

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: