

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of this Committee was held on, Monday, 12 April 2021 at 7.30pm via Zoom link
<https://zoom.us/j/91360933146>

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

Absent: Cllr Wilson

In attendance: Claire Littlewood – Parish Clerk

PL095/20 To receive and approve apologies for absence

No apologies were received.

PL096/20 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

PL012/20h) Cllr Hart noted an interest in this item as the tree is in her garden. Chair noted that all councillors in attendance should declare an interest as they know Cllr Hart. In the circumstances, this item would not be discussed.

PL097/20 To approve the minutes of the Planning Committee Meeting on 8 March 2021

It was:

RESOLVED to approve the minutes of the Planning Committee Meeting on 8 March 2021 as an accurate record.

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

PL098/20 To report back on the minutes of the Planning Committee Meetings on 8 March 2021

PL090/20a) Noted that construction works are not permitted to be carried out on a Sunday.

PL099/20 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.

PL100/20 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [21/00354/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

Decision : Permission Granted

MPC Original Comment : Support no comment

Noted

- b) S/05390/HFUL Proposal: Demolition of existing garage and replacement with studio and shower room. Site address: Cawdon House 4 New Road Melbourn Royston.

Decision : Permission Granted

MPC Original Comment : Support no comment

Noted

Signed:..... Dated:

PL101/20 Correspondence

- a) Greater Cambridge Housing Trajectory briefing note.

The briefing note was noted.

PL102/20 Planning Applications:

- a) [21/00487/FUL](#) Proposal: Retrospective erection of 5 marquees for catering purposes to provide adequate space for social distancing due to Covid-19 Site address: TTP Plc Melbourn Science Park Cambridge Road Melbourn Applicant: The Highfield Event Group

This application was discussed at the Planning Meeting on 8 March.

- b) [21/00302/S73](#) Proposal: S73 variation of condition 2 (Approved plans) of planning permission

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) for an amendment to the approved roof tiles. Site address: 167 High Street Melbourn SG8 6AT Applicant: Mr Ian Wilkinson.

This application has been withdrawn.

- c) [21/00298/FUL](#) Proposal: Farmland diversification, ecological enhancements and erection of 1 no. residential dwelling with an associated change of use in land from agricultural to residential. Site address: Green Fox Farm Fowlmere Road Melbourn Royston Applicant: Green Fox Farm Ltd.

Discussion with regard to various reports accompanying this application – appear to have been written some years ago. Suggestion that reports should be independently appraisal to ensure they are still valid. Noted that the application is lacking clear floor plans and/or elevations for consideration. Design appears to be out of keeping. Concern noted with regard to the existing road and potential impact of construction and general increased traffic. Noted that the site falls outside of the village envelope.

It was:

RESOLVED to object to the application on the following grounds:

- The proposed development falls outside of the village envelope and so is contrary to paragraph 79e of the NPPF (Feb 2019): the only option within this paragraph that may allow it to be built is part e) which requires showing "exceptional quality" and "raising standards of design" which we do not feel qualified to comment on, however the other part of this section requiring "significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area" we do not feel would be met and believe that the development would not be at all sympathetic to its surroundings and completely out of character with the buildings in the nearby villages. Policy H/15 of the SCDC Local Plan is a match for the NPPF paragraph 79 and receives the same comments. There are no other policies within the Local Plan that would permit this development.
 - The single track road (with passing places) is not suitable for construction traffic and increased farm traffic after construction. It is already in poor condition.
 - Waste water over-flow into the chalk streams and the nationally significant watercress beds
 - Water supply (will this be from artesian well or Cambridge Water) If artesian well is used, there is concern that the aquifer will be adversely impacted as it has been at low levels for some years necessitating pumping to ensure flow along the chalk river during the summer.
 - Also a technical objection to lack of floor plans or elevations available for consideration
- Proposed by Cllr Kilmurray, seconded by Cllr Hart. All in favour.

- d) [21/00667/HFUL](#) Proposal: Two storey rear extension Site address: 116 High Street Melbourn SG8 6AL Applicant: Mr and Mrs Carter Carter.

It was:
RESOLVED to support the application with no comment.
Proposed by Cllr Clark, seconded by Cllr Cowley. All in favour.

e) [21/00732/HFUL](#)

Proposal: Single storey flat roof extension to rear of property Site address: 20 Rupert Neve Close Melbourn SG8 6FB Applicant: Mr Damaine Purkis.

It was:
RESOLVED to support the application with no comment.
Proposed by Cllr Cowley, seconded by Cllr Buxton. All in favour.

f) [21/00649/HFUL](#) Proposal: Single storey rear extension following demolition of existing single storey rear conservatory. Site address: 41 Medcalfe Way Melbourn SG8 6HU Applicant: Mr Shahid.

It was:
RESOLVED to support the application with no comment.
Proposed by Cllr Clark, seconded by Cllr Hart. All in favour.

g) [S/4535/19/CONDD](#) Proposal: Submission of details of required by condition 24 (EV Charging) of planning permission S/4535/19/VC Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Applicant: Melbourn Science Park Limited.

It was:
RESOLVED to support the application with no comment.
Proposed by Cllr Kilmurray, seconded by Cllr Hart. All in favour.

h) [21/0423/TTCA](#) Site address:62 High Street Melbourn SG8 6AJ Proposal: T.1 Eucalyptus - Crown reduce by 2M to re shape tree.

Interest declared at PL096/20. Item will not be considered.

i) [21/0441/TTPO](#) Site address:4 New Road Melbourn SG8 6BX Proposal: TPO 0018 (1980) A1: T8 THUJA (in neighbours) Raise crown No. 4 side to 3.5ms by removal of lower 3 limbs back to boundary. T10 PLUM (in neighbours) Reduce laterals by approximately 1 to 1.5ms over No. 4 garden back to boundary. T1 YEW Reduce height by 2ms and laterals by 2ms (SUMMER PRUNING). T2 YEW Reduce laterals back to clear adj Pine by 1 to 1ms. T3 YEW Prune back from drive by 1m; remove secondary stem and sucker growth, including small Holy; prune back from lawn by 1.5ms and raise crown lawn side to 3ms. T4, T5 & T6 3xYEWs Reduce laterals over lawn by up to 2ms. T7 HOLLY PORTUGEUSE LAUREL Raise crown to 2.5ms; Reduce height by

approximately 1.5ms and cut back over lawn by 1m. T8a YEW Reduce lateral limbs over garden and pond by up to 2ms and up to 4ms. T9 1xHAZEL Repollard equating to reduction of regrowth of approximately 3ms. T11 LABURNUM Top and fell to ground level. T12 HORSE CHESTNUT Based on aerial inspection cavity SOUTH at 10ms extends into decaying wood 5 and 12 up and down stem; cavity NORTH at 7ms extends in 6 and up 3ft. Recommend reduce height by 5ms; reduce dog leg lateral limb by 2ms to alleviate end weight on weakened decay areas and lessen wind forces.

T13 CHERRY Top and fell to ground level. T14 HORSE CHESTNUT Previously wind damaged; has been pruned back by estate management company by 3ms to address neighbours concerns of canopy overhang; this was consented by SCDC. Further reduction requested which can be achieved by reducing back to growth point on bifurcated limb by 2 to 2.5ms.

It was:

RESOLVED to support the application with no comment.

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

- j) [21/0223/TTPO](#) 2 Cawdon Row Melbourn Royston Cambridgeshire SG8 6UL T.2 - Horse Chestnut - removal of dead wood.|cr|T.3 - Horse Chestnut - Crown reduction by 3 metres, crown lifting to 3m and crown thinning by 20% due to branches and excessive shading. Including removal of dead wood.|cr|T.4 - Horse chestnut - Crown reduction by 3 metres, crown lifting to 3m and crown thinning by 20% due to heavy branches and excessive shading. Including removal of dead wood.|cr|T.5 - Beech Crown reduction by 3 metres and crown thinning by 20% due to excessive shading and overhanging branches made safe. Including removal of dead wood.|cr|.

Application circulated by email. No comments.

PL103/20 Enforcement updates: To consider any enforcement updates received since last meeting

None received.

PL104/20 To note the date of next meeting - **10 May 2021**

A member noted concern that the next Planning Committee meeting falls after expiry of the legislation permitting online meetings.

The meeting closed at 20:20

Signed:..... Dated: