

# 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:

# 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, 14 June 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 Kilmurray (Chair), Buxton, Barnes, Clark, Cowley, Hart, Wilson

**Absent:** Cllr Davey

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

**PL013/21 To receive nominations for new members to the Planning Committee**

Nominations were invited for new members to join the Planning Committee. Cllr Barnes was nominated.

It was:

RESOLVED to accept Cllr Barnes' nomination to the Planning Committee.

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

**PL014/21 To receive and approve apologies for absence**

None received.

**PL015/21 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.

**PL016/21 To approve the minutes of the Planning Committee Meeting on 10 May 2021**

It was:

RESOLVED to approve the minutes of the Planning Committee Meeting held on 10 May 2021 as an accurate record.

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

**PL017/21 To report back on the minutes of the Planning Committee Meetings on 10 May 2021**

PL009/21a) Awaiting further response from Taylor Wimpey. Clerk to chase.

**PL018/21 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.

**PL019/21 Decision Notices: To receive any Decision notices issued since last meeting.**

- a) [21/00382/FUL](#) Proposal: Detached dwelling on land adjacent to 26 Dolphin Lane. Site address: 26 Dolphin Lane Melbourn SG8 6AE.

*Decision: Refused*

MPC Original Comment: Object

The decision was noted.

- b) [21/01003/FUL](#) Proposal: Addition of new opening window into the side of the existing building at first floor level finished to match those previously installed Site address: Saxon House Saxon Way Melbourn SG8 6DN

*Decision: Permission Granted*

MPC Original Comment: Support

The decision was noted.

Signed:..... Dated:

- c) [21/01379/HFUL](#) Proposal: Single storey rear extension Site address: 7 Pryors Orchard Melbourn SG8 6UT  
*Decision: Permission Grants*  
MPC Original Comment: Support

The decision was noted.

- d) [21/01027/HFUL](#) Proposal: Construction of a one bedroom annex to rear of existing dwelling. Site address: Blakeney's Cambridge Road Melbourn SG8 6EY  
*Decision: Permission Granted*  
MPC Original Comment: Support

The decision was noted.

- e) [21/01162/HFUL](#) Proposal: Repair and extend the height of the living room chimney on the south-east elevation. Line the chimney and install a log burning stove. Installation of 5 No. spot lights to the central beam in the dining room. Site address: 101 High Street Melbourn SG8 6AP  
*Decision: Permission Granted*  
MPC Original Comment: Support

The decision was noted.

#### **PL020/21 Correspondence**

- a) To consider an offer from Stonebond Properties for transfer of the open space

Noted that '**The Moore, Melbourne**' is incorrectly spelt in the documentation. Discussion with regard to how DJC Property Management have calculated the estimated costs.

##### **ACTIONS:**

- Clerk to request a local ground maintenance company to provide an estimate for maintenance of the area.
- Cllr Hart to discuss with District Cllr Hales
- Clerk to request extension of time to allow the matter to be referred to full Council for consideration.

To be deferred for discussion by full Council on 28 June 2021.

- b) To consider an offer from Hopkins Homes for transfer for the strategic green belt

Discussion with regard to extent of SGB. A member noted that some open spaces on the development appear to be unkempt and unmaintained.

##### **ACTIONS:**

- Clerk to query if proposed maintenance costs include bed maintenance.
- Further site visit to be arranged for Cllrs.

- c) To consider a request from Hopkins Homes with regard to the Car Club

Discussion as to suggestion that one of the three community zip cars should be located on the High Street car park. Discussion with regard to overnight parking.

**ACTION:** Clerk to review the Lease to ensure there are no overnight parking restrictions.

It was:

RESOLVED to request that Hopkins Homes renegotiate the terms of the s106 Agreement with SCDC to allow for one of the community zip cars to be located on the High Street car park.

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

- d) To receive an update report on Project Birchwood

The report was received.

**ACTION:** Clerk to contact SDC for more information on their support for local projects, particularly with a view to discussing the possibility of an electric charging point for the High Street car park. Noted that match funding may be available from SCDC.

#### **PL021/21 To note the following applications for tree work**

- a) [21/0636/TTPO](#) Site address:45 Orchard Road Melbourn Royston Cambridgeshire

Signed:..... Dated:

Proposal: T.1 - Ash - Crown reduce by 4M to reduce weight on major branches growing over highway and neighbouring garage. Remove Ivy. T.2 - Ash - Crown reduce by 4M to reduce weight on major branches growing over highway and neighbouring garage. Remove Ivy. T.3 Sycamore x2 (share canopy) Crown reduce back to previous at approx. 2.5M, remove Ivy from tree and crown lift to provide 4M clearance from highway. T.4 Sycamore Crown reduce back to previous at approx. 2.5M, remove Ivy from tree and crown lift to provide 4M clearance from highway

This was noted.

- b) [21/0659/TTCA](#) Site address:137 High Street Melbourn SG8 6AR Proposal: T.1 Sycamore - Crown reduce tree by 3M (higher than previous) to retain shape and allow more light to rear garden. Crown lift 3M above foot path. T.2 Sycamore - Crown reduce tree by 3M (higher than previous) to retain shape and allow more light to rear garden. Crown lift 3M above foot path. T.3 Sycamore - Crown reduce tree by 3M (higher than previous) to retain shape and allow more light to rear garden. Crown lift 3M above foot path.

This was noted.

- c) [21/0695/TTCA](#) Site address:12 High Street Melbourn Royston Cambridgeshire Proposal: 5 Day Notice - Fell a dead ivy covered pollarded Willow to 0.5m or ground level

This was noted

#### **PL022/21 Planning Applications:**

- 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 Applicant: Mr and Mrs Hall.

It was:

RESOLVED to support the application with no comment.  
Proposed by Cllr Wilson, seconded by Cllr Clark. All in favour.

- b) [21/01723/HFUL](#) Proposal: Outbuilding for home office use Site address: 8 New Road Melbourn SG8 6BX Applicant: Mr T Carter

It was:

RESOLVED to support the application with no comment.  
Proposed by Cllr Hart, seconded by Cllr Wilson. All in favour.

- c) [21/01795/FUL](#) Proposal: Construction of 5 No. industrial units. Site address: 3 Back Lane Melbourn SG8 6DD Applicant: Mr Parmir Rai

It was:

RESOLVED to support the application with the following comments:  
- all greenery around the borders of the property should be retained;  
- we wish to see a plan of how the hedgerows and trees will be protected

Noted that our concerns stem from the previous application (20/2115/TTPO) to remove the trees entirely on erroneous grounds

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

- d) [S/2424/18/CONDD](#) Proposal: Submission of details required by condition 32 (Water Conservation) of planning permission S/2424/18/FL Site address: 36 New Road Melbourn SG8 6BY Applicant: Prime Crest Homes Ltd

No comment.

- e) [S/4535/19/CONDE](#) Proposal: Submission of details required by condition 19 (Construction Environment Management Plan) of planning permission S/4535/19/VC Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Applicant: Melbourn Science Park Limited.

No comment.

- f) [S/4535/19/CONDF](#) Proposal: Submission of details required by condition 11 (Construction Traffic Management Plan) 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 with a comment that a 'no entry for construction vehicles' sign be located at the junction of the A505 / New Road.

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

- g) [20/02734/NMA1](#) Proposal: Non-material amendment on application 20/02734/HFUL for changes to roof material Site address: 167 High Street Melbourn SG8 6AT Applicant: Mr Ian Wilkinson.

Signed:..... Dated:

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

- h) [S/2424/18/CONDD](#) Proposal: Submission of details required by condition 32 (Water Conservation) of planning permission S/2424/18/FL Site address: 36 New Road Melbourn SG8 6BY Applicant: Prime Crest Homes Ltd

Duplicate of item d) above

- i) [S/4535/19/CONDE](#) Proposal: Submission of details required by condition 19 (Construction Environment Management Plan) of planning permission S/4535/19/VC Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Applicant: Melbourn Science Park Limited

Duplicate of item e) above

- j) [S/4535/19/CONDF](#) Proposal: Submission of details required by condition 11 (Construction Traffic Management Plan) of planning permission S/4535/19/VC Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Applicant: Melbourn Science Park Limited.

Duplicate of item f) above

- k) [S/2791/14/COND24](#) Proposal: Submission of details required by condition 24 (Waste Management) of planning permission S/2791/14/OL Site address: Land South West Of East Farm Bramley Avenue Melbourn Cambridgeshire Applicant: McGoff Construction

Noted that the application has been decided. Noted that Officer's decision is to accept but not to discharge the condition.

- l) [21/02070/HFUL](#) Proposal: Remove existing profiled sheet roofing and change the roof profile and fix natural slate and conservation rooflights. Internal alterations and conversion of existing garage, remove existing garage door and replace with joinery, insert window on the North West elevation and make good external walls with painted render finish. Site address: 3 The Moor Melbourn Royston Cambridgeshire Applicant: Mr T Shirley And Ms R Comber

It was:  
RESOLVED to support the application 21/02070/HFUL and 21/02451/LBC with no comments.  
Proposed by Cllr Wilson, seconded by Cllr Hart. All in favour.

- m) [21/02451/LBC](#) Proposal: Remove existing profiled sheet roofing and change the roof profile and fix natural slate and conservation rooflights. Internal alterations and conversion of existing garage, remove existing garage door and replace with joinery, insert window on the North West elevation and make good external walls with painted render finish. Site address: 3 The Moor Melbourn Royston Cambridgeshire Applicant: Mr T Shirley And Ms R Comber

See l) above.

- n) [21/02127/FUL](#) Proposal: 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 one dwelling to the rear. (Re-submission of 20/02901/FUL)

Site address: 7-9 Station Road Melbourn SG8 6DX Applicant: Terry Dash.

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

- o) [S/4535/19/NMA2](#) Proposal: Non-material amendment on application S/4535/19/VC to amend the wording of condition 25 Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Applicant: Melbourn Science Park Limited

Noted that the application has been decided and approved by officers.

- p) [S/4535/19/NMA1](#) Proposal: Non-material amendment on application S/4535/19/VC to amend the wording of condition 28 Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Applicant: Melbourn Science Park Limited.

Noted that the application has been decided and approved by officers.

**PL023/21 Enforcement updates:** To consider any enforcement updates received since last meeting

- a) To receive an update on the Stonebond Properties development on The Moor

Signed:..... Dated:

Noted that Stonebond have forwarded an updated Construction Management Plan to the Planning Authority (copied to the Enforcement Officer and Council). Noted that the parish office is receiving daily reports of contractors parking outside of the agreed areas.

**ACTIONS:**

- Clerk to report further incidents of non-approved parking to Planning Enforcement.
- Clerk to update website and facebook signposting residents to Planning for reporting non-compliance with planning conditions.

PL024/21 To note the date of next meeting : **12 July 2021**

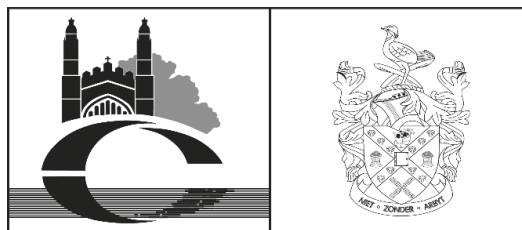
The meeting closed at 20:47

Signed:..... Dated:

# Cottenham Neighbourhood Plan

Made (adopted) Decision Statement

20 May 2021



**GREATER CAMBRIDGE**  
SHARED PLANNING

On 20 May 2021, South Cambridgeshire District Council decided to make (adopt) the Cottenham Neighbourhood Plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004.

The Cottenham Neighbourhood Plan as made now forms part of the development plan for South Cambridgeshire. All planning decisions in the neighbourhood area will need to be made in accordance with the development plan that now includes the Neighbourhood Plan unless material considerations indicate otherwise.

## Reason for Decision:

South Cambridgeshire District Council has confirmed that the Neighbourhood Plan meets all the Basic Conditions within Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 and is compliant with legal requirements, including that the making of the Cottenham Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations and the Convention rights (within the meaning of the Human Rights Act 1998).

The Cottenham Neighbourhood Plan was successful at its referendum on 6 May 2021 as more than half (88.11%) of those that voted were in favour of SCDC using the Neighbourhood Plan to help it decide planning applications in the neighbourhood area.

South Cambridgeshire District Council's full Council at its meeting on 20 May 2021 noted the results of the referendum and made (adopted) the Cottenham Neighbourhood Plan.

## Viewing the Documents

If you wish to see hard copies of this Decision Statement and the Cottenham Neighbourhood Plan please contact the Planning Policy Team (see contact details below) to find out how to make an appointment to view the documents at the South Cambridgeshire District Council offices in Cambourne.

The documents are available to view on South Cambridgeshire District Council's website: [www.scambs.gov.uk/CottenhamNP](http://www.scambs.gov.uk/CottenhamNP)

## Stephen Kelly

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

For further information, please look at the website or contact the Planning Policy Team via email on [neighbourhood.planning@greatercambridgeplanning.org](mailto:neighbourhood.planning@greatercambridgeplanning.org) or telephone 01954 713183.

# Histon & Impington Neighbourhood Plan

Made (adopted) Decision Statement

20 May 2021



**GREATER CAMBRIDGE**  
SHARED PLANNING

On 20 May 2021, South Cambridgeshire District Council decided to make (adopt) the Histon & Impington Neighbourhood Plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004.

The Histon & Impington Neighbourhood Plan as made now forms part of the development plan for South Cambridgeshire. All planning decisions in the neighbourhood area will need to be made in accordance with the development plan that now includes the Neighbourhood Plan, unless material considerations indicate otherwise.

## Reason for Decision:

South Cambridgeshire District Council has confirmed that the Neighbourhood Plan meets all the Basic Conditions within Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 and is compliant with legal requirements, including that the making of the Histon & Impington Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations and the Convention rights (within the meaning of the Human Rights Act 1998).

The Histon & Impington Neighbourhood Plan was successful at its referendum on 6 May 2021 as more than half (90.74%) of those that voted were in favour of SCDC using the Neighbourhood Plan to help it decide planning applications in the neighbourhood area.

South Cambridgeshire District Council's full Council at its meeting on 20 May 2021 noted the results of the referendum and made (adopted) the Histon & Impington Neighbourhood Plan.

## Viewing the Documents

If you wish to see hard copies of this Decision Statement and the Histon & Impington Neighbourhood Plan please contact the Planning Policy Team (see contact details below) to find out how to make an appointment to view the documents at the South Cambridgeshire District Council offices in Cambourne.

The documents are available to view on South Cambridgeshire District Council's website: [www.scams.gov.uk/HistonImpingtonNP](http://www.scams.gov.uk/HistonImpingtonNP)

## **Stephen Kelly**

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

For further information, please look at the website or contact the Planning Policy Team via email on [neighbourhood.planning@greatercambridgeplanning.org](mailto:neighbourhood.planning@greatercambridgeplanning.org) or telephone 01954 713183.

Dear Claire

A Supplemental Agreement was entered into in respect of the above development with effect 8 June 2021. This required the Developer to pay additional sums of:

- £4,177.06 towards children's play space
- £2,680.35 towards sports facilities
- £1,268.88 towards community facilities

It is the intention for these monies to be remitted to the Parish Council, upon the Parish Council entering into an appropriate form of Indemnity, for use for such purposes in accordance with the Section 106 Agreement and the Supplemental Agreement that relates to securing the use of the monies in this manner. The Agreements can be viewed on the website by using the planning application search. It will be listed under the documents tab.

<https://applications.greatercambridgeplanning.org/online-applications/search.do?action=simple&searchType=Application>

I attach a copy of an appropriate Indemnity for execution on behalf of the Parish Council and, assuming the Parish Council is content to proceed on this basis, perhaps two copies of the indemnity form can be printed and that both copies could be executed in pursuance of an appropriate resolution of the Parish Council. You will see that the document provides for the date of the resolution to be inserted and I would be grateful if this could be completed and for the document to be executed by two Parish Councillors on behalf of the Parish Council.

Once executed, please date the Indemnity and return one part to me, retaining the other copy for the Parish Council's records. As I am presently working at home please could you also email a copy to me. I will then arrange for the children's play space, sports and community facilities contributions to be remitted as quickly as possible.

Kind regards

Theresa

**Theresa Roberts** | S106 Monitoring Officer



**GREATER CAMBRIDGE**  
SHARED PLANNING

Good morning Claire

I have now received instructions.

Taylor Wimpey would be willing to sell the parcel to the parish council for £1 in its current condition subject to meeting TW's reasonable legal costs (capped at £550 + VAT).

I trust this is of interest and look forward to hearing from you once the committee has reviewed the offer.

Regards,

Andrew

**Andrew Meikle MRICS FAAV | Land Manager | Taylor Wimpey South Midlands**  
Newton House, 2 Sark Drive, Newton Leys, Bletchley, Milton Keynes, Buckinghamshire, MK3 5SD  
t: 01908 272300 | m: 07970 824615 | f: 01908 370786 | e: [andrew.meikle@taylorwimpey.com](mailto:andrew.meikle@taylorwimpey.com)  
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**Taylor**  
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