

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of this Committee was held in the Austen Room, The Community Hub, 30 HighStreet, Melbourn, SG8 6DZ on Monday, 13 September 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), Clark, Hart, Wilson

Absent:

In attendance: Claire Littlewood – Parish Clerk

PL047/21 To receive and approve apologies for absence

Apologies were received from Cllrs Barnes and Cowley, acceptable reasons were given.

It was:

RESOLVED to approve the apologies for Cllrs Barnes and Cowley.

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

PL048/21 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

PL049/21 To approve the minutes of the Planning Committee Meeting on 9 August 2021

It was:

RESOLVED to approve the minutes of the Planning Committee meeting held on 9 August 2021 as an accurate record.

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

PL050/21 To report back on the minutes of the Planning Committee Meetings on 9 August 2021

There was nothing to report.

PL051/21 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)

No members of the public were in attendance.

PL052/21 Decision Notices: To receive any Decision notices issued since last meeting.

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

Permission Granted

MPC Original Comment: Support

The decision was noted.

- b) [20/05238/S73](#) Proposal: S73 application to vary conditions 2 (Approved Drawings) and 8 (Hard and Soft Landscaping) 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 amend the access material and clarify the roof of the canopy. Site address: Cambridge Technology Centre Back Lane Melbourn SG8 6DP

Permission Granted

MPC Original Comment: Support

The decision was noted.

Signed:..... Dated:

PL053/21 Correspondence

- a) To note Made Public Path Order – Public Footpaths Nos 6 and 8

This was noted.

- b) To note Greater Cambridge Local Plan – First Proposals published online

This was noted. **ACTION:** Clerk to circulate link to webinar recording when available.

- c) To note correspondence with Stonebond Properties regarding transfer of open space Orchard Gardens, The Moor

This was noted. **ACTION:** Clerk to write to Stonebond requesting details of remedial works to be carried out to verges at the entrance to the development.

PL054/21 To note the following applications for tree work

- a) [21/1049/TTCA](#) Site address:27 High Street Melbourn SG8 6EB Proposal: H.1 Conifer hedge - Reduce height by 3M and trim both sides to create flat top and sides.
T.2 Magnolia - Fell to ground level dead tree. Replant with Magnolia.
T.3 Cypress - Fell to ground level due to excessive shading.
T.4 Cypress - Fell to ground level due to excessive shading.
T.5 Cypress - Fell to ground level due to excessive shading.
T.6 Conifer - fell to ground level due to interference with gate. Re plant with 1 Conifer.
T.7 Conifer - fell to ground level due to interference with gate. Re plant with 1 Conifer.
T.8 Stump - Fell to ground level dead stump

The application was noted.

- b) [21/1066/TTPO](#) Site address:20 The Lawns Melbourn SG8 6BA Proposal: T.1 Sycamore - Crown reduce by 4M in height and 1.5 lateral branches (back to previous pruning points) to allow more light to property.

The application was noted.

- c) [21/1086/TTCA](#) Site address:12 High Street Melbourn SG8 6EB Proposal: Large Horse Chestnut to the left hand side of your house, infected with Ganoderma among other problems. Severely dying back in places and losing heavy live limbs. I suggest that in an attempt to retain the tree for as long as possible we shorten the lateral branches by 3-4m and upper crown by 4-5m. Also remove heavy dead wood and balance the end result as well as possible. Reasons: Tree is badly decayed, partly dead and is failing more with each moderate wind. Sooner or later someone will be beneath the tree when it loses a limb.

The application was noted.

PL055/21 Planning Applications:

- a) [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 comment.

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

- b) [S/4535/19/CONDG](#) Proposal: Submission of details required by condition 6 (Hard and Soft Landscaping) of planning permission S/4535/19/VC Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Applicant: Melbourn Science Park Limited.

Signed:..... Dated:

It was:

RESOLVED to support the application with no comment.

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

- c) [S/4535/19/CONDH](#) Proposal: Submission of details required by condition 3 - (Provision of Layout) 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 Clark, seconded by Cllr Hart. All in favour.

- d) [21/03616/FUL](#) Proposal: Construction of a new dwelling & associated alterations to the existing site entrance Site address: Land Rear Of 90 High Street Melbourn SG8 6AL Applicant: Mrs Cecilia Murphy-Roads

Concerns noted with regard to shared access with 92 High Street. Also concern as to contractor parking on the High Street. Noted that Highways have recommended refusal. Concerns with regard to insufficient space to provide minimum splays.

It was:

RESOLVED to object to the application on the following grounds:

- Concerns over shared access with 92 High Street.

- Highways comments are noted and shared particularly with regard to visibility due to lack of splays.

- Concern is noted with regard to contractor parking on the High Street and the impact this will have on traffic through the village.

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

- e) [21/03664/HFUL](#) Proposal: Single storey front extension (Re-submission of 20/04181/HFUL) Site address: 4 Rose Lane Melbourn SG8 6AD Applicant: Mr & Mrs Keclik.

It was:

RESOLVED to support the application with no comment.

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

- f) [S/4535/19/CONDI](#) Proposal: Submission of details required by condition 25 (Carbon Reduction Statement) 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 Clark, seconded by Cllr Wilson. All in favour.

- g) [S/4535/19/CONDJ](#) Proposal: Submission of details required by condition 5 (Materials) of planning permission S/4535/19/VC as amended by S/4535/19/NMA3 Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Cambridgeshire Applicant: Melbourn Science Park Limited.

It was:

RESOLVED to support the application with no comment.

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

PL056/21 Enforcement updates: To consider any enforcement updates received since last meeting

Stonebond Properties : Rear 46-56 The Moor. Noted that reports of contractor vehicles parking parked outside of the authorized area had been received. **ACTION:** Clerk to send details to Planning Enforcement.

Signed:..... Dated:

PL057/21 To note the date of next meeting : **11 October 2021**

Cllrs Hart and Wilson noted their apologies in advance.

The meeting ended at 20:03

Signed:..... Dated:

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

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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), Barnes, Cowley, Hart, Wilson

Absent:

In attendance: Claire Littlewood – Parish Clerk

PL036/21 To receive and approve apologies for absence

Apologies received from Cllr Clark, acceptable reasons were given.

It was:

RESOLVED to approve the Cllr Clark's apologies for absence.

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

PL037/21 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.

PL038/21 To approve the minutes of the Planning Committee Meeting on 12 July 2021

It was:

RESOLVED to approve the minutes of the Planning Committee Meeting on 12 July 2021 as an accurate record.

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

PL039/21 To report back on the minutes of the Planning Committee Meetings on 12 July 2021

There was nothing to report.

PL040/21 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)

No members of the public were in attendance.

PL041/21 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [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

Permission Granted

MPC Original Comment: Support

The decision was noted.

- b) [21/01044/FUL](#) Proposal: To erect a Marquee to the front of the Community Hub. The marquee is being used as cafe space allowing the management group to comply with social distancing requirements (retrospective) Site address: 30 High Street Melbourn SG8 6DZ

Permission Granted

MPC Original Comment: No comment

The decision was noted.

Signed:..... Dated:

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

Permission Granted

MPC Original Comment: Support

The decision was noted.

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

Permission Refused

MPC Original Comment: Object

The decision was noted.

- e) [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

Prior approval not required

MPC Original Comment: Support

The decision was noted.

PL042/21 Correspondence

- a) To receive an update report on Project Birchwood (Melbourn Science Park)
The update report was received.
- b) To receive an update on transfer of open space at Orchard Gardens (Stonebond Properties)
Noted that a counter offer was made to Stonebond for ongoing maintenance of the open spaces. Stonebond had indicated that they would seek a further independent quote and revert.
- c) To note adoption of Foxton Neighbourhood Plan
This was noted.
- d) To note adoption of Cambridgeshire and Peterborough Minerals and Waste Local Plan
This was noted.

PL043/21 To note the following applications for tree work

- a) [21/0869/TTPO](#) Site address:12 Pryors Orchard Melbourn Royston Cambridgeshire Proposal: 1. Sycamore (Tree A) - pollard because of excessive height and spread. Causing excessive shading of property and low amenity value. Tree growth very close to property walls and overhanging property roof. Reduce crown height by no more than one third. 2. Sycamore (Tree B) - pollard because of excessive height and spread. Causing excessive shading of property and low amenity value. Reduce crown height by no more than one third.
This application was noted. No comments have been raised.
- b) [21/0914/TTCA](#) Site address:4 Little Lane Melbourn Royston Cambridgeshire Proposal: T1 Beech ~ Reduce back to previous pruning points, equating to height by 1.5 metres and laterals by 1.0 metre to leave shaped and balanced. T3 Walnut ~ Remove 1 low limb overhanging neighbour's and 1 low limb overhanging applicant's garden (limbs as marked with red arrows on accompanying PHOTO OF T3 WALNUT - 2-4 LITTLE LANE, MELBOURN SG8 6BU (BENFIELD).
This application was noted. No comments have been raised.

PL044/21 Planning Applications:

- a) [21/03001/HFUL](#) Proposal: Two storey front, side extension and single-storey rear extension. Site address: 11 Fordham Way Melbourn SG8 6JB Applicant: Mr & Mrs Gorvin
Noted that a decision notice had been issued on 9 August. Permission granted.
- b) [S/2424/18/CONDE](#) 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
Noted that this relates to water usage rather than drainage. Application was noted.

Signed:..... Dated:

- c) [20/04369/CONDA](#) Proposal: Submission of details required by condition 7 (French Drain) of planning permission 20/04369/LBC Site address: 3 The Moor Melbourn Royston Cambridgeshire Applicant: Mr Thomas Shirley And Ms Rebecca Comber
Noted that consultee comments recommend approval. Application was noted.
- d) [21/03264/HFUL](#) Proposal: Conversion of the garage with an infill extension to create a utility room and a single storey rear kitchen extension. Site address: 4 Cooks Garden Melbourn SG8 6FT Applicant: Mr Andrew Richardson
It was:
RESOLVED to support the application with no comment.
Proposed by Cllr Wilson, seconded by Cllr Barnes. All in favour.
- e) [21/03226/HFUL](#) Proposal: Single storey side/rear extension Site address: 25 Drury Lane Melbourn Royston SG8 6EP Applicant: Mr And Mrs Miles.
It was:
RESOLVED to support the application with no comment.
Proposed by Cllr Hart, seconded by Cllr Barnes. All in favour.
- f) [21/03179/HFUL](#) Proposal: Two storey side extension Site address: 3 Bramley Avenue Melbourn Royston Cambridgeshire Applicant: Mr Michael Movey
Discussion with regard to the size of the extension and impact on street scene. Also concern with regard to visibility lines at the road junction.
It was:
RESOLVED to support the application with the following comments:
- Concern is raised with regard to the possibility that the extension will obscure sight lines at the road junction.
- Concern is raised that an extension of this size will have an overbearing impact on the street scene.
Proposed by Cllr Wilson, seconded by Cllr Hart. All in favour.
- g) [21/03005/HFUL](#) Proposal: Single storey rear extension Site address: 25 Armingford Crescent Melbourn Royston Cambridgeshire Applicant: Mr Neil Busby
It was:
RESOLVED to support the application with no comments.
Proposed by Cllr Wilson, seconded by Cllr Barnes. All in favour.
- h) [21/03399/HFUL](#) Proposal: Erection of annexe ancillary to the main dwelling. Site address: 5 Chapel Lane Melbourn SG8 6BN Applicant: Sian Mole
Discussion with regard to trees on the site.
It was:
RESOLVED to support the application with the following comments:
- We believe there may be significant impact on the existing trees which are within a conservation area.
Proposed by Cllr Cowley, seconded by Cllr Wilson. All in favour.

PL045/21 Enforcement updates: To consider any enforcement updates received since last meeting

- a) To receive an update on the Stonebond Properties development at rear 46-56 The Moor
An updated had been received from the Enforcement Officer. Breach of Condition Notice (relating to condition 9) had been served on 6 August 2021. Development has 28 days within which to comply with the Notice. Parish office to report further breaches to the Enforcement Officer.

PL046/21 To note the date of next meeting : **13 September 2021**

The date of the next meeting is 13 September 2021.

The meeting closed at 20:37

Signed:..... Dated:

**PUBLIC PATH DIVERSION ORDER
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257**

**The South Cambridgeshire District Council (Public Footpaths No. 6 & 8 Melbourn)
Public Path Stopping Up and Diversion Order 2021**

This Order is made by South Cambridgeshire District Council ("the authority") under section 257 of the Town and Country Planning Act 1990 ("the 1990 Act") because it is satisfied that it is necessary to stop up and divert the footpaths to which this Order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990, namely *planning consent reference 20/01931/FUL for the Installation of artificial grass pitch with associated features including fencing, entrance gates, high pitch barriers, hard-standing areas with associated porous asphalt surfacing for portable goals storage, pedestrian circulation and access as well as vehicular maintenance and emergency access, maintenance equipment storage container and floodlights.*

BY THIS ORDER: -

1. The public footpath over the land shown by a bold continuous line on the attached map and described in Part 1 of the Schedule to this order ('the Schedule') shall be stopped up as provided below.
2. There shall be created to the reasonable satisfaction of South Cambridgeshire District Council an alternative highway for use as a replacement for the said footpaths as provided in Part 2 of the Schedule and shown by bold black dashes on the attached map.
3. The diversion and stopping up of the footpaths shall have effect on the date on which South Cambridgeshire District Council certify that the terms of Article 3 above have been complied with.

The COMMON SEAL of the said
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
was hereunto affixed this
day of in the presence of :-



M00716
15/7/2021

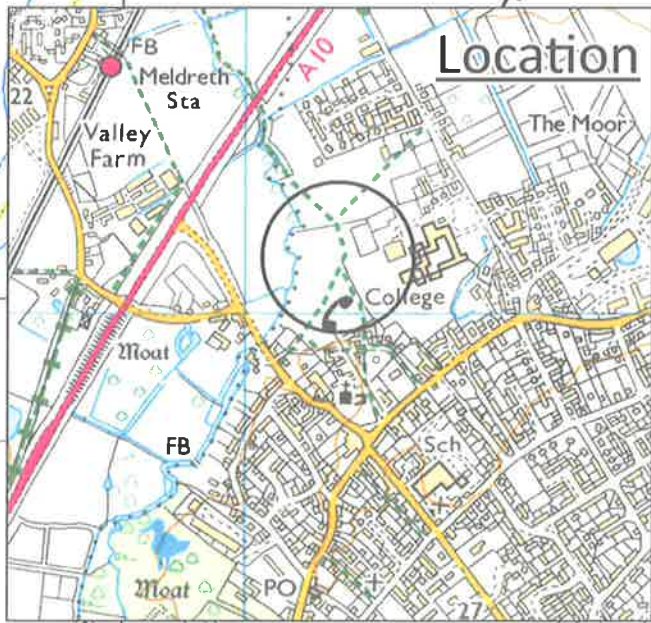
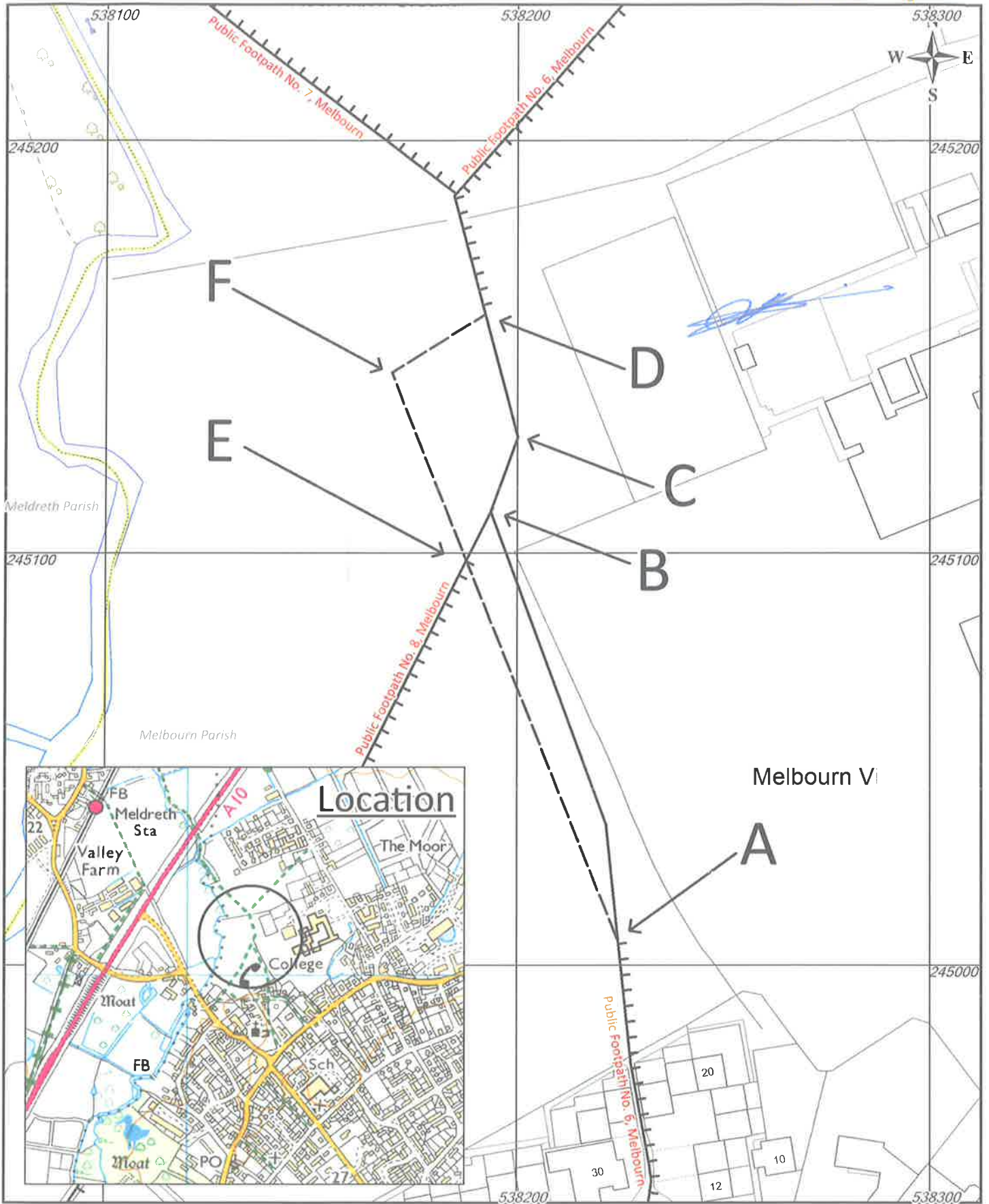
SCHEDULE

PART 1
DESCRIPTION OF SITE OF EXISTING PATH OR WAY

Position of path as indicated on map	Description of path or way	Length
A-B-C-D	The full width of that part of Public Footpath No. 6, Melbourn commencing from a point in a field at Ordnance Survey Grid Reference (OSGR) TL 3822 4501 (Point A) and proceeding in a northerly, then north north westerly direction, for 109 metres to a junction with Public Footpath No. 8 at OSGR TL 3819 4511 (Point B), continuing in a north-easterly direction for 19 metres to a point at OSGR TL 3820 4513 (Point C). The path continues in a north-north-westerly direction for 31 metres to a point at OSGR TL 3819 4516 (Point D).	Approximately 159m
E-B	The full width of that part of Public Footpath No. 8, Melbourn commencing from a point in a field at OSGR TL 3819 4510 (Point E) and proceeding in the north-easterly direction for 13 metres to meet Public Footpath No. 6 at OSGR TL 3819 4511 (Point B).	Approximately 13m

PART 2
DESCRIPTION OF SITE OF ALTERNATIVE HIGHWAY





Position of path as indicated on map	Description of path or way	Length	Width
A-E-F-D	A public footpath commencing from a point in a field at OSGR TL 3822 4501 (Point A) and proceeding in a north-westerly direction for 99 metres to a junction with Public Footpath No. 8 at OSGR TL 3819 4510 (Point E) and continuing in the same direction for 49 metres to a point at OSGR TL 3817 4514 (Point F), continuing in a north-easterly direction for 27 metres to a point at OSGR TL 3819 4516 (Point D).	175m	2m



Scale: 1:1250
Date: 28/06/2021
By: fn303

This map forms part of the The South Cambridgeshire District Council (Public Footpaths No. 6 & 8 Melbourn) Public Path Stopping Up & Diversion Order 2021

Key - Drawn from the Definitive Map

- Public Footpath to be Stopped Up (A-B-C-D & E-B) 
- Public Footpath to be Created (A-E-F-D) 
- Unaffected Public Footpath 
- Parish boundary 

Dated

Town and Country Planning Act 1990

The South Cambridgeshire District Council

(Public Footpaths No. 6 & 8 Melbourn)

Public Path Stopping Up and Diversion Order 2021

**NOTICE OF PUBLIC PATH ORDER
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257**

**The South Cambridgeshire District Council (Public Footpaths No. 6 & 8 Melbourn) Public
Path Stopping Up and Diversion Order 2021**

The above Order was made on 15 July 2021, under section 257 of the Town and Country Planning Act 1990. The effect of the Order will be to:

(a) divert that part of Public Footpath No. 6, Melbourn running from a point in a field at Ordnance Survey Grid Reference (OSGR) TL 3822 4501 (Point A) and proceeding in a northerly, then north north westerly direction, for 109 metres to a junction with Public Footpath No. 8 at OSGR TL 3819 4511 (Point B), continuing in a north-easterly direction for 19 metres to a point at OSGR TL 3820 4513 (Point C). The path continues in a north-north-westerly direction for 31 metres to a point at OSGR TL 3819 4516 (Point D) **to a new line** commencing from a point in a field at OSGR TL 3822 4501 (Point A) and proceeding in a north-westerly direction for 99 metres to a junction with Public Footpath No. 8 at OSGR TL 3819 4510 (Point E) and continuing in the same direction for 49 metres to a point at OSGR TL 3817 4514 (Point F), continuing in a north-easterly direction for 27 metres to a point at OSGR TL 3819 4516 (Point D) as shown on the order map.

(b) stop up that part of Public Footpath No. 8, Melbourn commencing from a point in a field at OSGR TL 3819 4510 (Point E) and proceeding in the north-easterly direction for 13 metres to meet Public Footpath No. 6 at OSGR TL 3819 4511 (Point B) as shown on the order map.

A copy of the Order and the Order Map may be seen free of charge at Cambridge Central Library, 7 Lion Yard, Cambridge, CB2 3QD between the hours of 9:30am - 6pm Monday & Friday, 12pm – 6pm Tuesday & Thursday, 9:30am - 7pm Wednesday, 10am – 6pm Saturday and 12pm – 4pm Sunday and online at www.cambridgeshire.gov.uk/definitivemap. Copies of the Order and Map may be bought at the undersigned at the price of £4.80 each.

Any representation about or objection to the Order may be sent or delivered in writing addressed to the undersigned (acting as agent for South Cambridgeshire District Council) not later than 24 September 2021. Please state the grounds on which it is made.

If no such representations or objections are duly made, or if any so made are withdrawn, the South Cambridgeshire District Council may itself confirm the Order as an unopposed order. If the Order is sent to the Secretary of State for the Environment, Food and Rural Affairs for confirmation any representations or objections which have not been withdrawn will be sent with the Order.

Dated 26 August 2021

Steve Cox - Executive Director
Place & Economy
Cambridgeshire County Council
C/O Highways Asset Information
Stanton Way Depot
Huntingdon
PE29 6PY
E-mail: HighwaysAssetManagement@cambridgeshire.gov.uk

If you require more information about this order please contact James Stringer (01223 715520) quoting reference P112.

MELBOURN PARISH COUNCIL

Planning Committee

Item: PL053/21b Greater Cambridge Local Plan

Date: 13 September 2021

We have been made aware that there was an incorrect link in our previous emails - apologies. **The correct interactive map link is:**

<https://maps.3csharingservices.org/portal/apps/webappviewer/index.html?id=a6742a84b6aa418f8b1e41315c2b8845>

The full digital plan site is now live at:

<https://consultations.gretercambridgeplanning.org/>

Dear Parish Council

As you are aware, the preferred options for the [Greater Cambridge Local Plan](#) will be published for full public consultation later this autumn. Prior to consultation, the proposals must go through the scrutiny processes of both Cambridge City and South Cambridgeshire District Councils.

The first Council committee is the Joint Local Plan Advisory Group on 8th September, and the committee papers have been published today. This includes the draft preferred options for the Plan, which we are calling the First Proposals, as well as a wide range of evidence base studies, topic papers and other supporting documents. The First Proposals include our suggestions for sites which we feel are suitable for development, as well as proposals for policies ranging from climate change to biodiversity, social inclusion and infrastructure.

We know this will be of great interest to our communities, so to make this information more accessible and transparent, we are also publishing the draft proposals on our new [digital plan test site](#) and our [interactive map](#), with the full [new digital plan platform](#) going live tomorrow (1 September). This is a live test of our new digital plan platform before we update and publish the proposals for public consultation, currently planned for 1 November-13 December 2021. The formal committee papers, including the covering report, are published on the Councils' [committee page](#) as usual.

The digital plan is effectively a 'public alpha' – a trial run before we update and publish the proposals for public consultation, currently planned for 1 November-13 December 2021. We welcome your feedback on the digital plan format and platform – there's a form on the digital plan website if you spot any pages that need fixing, or features that don't work (and we welcome positive feedback too!)

We will be holding a public webinar about the First Proposals on

Tuesday 7 September 2021 at 6pm

[Webinar link](#)

Passcode:

While we have published these documents as part of the scrutiny process, **this is not a consultation stage** – so please do not send us any responses to the proposals now, as we will not be able to take them into account. Please comment only when the proposals are finalised and published for consultation later this year. For more general information about the Local Plan, please visit our [Greater Cambridge Local Plan](#) webpage.

We hope this update is helpful and as always, we will be glad to answer any queries you may have.

Best wishes.

The Greater Cambridge Local Plan team

Greater Cambridge Planning Local Plan and South West Cambridgeshire New Town Update

September 2021

Greater Cambridge Planning: Breakdown of existing and new sites

Location	Current pipeline (adopted allocations, existing permissions and windfall allowance)	Proposed increased delivery rates/densification on existing allocated sites	New proposed allocations	Total
City (urban area)	5,791 (16%)		3,912 (43%)	9,703 (20%)
Edge of Cambridge	8,003 (22%)	1,000 (40%)	2,850 (31%)	11,853 (24%)
New settlements	15,225 (41%)	1,500 (60%)	1,950 (21%)	18,675 (38%)
Rural area	8,179 (22%)		384 (4%)	8,563 (18%)
Total	37,198 (100%)	2,500 (100%)	9,096 (100%)	48,794 (100%)
Proportion of housing supply	76% of total delivery	5% of total delivery	19% of total delivery	

Local Plan Summary

- Local Plan set the bar high:
 - Minimal carbon impact (minimal commuting from villages to City).
 - Developments not permitted where water resources could be under pressure.
- 600+ sites submitted
 - 19 new sites chosen
 - Local plan identified 7,200 new homes required.
 - Extra homes with a buffer 4,440
- Total 11,640 between 2021-2041
- **Extra rural homes 384**

South West Cambridgeshire Action Group (SWCAG)

Thakeham

- Submitted nothing to Call for Sites
- Published its plan for 25,000 homes the day after publication.
- No account taken of carbon.
- No account taken of water resources.
- No account taken of the 11,000 homes identified as sufficient let alone the 384 in the rural area.
- Have been flying surveillance helicopters over local villages.

Next Options for them:

- Submit a planning application to South Cambs.
- Secure Central Government support (presumably as part of Government OxCam Arc).

Number of new homes Gt Cambridge

Already in the plan
from previous 2018
Local Plan

Additional
requirement with
buffer



**Existing homes in Greater Cambridge:
124,389**



**New homes already in the pipeline
for 2020-2041: 37,200**

These will be built on sites allocated in current Local Plans, sites which already have planning permission, and on 'windfall' sites which are not specifically identified in plans but which are policy compliant.



**Additional homes required to meet our
housing need for 2020-2041: 7,200**

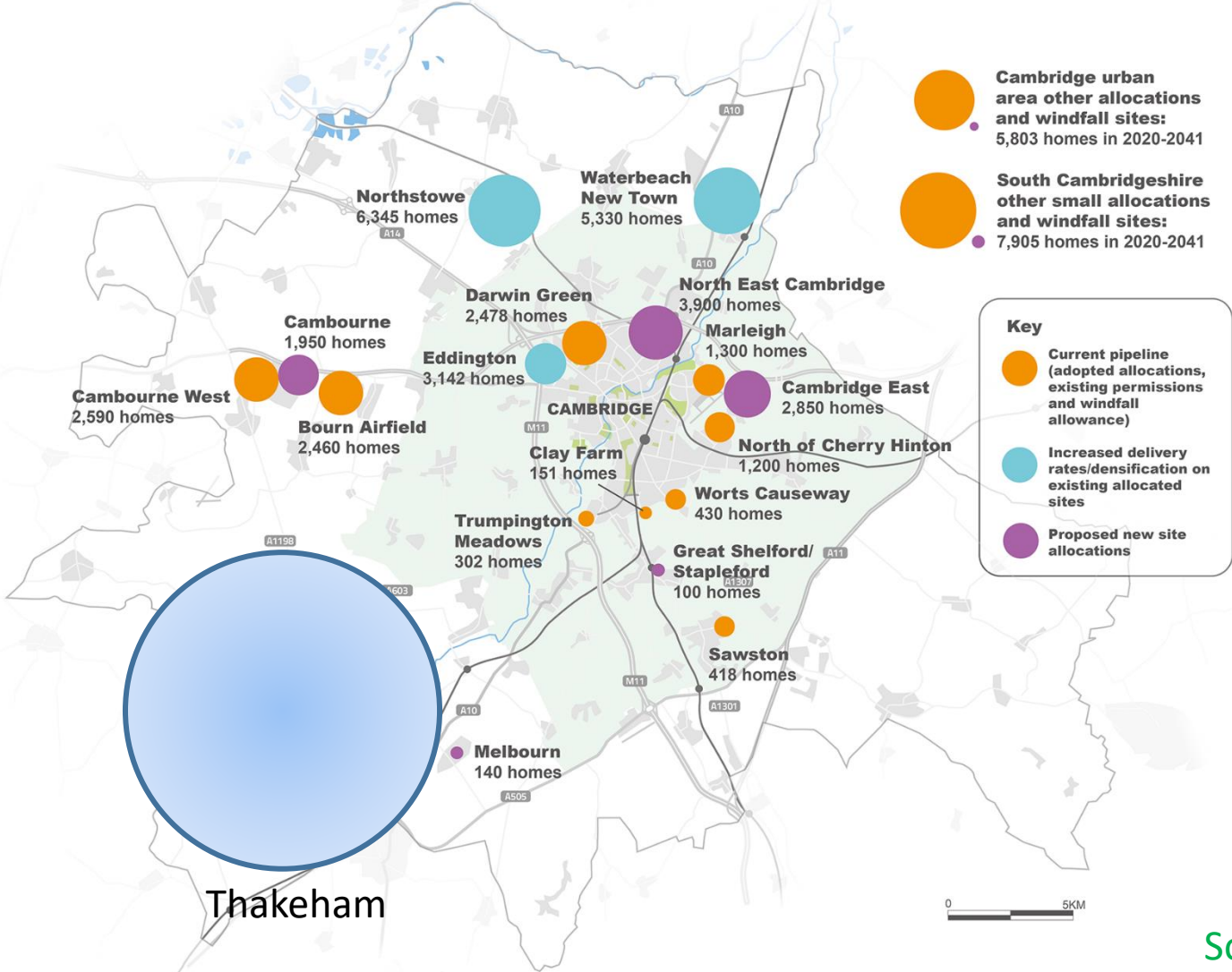
Our total identified need for the period is 44,400 homes.



**Extra homes we aim to plan for, to
give us approximately a 10% buffer
for flexibility: 4,440**

South West Cambridgeshire Action Group (SWCAG)

Greater Cambridge Planning : Location and number of new homes & Thakeham



Location	Increased delivery rates/ densification on existing allocated sites	New proposed allocations
City (urban area)		3,912 (43%)
Edge of Cambridge	1,000 (40%)	2,850 (31%)
New settlements	1,500 (60%)	1,950 (21%)
Rural area		384 (4%)
Total	2,500 (100%)	9,096 (100%)

SWCAG Next Steps

National:

1. Make new Freedom of Information requests to Homes England & the Ministry of Housing, Communities and Local Government on discussions between government and Thakeham about its proposed new town (previous requests have been rejected as 'not in the public interest.')
2. Request Anthony Browne MP to ask the Housing Minister to comment specifically on the status of Thakeham's plans.
3. Ask Thakeham to now withdraw their proposal as it is at complete odds with the principles of sustainable development in South Cambridgeshire.

Local:

1. Ask Thakeham if they intend to submit a planning application to the South Cambs District Council.
 - If so, lobby SCDC Planning Committee for outright refusal.
 - If not, ask SCDC to move forward and ratify its Local Plan without Thakeham.
2. Respond to the government's OxCam Arc consultation with the benefit of sustainable development principles now set out in the Local Plan's First Proposals.

Thakeham and the Greater Cambridge Local Plan: What options are left for ‘South West Cambridgeshire’?

What just happened with the Local Plan?

The long process of putting together a Local Plan – the statutory framework for population growth and house building – included a ‘Call for Sites’ period which saw over 690 sites submitted for consideration. These were then assessed over a two-year period, during which ‘late’ submissions were legally required to be accepted.

The final closing date for late submissions was August 31, because on Sept 1 the Local Planning Authority announced its ‘First Proposals’ based on the assessment of all sites submitted in the Call for Sites window.

Out of that assessment, 19 of the 690+ sites were taken forward to the next stage, with proposals centred primarily around established growth site of Cambourne, where the gradual process of infrastructure development has been taking place over a period of decades. Climate change and water resource are the headline considerations in these First Proposals. The Local Plan in essence provides protection for sustainable development.

All local authorities must align their Local Plans with central government parameters. Greater Cambridge as a nationally important economic growth area must in its Local Plan support the whole population with particular regard for lower paid key workers who require affordable homes, and with the necessary infrastructure for development that is ‘sustainable’ including things like travel to work.

All information is here:

<https://www.greatercambridgeplanning.org/emerging-plans-and-guidance/greater-cambridge-local-plan/>

Where does Thakeham fit in?

Thakeham announced its 25,000 homes vision in December 2020, following a two year period in which it had been accumulating land options. Thakeham said it would make a late submission to the Call for Sites process by Easter.

But, Thakeham made no submission at all. Instead, on September 1st, it launched a new website for its proposed South West Cambridgeshire new town: <https://www.southwestcambridgeshire.com/>

At 25K homes, Thakeham’s proposed development is twice the size of the new homes proposed in the Greater Cambridge Local Plan and nowhere near the geography identified by the Local Plan as the most sustainable, low carbon location for significant new population growth.

The only routes now open to Thakeham are:

- 1) planning application, which would stand little chance as it would fall totally outside Local Plan principles, or
- 2) via senior members of the Government and influencers within the Conservative Party, which it supports financially.

SCDC Planning Portfolio Holder Cllr Tumi Hawkins: Where do the Local Plan numbers come from?

“On Sept 1st the two Councils [South Cambs and Cambridge City] published the First Proposals = Preferred Options for the new Greater Cambridge Local Plan. The new Local Plan is not starting from scratch, it is taking the current adopted local plan which is valid from 2011 to 2031, and rolling it into a new plan period of 2020 to 2041.

In the current Cambridge City adopted local plan, there is provision for 14,000 homes to be built between 2011 and 2031 to meet the objectively assessed need as required by Government.

The current adopted local plan for South Cambs provides for 19,500 for the same period of 2011 to 2031. Remember that this was the local plan that the previous Conservative administration in South Cambs created and submitted to Government in March 2014.

So 33,500 in total already in the pipeline due to current adopted local plans.

During the period between 2014 and 2018 when South Cambs Conservative administration did not have a 5-year housing land supply, 3000+ more planning permissions were granted by the Planning Inspectors in South Cambs. There have also been some "windfall permissions" in the time being in both areas.

This means the permissions in the current local plans for both councils is for 37,198 houses already.

Government requires all Councils to provide housing based on what it calls Objectively Assessed Need (OAN) as stated in the National Planning Policy Framework. This OAN uses the Government's standard method as a baseline, and takes account of additional factors such as population growth/demographics, household projections, employment growth, expected levels of economic activity, and affordable housing needs.

This means in areas with a growing economy care must be taken to ensure the right level of housing is provided, otherwise the Planning Inspectors that examine the plan will demand to see the evidence base for the plan and may find it "unsound", and send it back to the drawing board if it does not meet the OAN. South Cambs already went through that under the Conservatives and we don't want that to happen again.

The number of additional new houses being proposed for the new local plan period 2020-2041 using the OAN and allowing a small 10% buffer is 11,596.

The current adopted plans for both councils already has 37,198 which is being carried forward, giving a total of 48,794.

That means 76.23% (over three quarters) of the housing requirement is already in the pipeline of the current adopted local plans. Just under one quarter, 11,596 is new proposed allocations that we are making.”

Next Steps for the South West Cambridge Action Group (SWCAG)

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2. Request Anthony Browne MP to ask the Housing Minister to comment specifically on the status of Thakeham's plans.
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 - If not, ask SCDC to move forward and ratify its Local Plan without Thakeham.
5. Respond to the government's OxCam Arc consultation with the benefit of sustainable development principles now set out in the Local Plan's First Proposals.

Note: Please refer to the South West Cambridge Action Group website for comprehensive information learned since the months since Thakeham's December 2020 new town announcement.
www.swcag.org.uk

To join the SWCAG mailing list please write to info@swcag.org.uk

South West Cambridge Action Group
06 September 2021

MELBOURN PARISH COUNCIL

Planning Committee : 13 September 2021

Item: PL053/21d)

Dear Claire

Apologies for the delay in coming back to you on this.

Thank you formally confirming and accepting our counter offer of £35,000 for the 10 year commuted. I am pleased that we were able to come to an agreement on this and conclude the matter before the deadline.

Next Steps...

As briefly discussed on the phone we are required to complete the open space areas prior to the final occupation. The Parish will need check and assess the open space area upon completion and for the Parish to confirm formally that the Parish are happy with completed open space areas and the Parish are happy for the transfer of the areas can take place.

Once we have that formal confirmation we will pay directly to you £35,000 and upon receipt of payment the open space areas will be transfer to you.

We are expecting to complete the open space areas ready for review around November this year.

I trust the above is clear. Should you have any queries please do not hesitate to contact me

Kind regards

Sean

