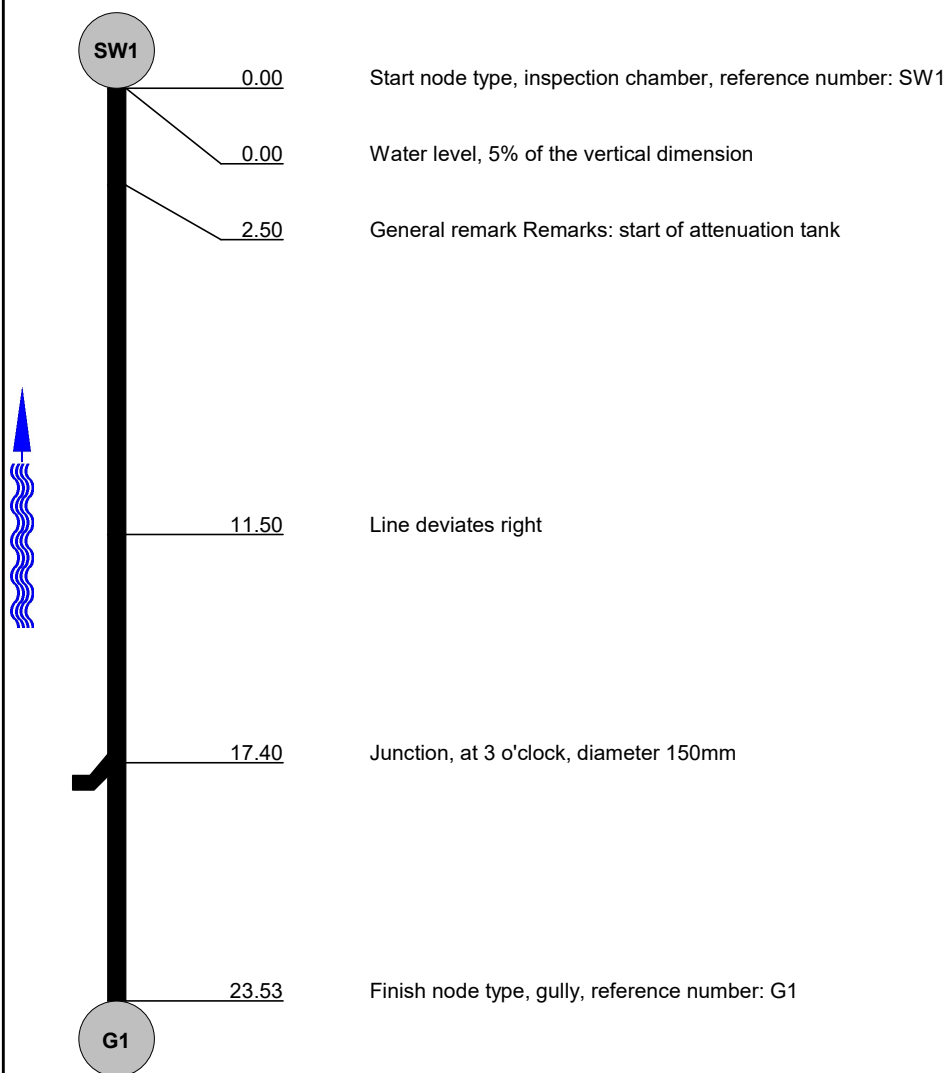
Date : 26/11/2020	Job number : TCL0940	Section Type : category A	Operator : LORIN	Section number : 1	PLR SUFFIX: z
Weather no rain or snow	Vehicle : VEHICLE 1	Camera : camera 1	Preset :	Cleaned : no	Type of Drain : Gravity drain/sewer

Place : Road : Location Inspection	Royston CAMBRIDGE ROAD Property with buildings SW1 (U/S) G1	Location details: Catchment: Pipe Shape : Circular Pipe Length 0.00 m	U/S MH : G1 U/S Depth : D/S MH : SW1 D/S Depth :
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Use: Surface water Year laid : Purpose : Sample survey to determine asset condition Total length : 23.53 m	Pipe Width : Pipe Diameter : 150 mm Pipe material : Polyvinyl chloride Lining :
--	--

Comment :

1:195 Position Observation



STR no def	STR peak	STR mean	STR total	STR grade	SER no def	SER peak	SER mean	SER total	SER grade
0	0	0	0	1	0	0	0	0	1

Inspection report

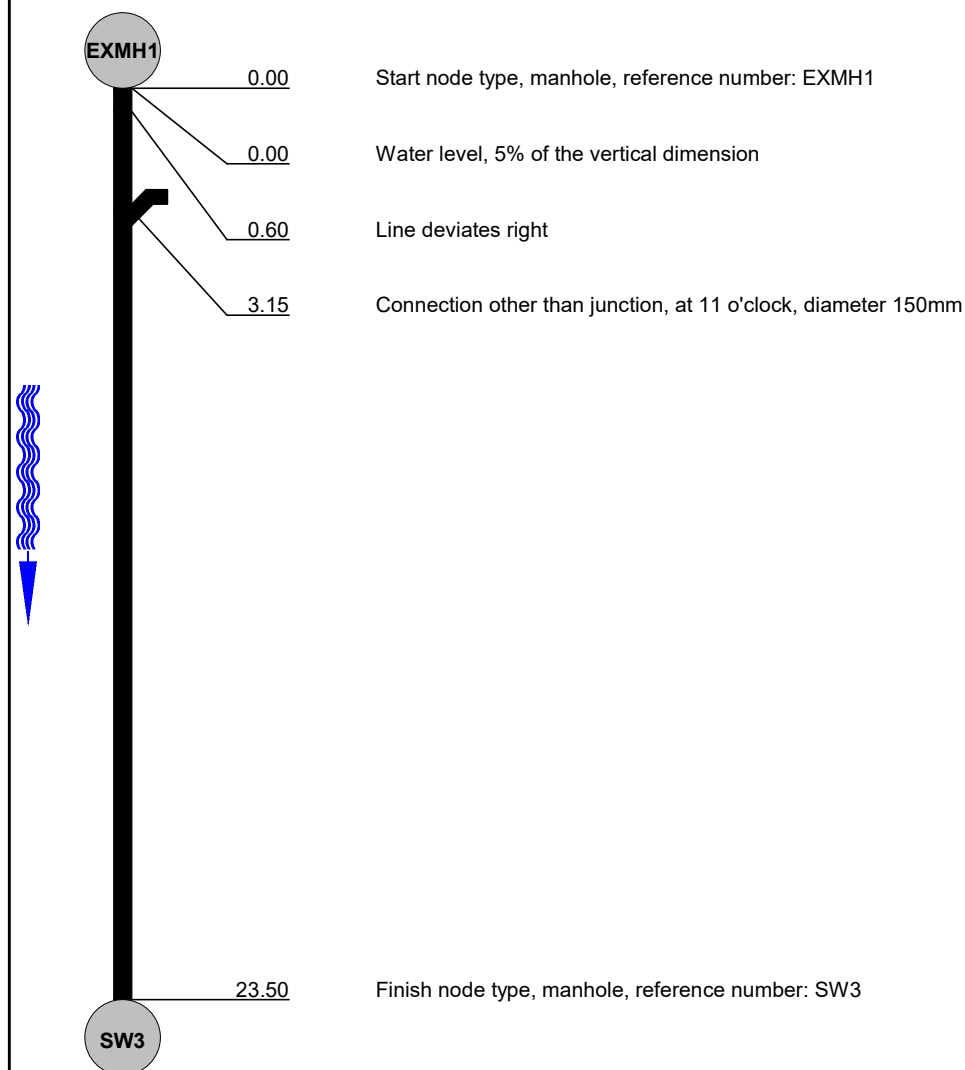
Date : 26/11/2020	Job number : TCL0940	Section Type : category A	Operator : LORIN	Section number : 2	PLR SUFFIX: z
Weather no rain or snow	Vehicle : VEHICLE 1	Camera : camera 1	Preset :	Cleaned : no	Type of Drain : Gravity drain/sewer

Place : Road : Location Inspection	Royston CAMBRIDGE ROAD Property with buildings EXMH1 (D/S) SW3	Location details: Catchment: Pipe Shape : Circular Pipe Length 0.00 m	U/S MH : EXMH1 U/S Depth : D/S MH : SW3 D/S Depth :
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Use: Surface water Year laid : Purpose : Sample survey to determine asset condition Total length : 23.50 m	Pipe Width : Pipe Diameter : 525 mm Pipe material : Concrete segments Lining :
--	---

Comment :

1:195 Position Observation



STR no def	STR peak	STR mean	STR total	STR grade	SER no def	SER peak	SER mean	SER total	SER grade
0	0	0	0	1	0	0	0	0	1

Inspection report

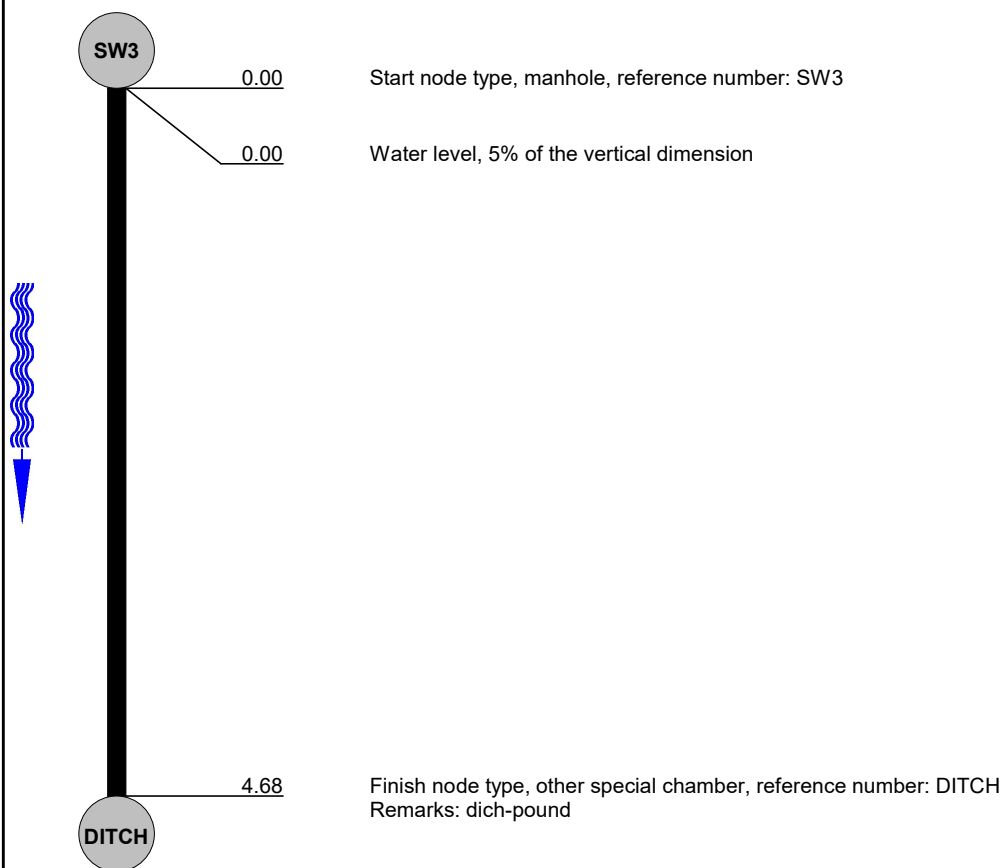
Date : 26/11/2020	Job number : TCL0940	Section Type : category A	Operator : LORIN	Section number : 3	PLR SUFFIX: Z
Weather no rain or snow	Vehicle : VEHICLE 1	Camera : camera 1	Preset :	Cleaned : no	Type of Drain : Gravity drain/sewer

Place : Road : Location Inspection	Royston CAMBRIDGE ROAD Property with buildings SW3 (D/S) DITCH	Location details: Catchment: Pipe Shape : Circular Pipe Length 0.00 m	U/S MH : SW3 U/S Depth : D/S MH : DITCH D/S Depth :
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Use: Surface water Year laid : Purpose : Sample survey to determine asset condition Total length : 4.68 m	Pipe Width : Pipe Diameter : 525 mm Pipe material : Polyvinyl chloride Lining :
---	--

Comment :

1:50 Position Observation



STR no def	STR peak	STR mean	STR total	STR grade	SER no def	SER peak	SER mean	SER total	SER grade
0	0	0	0	1	0	0	0	0	1

Inspection report

Date : 26/11/2020	Job number : TCL0940	Section Type : category A	Operator : LORIN	Section number : 4	PLR SUFFIX: Z
Weather no rain or snow	Vehicle : VEHICLE 1	Camera : camera 1	Preset :	Cleaned : no	Type of Drain : Gravity drain/sewer

Place : Road : Location Inspection	Royston CAMBRIDGE ROAD Property with buildings EXMH1 (U/S) SW2	Location details: Catchment: Pipe Shape : Pipe Length	Circular 0.00 m	U/S MH : U/S Depth : D/S MH : D/S Depth :	SW2 EXMH1
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Use: Year laid : Purpose : Total length :	Surface water Sample survey to determine asset condition 51.56 m	Pipe Width : Pipe Diameter : Pipe material : Lining :	300 mm Concrete segments
--	--	--	-----------------------------

Comment :

1:180 Position	Observation	
	<p>0.00 Start node type, manhole, reference number: EXMH1</p> <p>0.00 Water level, 5% of the vertical dimension</p> <p>3.10 Line deviates up</p> <p>3.70 Joint displaced, medium</p> <p>3.90 Material changes, vitrified clay</p> <p>5.00 Joint displaced, medium</p> <p>5.00 Surface damage, spalling, from 9 to 1 o'clock</p> <p>5.80 S01 Cracks, multiple, from 12 to 12 o'clock, Start</p> <p>6.80 F01 Cracks, multiple, from 12 to 12 o'clock, End</p> <p>8.00 S02 Settled deposits, coarse, 5% cross-sectional area loss, Start</p> <p>15.80 Hole in drain/sewer at joint, at 12 o'clock</p> <p>19.10 Connection other than junction, at 3 o'clock, diameter 150mm</p> <p>19.65 Connection defective, connecting pipe is damaged, at 3 o'clock, diameter 150mm</p> <p>19.80 S03 Other obstacles, external pipe or cable, at 5 o'clock, 5% cross-sectional area loss, Start Remarks: drainage rods</p> <p>21.25 F02 Settled deposits, coarse, 5% cross-sectional area loss, End</p>	<p style="text-align: center;">3.7 m</p> <p style="text-align: center;">5 m</p> <p style="text-align: center;">5.8 m</p> <p style="text-align: center;">6.8 m</p> <p style="text-align: center;">8 m</p>

Inspection Report

Date : 26/11/2020	Job number : TCL0940	Weather : no rain or snow	Operator : LORIN	Section number : 4	PLR : Z
Weather no rain or snow	Vehicle : VEHICLE 1	Camera : camera 1	Preset :	Cleaned : no	Grade:

1:180	Position	Observation
	31.40	Crack, circumferential at joint, from 10 to 3 o'clock
	35.50	Crack, longitudinal at joint, at 12 o'clock
	36.20	Crack, longitudinal at joint, at 11 o'clock
	36.20 S04	Crack, longitudinal at joint, at 12 o'clock, Start
	37.10	Connection defective, connecting pipe is damaged, at 9 o'clock, diameter 150mm, intrusion 15%
	38.00 F04	Crack, longitudinal at joint, at 12 o'clock, End
	38.40 S05	Cracks, multiple, from 12 to 12 o'clock, Start
	42.70 F05	Cracks, multiple, from 12 to 12 o'clock, End
	43.20 S06	Fracture, multiple, from 12 to 12 o'clock, Start
	43.20	Settled deposits, coarse, 5% cross-sectional area loss
	45.50 F06	Fracture, multiple, from 12 to 12 o'clock, End
	45.80	Settled deposits, coarse, 10% cross-sectional area loss
	46.20 F03	Other obstacles, external pipe or cable, at 5 o'clock, 5% cross-sectional area loss, End Remarks: drainage rods
	46.20 S07	Broken pipe, from 12 to 12 o'clock, Start
	50.10 F07	Broken pipe, from 12 to 12 o'clock, End
	51.55	Collapsed drain/sewer
	51.56	Finish node type, other special chamber, reference number: pipe collapsed

STR no def	STR peak	STR mean	STR total	STR grade	SER no def	SER peak	SER mean	SER total	SER grade
13	290	19.69	1015	5	5	12	5.47	282.2	5

Inspection pictures

Place : Royston	Road : CAMBRIDGE ROAD	Date : 26/11/2020	Section number : 4	PLR Suffix : Z
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Photo: 5_5_26_A.jpg
3.7m, Joint displaced, medium



Photo: 5_5_28_A.jpg
5m, Joint displaced, medium

Inspection pictures

Place : Royston	Road : CAMBRIDGE ROAD	Date : 26/11/2020	Section number : 4	PLR Suffix : Z
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Photo: 5_5_30_A.jpg
5.8m, Cracks, multiple, from 12 to 12 o'clock, Start



Photo: 5_5_31_A.jpg
6.8m, Cracks, multiple, from 12 to 12 o'clock, End

Inspection pictures

Place :
Royston

Road :
CAMBRIDGE ROAD

Date :
26/11/2020

Section number :
4

PLR Suffix :
Z



Photo: 5_5_32_A.jpg
 8m, Settled deposits, coarse, 5% cross-sectional area loss, Start



Photo: 5_5_33_A.jpg
 15.8m, Hole in drain/sewer at joint, at 12 o'clock

Inspection pictures

Place :
Royston

Road :
CAMBRIDGE ROAD

Date :
26/11/2020

Section number :
4

PLR Suffix :
Z



Photo: 5_5_35_A.jpg
19.65m, Connection defective, connecting pipe is damaged, at 3 o'clock, diameter 150mm



Photo: 5_5_36_A.jpg
19.8m, Other obstacles, external pipe or cable, at 5 o'clock, 5% cross-sectional area loss, Start

Inspection pictures

Place : Royston	Road : CAMBRIDGE ROAD	Date : 26/11/2020	Section number : 4	PLR Suffix : Z
---------------------------	---------------------------------	-----------------------------	------------------------------	--------------------------



Photo: 5_5_37_A.jpg
21.25m, Settled deposits, coarse, 5% cross-sectional area loss, End



Photo: 5_5_39_A.jpg
31.4m, Crack, circumferential at joint, from 10 to 3 o'clock

Inspection pictures

Place : Royston	Road : CAMBRIDGE ROAD	Date : 26/11/2020	Section number : 4	PLR Suffix : Z
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Photo: 5_5_40_A.jpg
35.5m, Crack, longitudinal at joint, at 12 o'clock

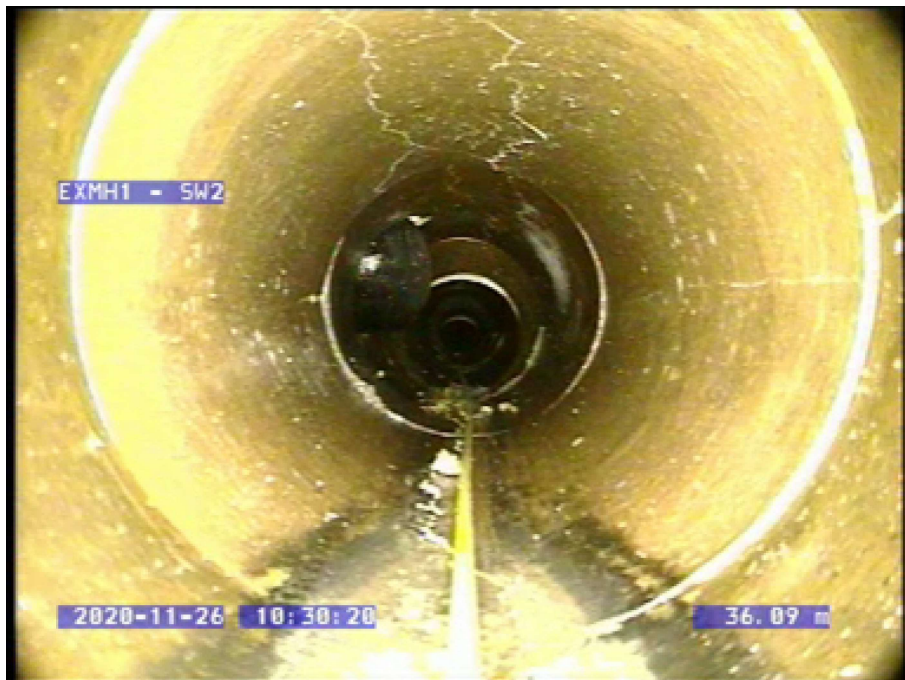


Photo: 5_5_41_A.jpg
36.2m, Crack, longitudinal at joint, at 11 o'clock

Inspection pictures

Place :
Royston

Road :
CAMBRIDGE ROAD

Date :
26/11/2020

Section number :
4

PLR Suffix :
Z

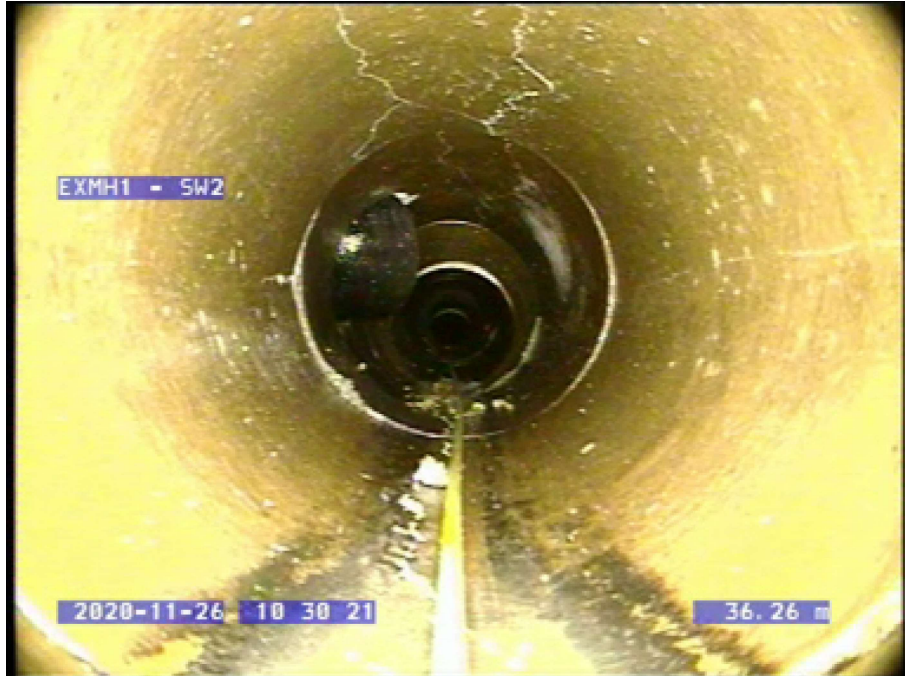


Photo: 5_5_44_A.jpg
36.2m, Crack, longitudinal at joint, at 12 o'clock, Start



Photo: 5_5_43_A.jpg
37.1m, Connection defective, connecting pipe is damaged, at 9 o'clock, diameter 150mm, intrusion 15%

Inspection pictures

Place : Royston	Road : CAMBRIDGE ROAD	Date : 26/11/2020	Section number : 4	PLR Suffix : Z
---------------------------	---------------------------------	-----------------------------	------------------------------	--------------------------



Photo: 5_5_48_A.jpg
42.7m, Cracks, multiple, from 12 to 12 o'clock, End



Photo: 5_5_50_A.jpg
43.2m, Fracture, multiple, from 12 to 12 o'clock, Start

Inspection pictures

Place : Royston	Road : CAMBRIDGE ROAD	Date : 26/11/2020	Section number : 4	PLR Suffix : Z
---------------------------	---------------------------------	-----------------------------	------------------------------	--------------------------

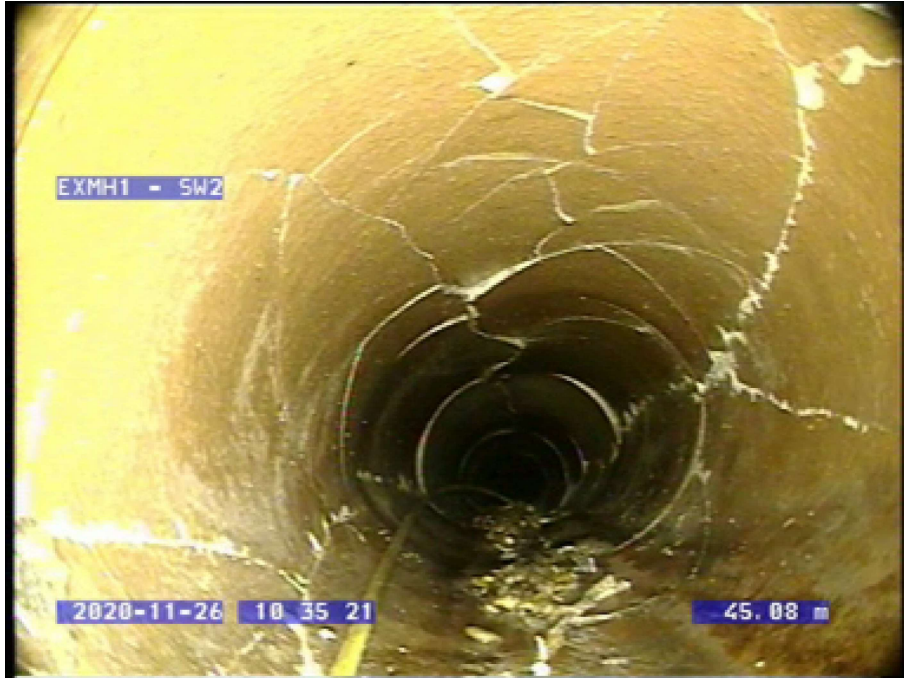


Photo: 5_5_53_A.jpg
45.5m, Fracture, multiple, from 12 to 12 o'clock, End



Photo: 5_5_52_A.jpg
45.8m, Settled deposits, coarse, 10% cross-sectional area loss

Inspection pictures

Place : Royston	Road : CAMBRIDGE ROAD	Date : 26/11/2020	Section number : 4	PLR Suffix : Z
---------------------------	---------------------------------	-----------------------------	------------------------------	--------------------------



Photo: 5_5_54_A.jpg
46.2m, Broken pipe, from 12 to 12 o'clock, Start



Photo: 5_5_55_A.jpg
50.1m, Broken pipe, from 12 to 12 o'clock, End

Inspection pictures

Place : Royston	Road : CAMBRIDGE ROAD	Date : 26/11/2020	Section number : 4	PLR Suffix : Z
---------------------------	---------------------------------	-----------------------------	------------------------------	--------------------------



Photo: 5_5_57_A.jpg
51.55m, Collapsed drain/sewer

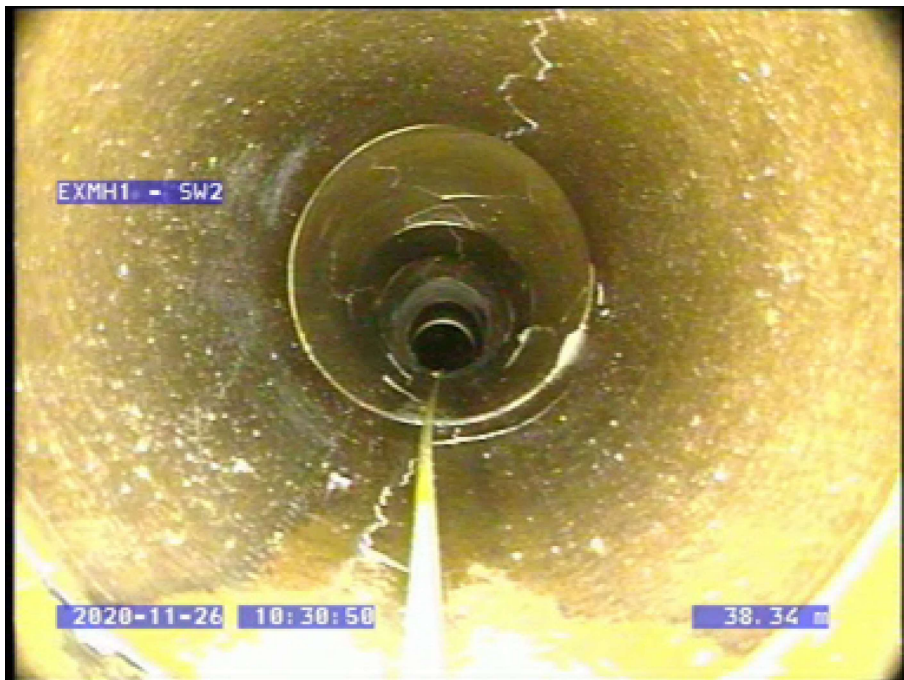


Photo: 5_5_46_A.jpg
51.56m, Finish node type, other special chamber, reference number: pipe collapsed

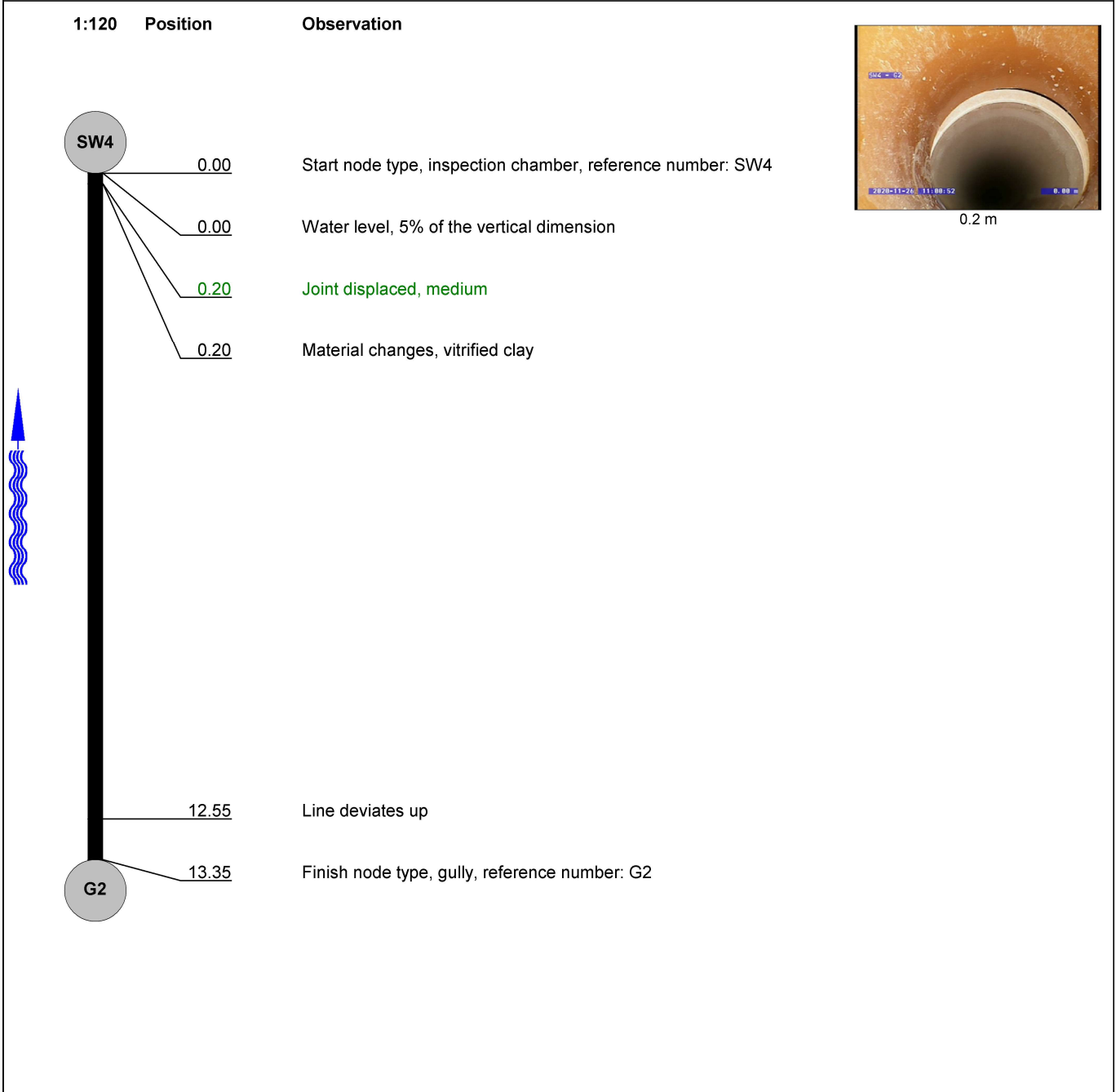
Inspection report

Date : 26/11/2020	Job number : TCL0940	Section Type : category A	Operator : LORIN	Section number : 5	PLR SUFFIX: Z
Weather no rain or snow	Vehicle : VEHICLE 1	Camera : camera 1	Preset :	Cleaned : no	Type of Drain : Gravity drain/sewer

Place : Road : Location Inspection	Royston CAMBRIDGE ROAD Property with buildings SW4 (U/S) G2	Location details: Catchment: Pipe Shape : Circular Pipe Length 0.00 m	U/S MH : G2 U/S Depth : D/S MH : SW4 D/S Depth :
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Use: Surface water Year laid : Purpose : Sample survey to determine asset condition Total length : 13.35 m	Pipe Width : Pipe Diameter : 150 mm Pipe material : Polyvinyl chloride Lining :
--	--

Comment :



STR no def	STR peak	STR mean	STR total	STR grade	SER no def	SER peak	SER mean	SER total	SER grade
1	1	0.07	1	1	0	0	0	0	1

Inspection pictures

Place :
Royston

Road :
CAMBRIDGE ROAD

Date :
26/11/2020

Section number :
5

PLR Suffix :
Z

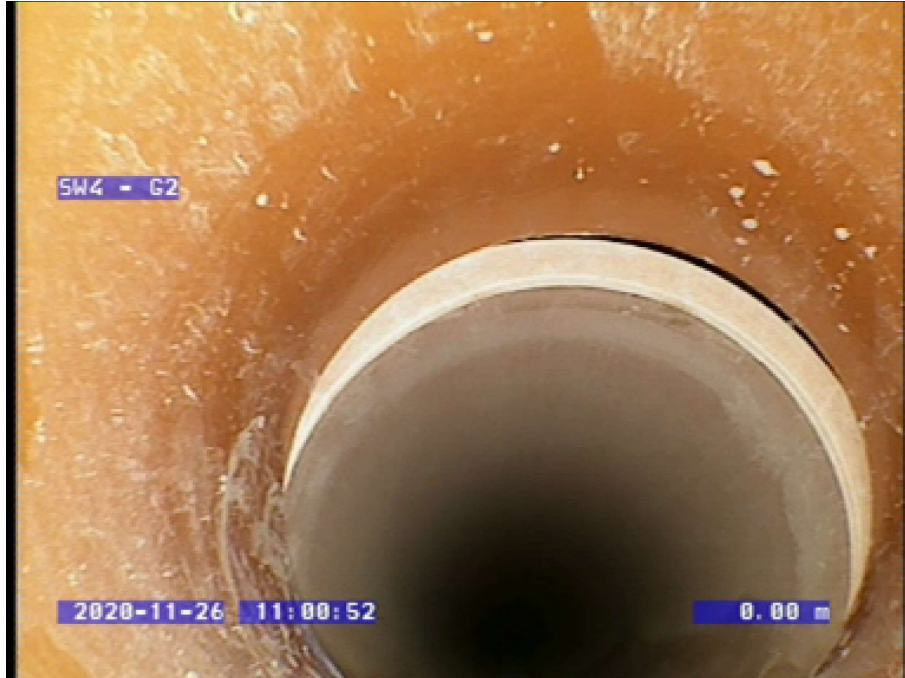


Photo: 6_6_59_A.jpg
0.2m, Joint displaced, medium

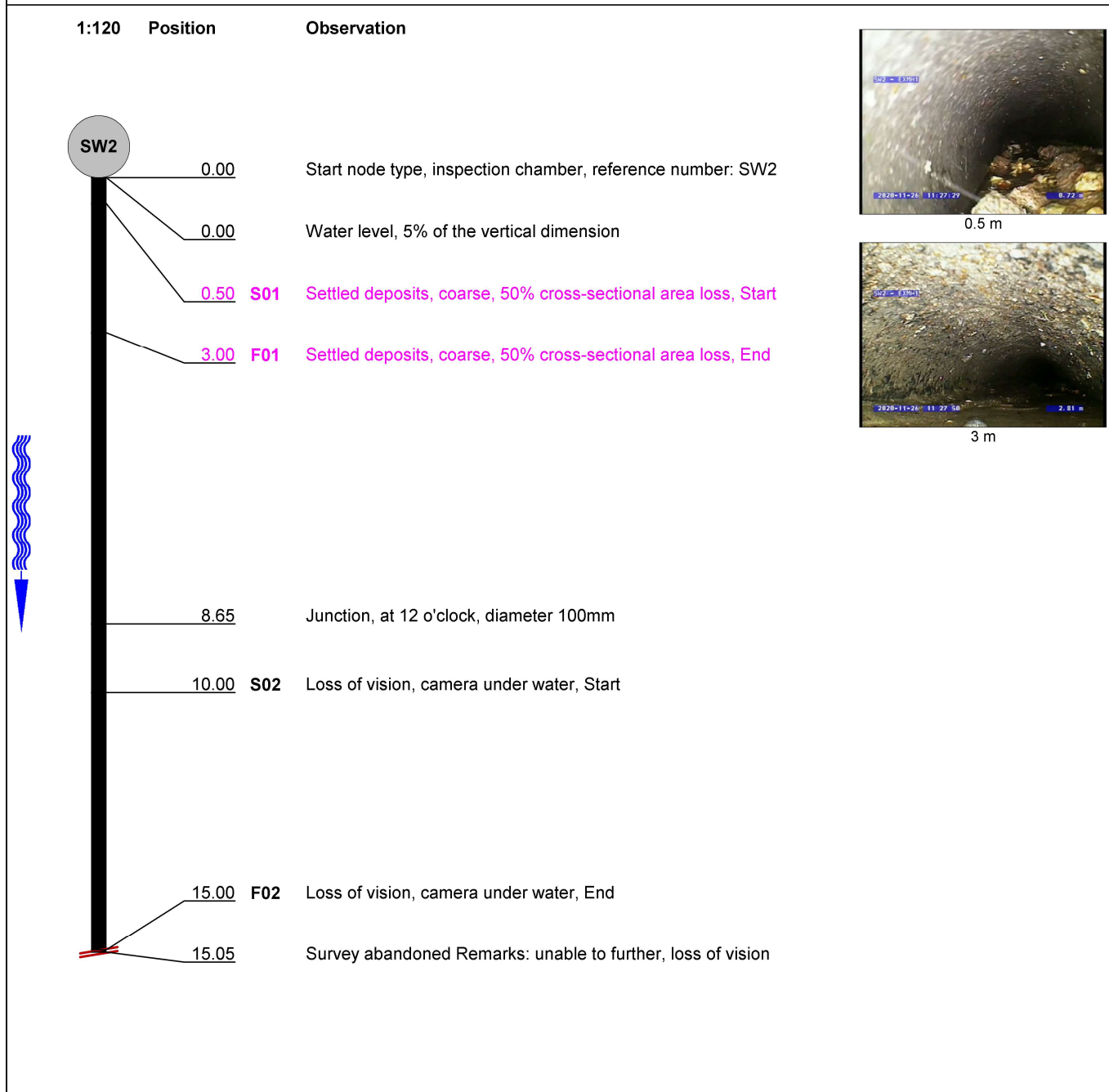
Inspection report

Date : 26/11/2020	Job number : TCL0940	Section Type : category A	Operator : LORIN	Section number : 6	PLR SUFFIX: Z
Weather no rain or snow	Vehicle : VEHICLE 1	Camera : camera 1	Preset :	Cleaned : no	Type of Drain : Gravity drain/sewer

Place : Road : Location Inspection	Royston CAMBRIDGE ROAD Property with buildings SW2 (D/S) EXMH1	Location details: Catchment: Pipe Shape : Circular Pipe Length 0.00 m	U/S MH : SW2 U/S Depth : D/S MH : EXMH1 D/S Depth :
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Use: Surface water Year laid : Purpose : Sample survey to determine asset condition Total length : 15.05 m	Pipe Width : Pipe Diameter : 150 mm Pipe material : Pitch fibre Lining :
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Comment :



STR no def	STR peak	STR mean	STR total	STR grade	SER no def	SER peak	SER mean	SER total	SER grade
0	0	0	0	1	1	5	0.83	12.5	4

Inspection pictures

Place : Royston	Road : CAMBRIDGE ROAD	Date : 26/11/2020	Section number : 6	PLR Suffix : Z
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Photo: 7_7_64_A.jpg
0.5m, Settled deposits, coarse, 50% cross-sectional area loss, Start



Photo: 7_7_69_A.jpg
3m, Settled deposits, coarse, 50% cross-sectional area loss, End

News release

Tuesday 8 December 2020

New town proposals to be considered alongside 650 other suggested locations for new homes and jobs

Councillors have reassured residents that proposals published by developers for a 25,000-home town in South Cambridgeshire have absolutely no planning status, and it is far too early to say whether the location is suitable for any development.

The proposals from Thakeham for a new town with a series of connected new villages on land around Barrington, Bassingbourn cum Kneesworth, Foxton, Melbourn, Meldreth, Orwell, Shepreth, Whaddon and Wimpole will be assessed in the same way as over 650 other sites that have been put forward for the new Greater Cambridge Local Plan. Only sites that meet a high bar set for environmental standards and other tests, and which align with the vision that the Councils are currently developing, will move forward to be consulted on during the second half of next year.

South Cambridgeshire District and Cambridge City Councils are in the process of creating a Local Plan for Greater Cambridge. This will set out the planning policies needed to create great places to live, work, play and study during the next 20 years and beyond. When eventually completed in the years ahead, after extensive consultation with residents, it will outline where new homes and jobs will be located, and how they will need to be planned and designed.

One of the first steps in creating a Local Plan is to ask people to put forward land they could make available for development if needed. This is called a 'call for sites' and took place over 2019-2020. Over 650 sites were submitted, which is far more land than will be needed for new development; and planners are now carefully appraising the suggested sites to assess their suitability. There is no guarantee that

any of the land suggested will be included in the Plan – and a list of proposed sites will be put forward for full public consultation next year.

Sites that are submitted after the Call for Sites has closed are assessed after the initial sites have been processed. Thakeham have indicated they will be submitting a site and their proposal will go through exactly the same process of stringent testing. During the creation of South Cambridgeshire's last Local Plan, around 400 sites were put forward and approximately 10 percent were actually chosen to be developed.

Site assessments cover a wide range of issues. These include impact on the local landscape and townscape, neighbouring land uses, water supply, transport and roads. The Local Plan strategy is being developed in response to strong support in the First Conversation consultation last year for the 'big themes' of climate change, the natural environment, wellbeing and maintaining high quality places. Next year, a full public consultation will take place on the Councils' 'preferred option' for the Local Plan. This will outline the proposed spatial vision for the area, and the sites that are felt to fit with that approach.

South Cambridgeshire District Council's Lead Cabinet Member for Planning, Cllr Dr. Tumi Hawkins, said: "We know that any proposals for a large development like this can be concerning for residents. However, I want to emphasise that this suggested site will be treated just like any other site put forward. But for that to happen, we need Thakeham to do more than announce an aspiration. If they want us to consider their specific proposals through the Local Plan process it would be helpful for them to provide all the site information we need. This will be published on our website and we will use it to carry out all the necessary assessments. None of the site assessments are complete yet, and many sites will not make it past the first hurdle.

"There will be lots of time for residents to comment on the sites we propose as part of the overall approach to the Plan, when we undertake consultation on the preferred options next summer. There will also be full public consultation on the Draft Plan, and the Pre-submission Plan. We are working harder than ever to involve our local

communities in the creation of our next Local Plan and we will ensure this remains the case.”

Cllr Katie Thornburrow, Executive Member for Planning and Open Spaces at Cambridge City Council, said: “We are disappointed that this proposal was not submitted at the same time as all the other significant sites currently being considered. We can understand that people, particularly those living close to the site, may be concerned that it may not receive proper scrutiny. I can assure all in the community who are interested that this is most definitely not the case.

“Assuming Thakeham submit further information to us, their proposal will go through exactly the same process as all other sites submitted after the end of the formal Call for Sites. Officers would add it to the list of late submitted sites and it would be assessed in due course, against the same stringent criteria as all other sites.”

Ends

Notes for editors

For further information contact Tom Horn in South Cambridgeshire District Council’s communications team on tom.horn@scambs.gov.uk or 07704 072 548 or the political contacts below:

- Cllr Tumi Hawkins (Liberal Democrat) on 07802 323269 or cllr.hawkins@scambs.gov.uk
- Cllr Nick Wright (Conservative) on 07808 267092 or cllr.wright@scambs.gov.uk
- Cllr Deborah Roberts (Independent group) on 01763 208627 or cllr.roberts@scambs.gov.uk
- Cllr Nigel Cathcart (Labour) on 01763 243637 or cllr.cathcart@scambs.gov.uk

Cambridge City Council contacts:

- Cllr Katie Thornburrow (Labour), Executive Councillor for Planning Policy and Open Spaces, email: katie.thornburrow@cambridge.gov.uk, tel: 07480 246939
- Cllr Tim Bick (Liberal Democrat), Opposition spokesperson, email: timbick01@gmail.com, tel: 07720 413173