

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of this Committee was held in the Austen Room, The Community Hub, 30 High Street, Melbourn, SG8 6DZ on Monday, 14 February 2022 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, Cowley, Hart, Wilson

Absent:

In attendance: Claire Littlewood – Parish Clerk

PL102/21 To receive and approve apologies for absence

Apologies received from Cllr Barnes – acceptable reasons were given.

It was:

RESOLVED to approve Cllr Barnes' apologies for absence.

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

PL103/21 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

a) PL110/21j) All Committee members declared an interest in this item as the applicant was a former parish councillor.

PL11021a) Cllr Clark declared an interest as the applicant is a neighbour.

PL104/21 To approve the minutes of the Planning Committee Meeting on 10 January 2022

It was:

RESOLVED to approve the minutes of the Planning Committee meeting held on 10 January 2022 as an accurate record.

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

PL105/21 To report back on the minutes of the Planning Committee Meetings on 10 January 2022

There was nothing to report.

PL106/21 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)

There were no members of the public in attendance.

PL107/21 Decision Notices: To receive any Decision notices issued since last meeting.

- a) 20/03164/S106A Proposal: Modification of planning obligations contained in a Section 106 Agreement dated 06 April 2005 made between (1) South Cambridgeshire District Council and (2) Flagship Housing Group Limited pursuant to planning permission S/2185/03/F Site address: 1-13 (inclusive) And 15-27 (odd) Victoria Way Melbourn Royston Cambridgeshire

Decision: Permission Granted

MPC original comment: Support no comment

This was noted.

- b) 21/05167/HFUL Proposal: Demolition of existing summerhouse and erection of a garden room Site address: 50A Orchard Road Melbourn Royston Cambridgeshire

Decision: Permission Granted

MPC original comment: Support no comment

This was noted.

Signed:..... Dated:

- c) 21/05424/HFUL Proposal: Two storey side extension and single storey front extension
Site address: 56 Fordham Way Melbourn SG8 6JA Applicant: Mrs Lesley Hawk
Application withdrawn
This was noted.
- d) 21/05489/FUL Proposal: Change of use to garden land and erection of log cabin Site address: Langdale Farm Cambridge Road Melbourn SG8 6EY Applicant: Mr Jason Usher
Application withdrawn
This was noted.

PL108/21 Correspondence

- a) To note submission of [West Wickham Neighbourhood Plan](#)
This was noted.
- b) To note correspondence on [North East Area Action Plan](#)
This was noted.
- c) To note correspondence with regard to transfer of open spaces at Orchard Gardens
Noted that District Landscape Officer's inspection report has not yet been received. Councillors were invited to visit the development to inspect the open spaces.

PL109/21 To note the following applications for tree work

No applications had been received.

PL110/21 Planning Applications:

- a) [21/05661/HFUL](#) Proposal: Partial conversion of garage to kitchen space and associated works. Site address: 2 Cooks Garden Melbourn SG8 6FT Applicant: Mrs Sarah Grant

A query was raised with regard to notification of neighbours as there was nothing on the planning portal to indicate that this had been done. **ACTION:** Clerk to write to Planning Officer to query this.

It was:
RESOLVED to support the application with a comment to the Planning Authority regarding lack of notification to neighbours.
Proposed by Cllr Hart, seconded by Cllr Wilson. In favour: Cllrs Hart, Wilson, Cowley, Kilmurray.
Abstain: Cllr Clark.
- b) [22/00073/FUL](#) Proposal: Change of use from vacant office to Veterinary Centre. Site address: Heydon Lodge Newmarket Road Melbourn SG8 7PN Applicant: Royston Veterinary Centre Ltd

Noted that Highways have raised objection to this application. Committee noted that the application is for a change of use and this was unlikely to make a significant difference to volume or flow of traffic and that there is good access and egress to/from the site.

It was:
RESOLVED to strongly support with a comment that we do not understand why Highways is making an objection as there appears to be a safe existing entrance and exit for much higher volumes of traffic than a veterinary centre is likely to attract.
Proposed by Cllr Kilmurray, seconded by Cllr Clark. All in favour.
- c) [22/00023/HFUL](#) Proposal: Single storey rear extension Site address: 15 Greenbanks Melbourn Royston Cambridgeshire Applicant: Mr Antony Phillips.

It was:
RESOLVED to support the application with no comment.
Proposed by Cllr Clark, seconded by Cllr Hart. All in favour.
- d) [22/00119/HFUL](#) Proposal: Demolition of existing conservatory, erection of replacement single storey rear extension and internal alterations Site address: 3 The Moor Melbourn Royston Cambridgeshire Applicant: Mr Thomas Shirley

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

Signed:..... Dated:

- e) [22/00163/HFUL](#) Proposal: Loft Conversion with a dormer and single storey rear extension. Resubmission of 21/04207/HFUL Site address: 36 Dolphin Lane Melbourn SG8 6AE Applicant: Mr and Mrs Tibbals

Noted that there is no indication of neighbours having been notified of this application on the planning portal. **ACTION:** Clerk to write to the Planning Officer to query particularly as there is a new neighbour who may be unaware of the previous application.

Discussion with regard to the size of the proposed extension and the reduction to the amenity area. Members noted that the residents had previously attempted to claim part of the adjacent road-side verge, to increase the size of their garden. Also noted that the extension is not in keeping with other properties in the vicinity. Members noted that the revised drawings show the upper level of the extension has been reduced in size but the overall footprint is unchanged. Concern was noted with regard to management of contractors' vehicles during build works.

It was:

RESOLVED to object to the application on the following grounds:

- over-development and resultant loss of amenity space;
- the proposed extension is not in keeping with the area.

If permission is granted, the Parish Council would request that a condition is imposed requiring a traffic management plan to avoid difficulties for neighbours during the build.

The Parish Council would like the Planning Authority to note that the applicants are aware of the impact of the proposed extension on amenity space as they had attempted to claim part of the adjacent road-side verge to extend their garden area.

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

- f) [22/00182/FUL](#) Proposal: Change of use from agricultural land to a secure dog walking/exercising/training area. Erection of secure boundary fencing, gates and mobile field shelter on timber skids. Site address: Land At Summer House Farm New Road Melbourn Royston Applicant: Mrs Jane Green

It was:

RESOLVED to support the application with no comment.

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

- g) [22/00234/FUL](#) Proposal: Construction of a single storey dwelling with flat green roof and car parking. Site address: Land To The Rear Of 151 To 155 High Street Melbourn SG8 6AT Applicant: Mr Graham Newton

Noted that Highways is recommending refusal of this application. The proposed parking arrangements still appear to be insufficient with neighbours cars being blocked in and unable to turn to exit the site forwards. A member noted that it does not appear to be possible to keep construction traffic on site during the build. In addition, the width and weight of construction traffic is likely to cause damage to adjacent structures when reversing on to the site via the narrow track. Inadequate turning circle for parked vehicles is obstructed by a hedge. Also noted potential for damage to a historic wall to the rear of the site. A member noted that there have been numerous applications for this site since 2008 and would ask the Planning Department to note all previous objections. A member noted that by relocating the proposed workshop/bike store, this would reduce some of the access difficulties for parking.

It was:

PROPOSED to object to the application on the following grounds:

- The parking area for existing residents does not allow for cars to be moved independently as they are blocked in.
- The turning circle for vehicles exiting the site is too small.
- If all 4 cars are parked on site, it is not possible for more vehicles to enter and leave in a forward gear
- There is concern with regard to heavy construction vehicles accessing and leaving the site due to width and weight of the vehicles.
- There is potential for damage to a historic wall to the rear of the property.

The Parish Council respectfully requests that the Planning Authority takes note of previous applications when considering this application.

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

- h) [22/00236/FUL](#) Proposal: Single storey rear extension, refurbishment to the front and rear with the addition of new windows and render together with new vehicular access. Site address: 4 Norgetts Lane Melbourn Royston Cambridgeshire Applicant: Mr Keith Wright

Noted that Highways have recommended the application is refused – although permission for a dropped kerb has been given. Concern was noted that the driveway will become almost entirely gravel. There is

Signed:..... Dated:

no information in the application with regard to drainage. It was noted that there is no objection to the application for an extension to the rear of the property.

It was:

RESOLVED to object to the application on the following grounds:

- loss of lawned area which affects biodiversity and look and feel of the area.

- this will also change the street scene as there is contiguous lawn with neighbouring property.

The Parish Council would have no objection to the extension works if this were made under a separate application.

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

- i) [21/05213/CONDA](#) Proposal: Submission of details required by condition 4 (Arboricultural method statement) of planning permission 21/05213/HFUL Site address: 1 Garden End Melbourn Cambridgeshire SG8 6HD Applicant: Mr and Mrs Donovan Donovan.

Noted that the crown of the tree under consideration appears to have been reduced. Noted that there is an arboricultural method statement to support the application.

It was:

RESOLVED to support the application with no comment.

Proposed by Cllr Kilmurray. There was no seconder. The resolution fell.

- j) [22/00317/LBC](#) Proposal: Installation of an electric vehicle charger on south east facing wall of wooden extension to the longhouse Site address: The Longhouse 2 Meadow Way Melbourn Royston Applicant: Mr Michael Barley

Cllrs had declared an interest in this application.

PL111/21 Enforcement updates: To consider any enforcement updates received since last meeting

Noted that a report had been received of possible unauthorized construction works on London Way.

ACTION: Clerk to report to enforcement officer and report back.

Notified neighbours : **ACTION:** Clerk to write to the Planning Officer to query why some applications appear not to include confirmation of neighbours being notified.

PL112/21 To note the date of next meeting : 14 March 2022

The date of the next meeting is 14 March 2022.

The meeting ended at 21:08

Signed:..... Dated: