

# MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

**A meeting of this Committee was held at All Saints Community Hall, Station Road, Melbourn, SG8 6DY on Monday, 12 July 2021 at 7.30pm**

*Members of the public are reminded that copies of reports and supporting documentation for agenda items can be obtained from the Parish Council website, <http://melbournparishcouncil.co.uk> or on request to the Clerk*

**Present:** Cllrs Wilson (Vice Chair), Buxton, Barnes, Clark, Cowley, Hart, Wilson

**Absent:**

**In attendance:** Claire Littlewood – Parish Clerk

**PL025/21 To receive and approve apologies for absence**

Apologies received from Cllr Kilmurray. Acceptable reasons were given.

It was:

RESOLVED to approve Cllr Kilmurray's apologies for absence.

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

**PL026/21 To receive any Declarations of Interest and Dispensations**

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

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

c) To grant any requests for dispensation as appropriate

None received.

**PL027/21 To approve the minutes of the Planning Committee Meeting on 14 June 2021**

It was:

RESOLVED to approve the minutes of the Planning Committee Meeting on 14 June 2021 as an accurate record.

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

**PL028/21 To report back on the minutes of the Planning Committee Meetings on 14 June 2021**

PL017/21 Response received – to be discussed under PL031/21c).

PL020/21a) Additional quotes received. Discussions ongoing.

PL020/21b) Site inspection carried out on 24/6/21.

PL020/21d) To follow up with SDC

PL023/21a) Unauthorised signage reported to County Highways.

PL023/21a) Website updated with Planning Enforcement contact details.

**PL029/21 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)**

None in attendance.

**PL030/21 Decision Notices: To receive any Decision notices issued since last meeting.**

- a) 21/01638/HFUL Proposal: Demolition of existing rear conservatory with a single storey rear extension and installation of new roof over utility room. Site address: 4 Water Lane Melbourn SG8 6AY

**Decision: Permission Granted**

**MPC original comment: Support no comment**

Noted

- b) [21/01090/HFUL](#) Proposal: Erection of Four bay cartlodge style garage with rooms in roof. Site address: Foxfield Farm Fowlmere Road Melbourn SG8 6EZ Applicant: Mr and Mrs Richard Taylor

**Withdrawn**

Signed:..... Dated:

Noted

- c) 21/01723/HFUL Proposal: Outbuilding for home office use Site address: 8 New Road Melbourn SG8 6BX

**Decision: Permission Granted**

**MPC original comment: *Support no comment***

Noted.

**PL031/21 Correspondence**

- a) To note decision statements with regard to Cottenham Neighbourhood Plan and Histon & Impington Neighbourhood Plans

Noted.

- b) To note correspondence from the s106 Monitoring Officer relating to Victoria Heights

The correspondence was noted.

- c) To consider a response from Taylor Wimpey regarding Greengage Rise open space

It was:

RESOLVED to recommend to full Council to accept Taylor Wimpey's offer to sell the open space to the Parish Council for £1 plus legal fees for both sides.

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

**ACTION:** Clerk to seek quote for legal fees on purchase.

- d) To receive an update with regard to transfer of the SGB on Kingley Grove development

Site inspection carried out on 24 June. Letter to Hopkins Homes sent setting out concerns with regard to maintenance of the SGB and remedial works required. Independent landscape architect to inspect the area and report back. Awaiting quote for ongoing maintenance works from local grounds maintenance contractor. Ongoing.

- e) To receive an update with regard to Kingley Grove Community Car Club

Discussion with regard to possibility of an electric zip car. Possible sources of grant funding for installation of ECP discussed.

**ACTIONS:**

- Clerk to enquire if Hopkins Homes will be installing an ECP on the development.

- Clerk to contact County Highways to seek advice on how they can help with installation of ECP

**PL032/21 To note the following applications for tree work**

- a) [21/0699/TTCA](#) Site address:12 High Street Melbourn SG8 6EB Proposal: Prunus close to garage - remove 2no rearmost stems to clear garage, clean out crown mainly by removal of water shoots

Noted

- b) [21/0720/TTCA](#) Site address:78 High Street Melbourn SG8 6AL Proposal: T.1 Conifer - Fell to ground level low amenity tree in hedge row due to close proximity to neighbouring house. T.2 Conifer - Fell to ground level low amenity tree in hedge row due to close proximity to neighbouring house. T.3 Conifer - Fell to ground level low amenity tree in hedge row due to close proximity to neighbouring house

Noted

- c) [21/0716/TTCA](#) Site address:3 The Moor Melbourn SG8 6ED Proposal: T1. Leylandii - Fell to ground level due to excessive shading to the front of house. Tree has become large and is starting to lift paving slabs for the driveway. Re plant with Native specimen.

Noted

- d) [21/0718/TTCA](#) Site address:5 Chapel Lane Melbourn Royston Cambridgeshire

Proposal: T1 Ash - tree is faulting phone lines and is too large for its location, also

Signed:..... Dated:

causing shading on property. Reduce crown height and spread by two metres, remove low limb at South East aspect. Light crown thin by no more than 10% where suitable.

T2 Crab Apple - tree is too large for its location, also causing shading on property and faulting roof. Reduce crown height and spread by two metres, crown thin by ten percent

Noted

#### **PL033/21 Planning Applications:**

- a) [21/02308/HFUL](#) Proposal: Single storey front and two storey side extension Site address: 48 Clear Crescent Melbourn SG8 6JD Applicant: Mr & Mrs Coulman.

Discussion with regard to size of extension, possible multiple user office and reduced off street parking.

It was:

RESOLVED to object to the application on the following grounds:

- the office appears to be for multiple use – will this require an application for change of use?
- reduced availability for off street parking
- impact of such a substantial extension on neighbouring properties

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

- b) [20/01210/CONDB](#) Proposal: Submission of details required by condition 4 (Boundary treatment) of planning permission 20/01210/FUL Site address: 38 Water Lane Melbourn Royston Cambridgeshire Applicant: Mr Matthew Simpson

It was:

RESOLVED to support the application with no comments.

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

- c) [21/02730/PRI03Q](#) Proposal: Prior approval for change of use of agricultural building to 1 no. dwellinghouse (Class C3) and associated works Site address: Bridgefoot Farm Barley Road Flint Cross Great And Little Chishill Cambridgeshire Applicant: DR And CA Stokes (Farming) Ltd

It was:

RESOLVED to support the application with no comments.

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

- d) [S/4535/19/NMA3](#) Proposal: Non-material amendment on application S/4535/19/VC to amend the wordings of conditions 3, 5, 6, 18 and 20 Site address: Melbourn Science Park Cambridge Road Melbourn Cambridgeshire Applicant: Melbourn Science Park Limited

It was:

RESOLVED to support the application with no comments.

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

- e) [21/02548/HFUL](#) Proposal: Single storey rear and side extension following demolition of existing garage. Site address: 39 The Moor Melbourn SG8 6ED Applicant: Mr W Blyth.

It was:

RESOLVED to support the application subject to the Parish Council having sight of the remedial report relating to works required to garage party wall.

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

- f) [S/0153/20/CONDD](#) Proposal: Submission of details required by conditions 9 (Traffic Management Plan), 13 (Construction Management Plan), 15 (Construction Programme) and 17 (Site Waste Management Plan) of planning permission S/0153/20/VC Site address: Land To The Rear Of 46-56 The Moor Melbourn Royston Cambridgeshire Applicant: Stonebond Properties(Chelmsford) Ltd.

Discussion with regard to ongoing non-adherence to Traffic Management and Vehicle Parking Arrangements. Also noted that deliveries we being made to site outside of hours stated in Hours of Operation and Deliveries.

#### **ACTIONS:**

- District Cllr Hart to write to Enforcement Officer to query what action is being taken to ensure

Signed:..... Dated:

compliance by Stonebond.

- Clerk to write to Stonebond inviting them to attend August Planning Committee meeting.

It was:

RESOLVED to support with the following comment:

- terms of the Traffic and Construction Management Plan are not consistently being adhered to and these should be enforced if necessary;

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

- g) [20/05390/CONDA](#) Proposal: Submission of details required by condition 4 (Tree Protection) of planning permission 20/05390/HFUL Site address: Cawdon House 4 New Road Melbourn Royston Applicant: Mrs Philippa Graham.

It was:

RESOLVED to support with no comments.

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

- h) [21/02817/S73](#) Proposal: S73 removal of condition 1 (Occupation) of planning permission SC/52/90 Site address: New Farm Royston Road Melbourn SG8 6DH Applicant: Mr J Hoy

It was:

RESOLVED to make no comment on this application.

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

- i) [21/01364/HFUL](#) Proposal: Single storey front extension Site address: 23 The Moor Melbourn SG8 6ED Applicant: Mr A Turner

It was:

RESOLVED to support with no comment.

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

**PL034/21 Enforcement updates:** To consider any enforcement updates received since last meeting

Land to the rear of 46-46 The Moor - Stonebond Construction

**ACTIONS:**

- Clerk to provide further information to District Cllrs Hart and Hales on Stonebond development on The Moor.

- District Cllr Hart to follow up with Enforcement.

**PL035/21** To note the date of next meeting : **9 August 2021**

The date of the next meeting will be 9 August 2021.

The meeting closed at 20:42

Signed:..... Dated: