

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, 11 July 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 Wilson (Chair), Clark, Hart

Absent:

In attendance: Claire Littlewood – Parish Clerk, District Cllr Hales

PL013/22 To receive and approve apologies for absence

Apologies received from Cllrs Alexander, Barley, Barnes and Kilmurray with acceptable reasons given.

It was RESOLVED to approve the apologies for absence from Cllrs Alexander, Barley, Barnes and Kilmurray.

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

PL014/22 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

Cllr Hart declared a non-pecuniary interest in item PL021/22e) having met the applicant.

PL015/22 To approve the minutes of the Planning Committee Meeting on 13 June 2022

It was RESOLVED to approve the minutes of the Planning Committee Meeting on 13 June 2022 as an accurate record.

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

PL016/22 To report back on the minutes of the Planning Committee Meetings on 13 June 2022

PL009/22b) Comments from Landscape Architect forwarded on to developer who had indicated that they were in agreement with suggestions made. Developer will contact our solicitors to effect transfer of the open spaces.

PL010/22j) Copy of the title plan and extract of the Land Registry documents had been obtained. There appears to be no right to park for number 153.

PL017/22 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.

PL018/22 Decision Notices: To receive any Decision notices issued since last meeting.

[22/01728/ADV](#) Proposal: Installation of 2no externally illuminated signboards Site address: 30 High Street Melbourn Cambridgeshire SG8 6DZ Your client: Melbourn Parish Council c/o Mrs Claire Littlewood

Decision : Permission Granted

MPC original comment : No comment

This was noted.

PL019/22 Correspondence

- a) To receive an update on discussions relating to the commuted sum for maintenance of the SGB on the Hopkins Homes development on New Road

Discussions ongoing. Updated quote for future maintenance has been requested. Noted that we are receiving helpful input from s106 Officer to resolve outstanding matters.

Signed:..... Dated:

- b) To receive an update on discussions relating to signing off the open spaces on the Orchard Gardens development on The Moor

Developer's to progress transfer of open spaces.

PL020/22 To note the following applications for tree work:

[22/0684/TTCA](#) Site address:5 Chapel Lane Melbourn Cambridgeshire SG8 6BN Proposal: A Elder - Tree too large for its current location causing shading on property.

Reduce crown height by 2m, crown thin by no more than 20%. B Elder - Tree too large for its current location, faulting outhouse roof and neighbour's property. Reduce crown height and spread by 1m, crown thin by no more than 20%. C Apple - Tree too large for current location, faulting neighbour's property. Reduce crown spread by 2m. D Elder - Tree too large for current location, causing shading on property. Reduce crown height by 2m, crown thin by no more than 20%.

This application had been circulated via email. No comments received.

PL021/22 Planning Applications:

- a) [22/02390/HFUL](#) Proposal: Single storey rear extension Site address: The Old Orchard Chapel Lane Melbourn Royston Applicant: Mr Steve Mole.

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

- b) [S/4535/19/CONDM](#) Proposal: Submission of details required by condition 15 (Bus stops) of planning permission S/4535/19/VC Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Cambridgeshire Applicant: TTP Campus Limited.

Noted that bus shelter will be of similar size and design to that at Vicarage Close. Discussion as to whether the bus stop would include live timetable information. **ACTION:** Clerk to check.

It was RESOLVED to approve the application with a query as to installation of live timetable information. Proposed by Cllr Clark, seconded by Cllr Hart. All in favour.

- c) [22/01812/HFUL](#) Proposal: Demolition of rear conservatory and erection of single storey extension on the footprint of the conservatory Site address: 2 Trayles Melbourn Cambridgeshire SG8 6PH Applicant: Eileen Mackenzie.

Noted that this application had been discussed at the June Planning Committee meeting. Comments had been submitted.

- d) [22/02543/FUL](#) Proposal: Construction of 5no industrial units Site address: 3 Back Lane Melbourn Royston Cambridgeshire Applicant: Mr Parmir Rai.

Discussion with regard to tree report. Concern was noted that the report appeared to have been prepared without a visit to the site. Report also referred to the need for Civil and Structural Engineers Reports – neither of which were available. Concern was noted with regard to surface water drainage. A query was raised with regard to what the proposed units would be used for. Concern was noted as the proposed development backed on to residential properties in Chalkhill Barrow. Noted that tree T003 would be removed to allow sufficient space for parking bays. Discussion with regard to the importance of retaining the tree line to preserve the street scene on Back Lane.

It was RESOLVED to object to the application with the following comments:

- The Parish Council objects to the proposed removal of tree T003 and would strongly urge that the tree line fronting the property is retained to preserve the street scene on Back Lane.
- The Parish Council requests information as to the future use of the proposed units.
- The Parish Council requests site of the Civil and Structural Engineers Reports as noted in the Hayden's report.

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

- e) [22/02609/LBC](#) Proposal: Removal and replacement of the fireplace surround, installation of a wood burning stove. Site address: 43 High Street Melbourn SG8 6DZ Applicant: Mr Paul Dalton-Borge.

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

Signed:..... Dated:

PL022/22 Enforcement updates: To consider any enforcement updates received since last meeting

There was nothing to report.

PL023/22 To note the date of next meeting : 8 August 2022

The date of the next meeting is 8 August 2022.

The meeting ended at 20:01

Signed:..... Dated:

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, 13 June 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), Alexander, Barnes, Clark, Wilson

Absent:

In attendance: Claire Littlewood – Parish Clerk

PL001/22 To receive nominations and elect a Chair of the Planning Committee

Cllr Kilmurray was nominated as Chair of the Planning Committee. No other nominations were received.

It was RESOLVED to accept the nomination of Cllr Kilmurray as Chair.

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

PL002/22 To receive nominations and elect a Vice Chair of the Planning Committee

Cllr Wilson was nominated as Vice Chair of the Planning Committee. No other nominations were received.

It was RESOLVED to accept the nomination of Cllr Wilson as Vice Chair.

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

PL003/22 To receive and approve apologies for absence

Apologies were received from Cllrs Barley and Hart with acceptable reasons provided.

It was RESOLVED to accept the apologies for absence from Cllrs Barley and Hart.

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

PL004/22 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

Cllrs declared an interested in PL010/22/a) as the application is made on behalf of the Parish Council.

PL005/22 To approve the minutes of the Planning Committee Meeting on 3 May 2022

It was RESOLVED to approve the minutes of the Planning Committee meeting on 3 May 2022 as an accurate record.

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

PL006/22 To report back on the minutes of the Planning Committee Meetings on 3 May 2022

There was nothing to report.

PL007/22 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.

PL008/22 Decision Notices: To receive any Decision notices issued since last meeting.

There were no decision notices received.

PL009/22 Correspondence

Signed:..... Dated:

- a) To receive an update on discussions relating to the commuted sum for maintenance of the SGB on the Hopkins Homes development on New Road

Noted that a request had been made to the s106 Officer to mediate in the discussions between the Parish Council and the developer in an attempt to agree the commuted sum. The s106 Officer had requested a meeting with representatives from the Parish Council, the developer and the landscape architect in an effort to resolve the matter.

- b) To receive an update on discussions relating to signing off the open spaces on the Orchard Gardens development on The Moor

Noted that the District landscape architect had visited the site in May and his final report had been received. **ACTION:** Clerk to write to the developer with the landscape architects comments.

PL010/22 Planning Applications:

- a) [22/00236/CONDA](#) Proposal: Submission of details required by condition 4 (Hard and Soft Landscaping) of permission 22/00236/FUL Site address: 4 Norgetts Lane Melbourn Royston Cambridgeshire Applicant: Mr Keith Wright.

Application has been approved.

- b) [22/01666/FUL](#) Proposal: Erection of two external structures, associated decking and means of enclosures to be used as outdoor eating and drinking spaces with staff meeting and other associated activities. Site address: Melbourn Science Park Cambridge Road Melbourn Cambridgeshire Applicant: Bruntwood .

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

- c) [22/01728/ADV](#) Proposal: Installation of 2no externally illuminated signboards Site address: 30 High Street Melbourn Cambridgeshire SG8 6DZ Applicant: c/o Mrs Claire Littlewood .

As Cllrs had declared an interest under PL004/22, this item was not discussed.

- d) [S/4535/19/CONDL](#) Proposal: Submission of details required by condition 18 (Surface Water Drainage) of planning permission S/4535/19/VC Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Cambridgeshire Applicant: TTP Campus Limited.

This condition had been discharged.

- e) [S/3374/16/CONDA](#) Proposal: Confirmation that all works of S/3374/16/LB have been carried out in accordance with approved details Site address: 59 High Street Melbourn Royston Cambridgeshire Applicant:

No comments to be submitted.

- f) [22/01812/HFUL](#) Proposal: Demolition of rear conservatory and erection of single storey extension on the footprint of the conservatory Site address: 2 Trayles Melbourn Cambridgeshire SG8 6PH Applicant: Eileen Mackenzie

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

- g) [CCC/22/007/FUL](#) Town and Country Planning Act 1990. Proposal: Establishment and use of a waste transfer and recycling facility including ancillary facilities, associated landscape and drainage provisions and the improvement and use of the existing access off the A505 Royston bypass. Location: Land To The South Of Royston Sewage Treatment Works, Royston, SG8 5FS

Signed:..... Dated:

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

- h) [22/01917/HFUL](#) Proposal: New front porch. Site address: 64 Greengage Rise Melbourn Cambridgeshire SG8 6DS Applicant: Sarah Tsyganov-Bodounov

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

- i) [21/00298/FUL](#) Proposal: Farmland diversification, ecological enhancements and erection of 1no. residential dwelling with an associated change of use in land from agricultural to residential. Site address: Green Fox Farm Fowlmere Road Melbourn Royston Appellant: Green Fox Farm Ltd. Inspectorate Ref: APP/W0530/W/22/3288975 Appeal Start Date: 20th May 2022

Noted that this application had been discussed by Committee in 2021 and objections were raised at that time. Permission had been denied and the applicant had appealed.

It was RESOLVED to object to the application and to refer the Planning Authority to our comments previously submitted.
Proposed by Cllr Kilmurray, seconded by Cllr Clark. All in favour.

- j) [22/01913/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 Cambridgeshire Applicant: Mr Graham Newton

This application was discussed at length. It was noted that the site plan on the planning portal appeared to be unchanged from that submitted with a previous application. Concern was again raised with regard to parking to the rear of numbers 151 – 155. A query was raised as to why number 153 no longer had a right of access to parking at the rear of the property. A member noted that it was unfortunate that concerns raised previously do not appear to have been addressed and the applicant was not in attendance at the meeting to try to clarify/resolve concerns raised. **ACTION:** Cllr Wilson to seek further information on whether a right of access (to the parking area) would be transferred on a sale of number 153. If number 153 still has a right of access this would raise concerns over visibility splays.

It was RESOLVED to object to the application with the following comments:

- The turning circle for vehicles exiting the site is too small and shows vehicles turning through the hedge.
- If all 4 cars are parked on site it is not possible for more vehicles, such as delivery vehicles, to enter and leave the site 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 Kilmurray, seconded by Cllr Wilson. All in favour.

- k) [22/00240/CONDA](#) Proposal: Submission of details required by condition 4 (Roof) of planning permission 22/00240/LBC Site address: 3 The Moor Melbourn Cambridgeshire SG8 6ED Applicant: Mr Thomas Shirley.

No comments to be submitted.

- l) [22/02408/PRIOR](#) Proposal: Change of use of existing agricultural outbuildings to 4no. dwellings Site address: New Farm Royston Road Melbourn Royston Applicant: Mr Andrew Andreou.

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

Signed:..... Dated:

- m) [22/02011/FUL](#) Proposal: Change of use of former public house to dwelling and erection of 3no. dwellings with associated development. Site address: 29 High Street Melbourn Cambridgeshire SG8 6EB Applicant: Cambridge and County Developments Ltd

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

PL011/22 Enforcement updates: To consider any enforcement updates received since last meeting
None received.

PL012/22 To note the date of next meeting : 11 July 2022

Noted that the date of the next meeting is Monday, 11 July 2022.

The meeting ended at 20:43

Signed:..... Dated: