

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, 8 August 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, Barley, Clark, Hart

Absent:

In attendance: Claire Littlewood – Parish Clerk, C Henham (Planning Consultancy Ltd)

PL024/22 To receive and approve apologies for absence

Apologies received from Cllrs Barnes and Wilson with acceptable reasons provided.

It was RESOLVED to accept the apologies from Cllrs Barnes and Wilson.

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

Apologies also noted from District Cllr Hales.

PL025/22 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

PL032/22b) Cllr Hart noted a non-pecuniary interest as she knows the applicants.

PL026/22 To approve the minutes of the Planning Committee Meeting on 11 July 2022

It was RESOLVED to approve the minutes of the Planning Committee meeting held on 11 July 2022 as an accurate record.

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

PL027/22 To report back on the minutes of the Planning Committee Meetings on 11 July 2022

PL021/22b) Noted that the bus shelters to be installed under the s106 Agreement with TTP would not have real-time timetable displays. The bus shelter installed at the corner of Vicarage Close under the s106 Agreement relating to Kingley Grove would have real-time timetable display.

PL028/22 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)

Other than a representative from the Planning Consultancy Ltd to discuss PL030/22d), there were no members of the public in attendance.

PL029/22 Decision Notices: To receive any Decision notices issued since last meeting.

None received prior to publication of the agenda. The following decision notice has been received:

[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

Decision: Permission granted

MPC original comment: Object with comments

PL030/22 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

Further clarification has been provided by the District Landscape Architect. Grounds maintenance contractor has re-costed ongoing maintenance works. Details to be provided to District Council s106 Officer.

- b) To consider a response to the Local Plan Call for Sites Survey

Signed:..... Dated:

Discussion with regard to the number of sites under consideration. Noted that not all sites will be taken forward – submissions and survey are part of the process. **ACTION:** Clerk to collate comments from previous discussions on sites put forward. To be circulated for review by email prior to submitting via the online survey.

- c) [22/02691/FUL](#) Proposal: Retrospective erection of 3 No. extensions to Poultry Sheds. Site address: Bridgefoot Farm Kennels Barley Road Flint Cross Great And Little Chishill Cambridgeshire Applicant: MR DAN WILKINS - **withdrawn**

Noted that this application has been withdrawn. A member queried how this could be withdrawn as it is a retrospective application and the work has been carried out.

ACTIONS:

- Clerk to contact Planning Authority to query next steps following withdrawal of a retrospective application
- District Cllrs Hart and Hales also to follow up with District Council to query next steps.

- d) To receive an update on proposed development of 4 Station Road

A representative of the Planning Consultancy Ltd was in attendance. Site block and location drawings of proposed development of 3 properties were available. Representative reported that positive discussions have been held with some of the neighbouring properties. Concern was raised with regard to access to Station Road. Noted that there has been discussion as to cutting back trees on the boundary with 10 Station Road. Members commented that it would be the preference of the Planning Committee not to remove trees. Discussion with regard to the design of the proposed properties and concern that they should fit aesthetically with existing properties as this fell within the Conservation Area. Members noted concern that a proposed development of 3 executive-style residential properties does not meet a more pressing need for affordable housing in the village and would result in loss of further commercial properties in the village.

ACTION: Clerk to look at sections of Village Plan relating to feedback on commercial buildings and send to Planning Consultancy Ltd for info.

Representative from the Planning Consultancy thanked the Committee for the opportunity to address the meeting.

PL031/22 To note the following applications for tree work:

None received prior to publishing the agenda. Application relating to trees on 2-4 Little Lane (22/0826/TCA) has been received since and circulated by email for comment.

PL032/22 Planning Applications:

- a) [22/02698/HFUL](#) and [22/02699/LBC](#) Proposal: Demolition of existing rear extension and construction of a new extension linking to Grade II Listed cottage. Site address: 96 High Street Melbourn Cambridgeshire SG8 6AL Applicant: Mr & Mrs Masashi and Masako Narita.

Discussion with regard to Conservation comments and Design and Heritage Statement. Concern was noted with regard to changes to the front of the property including loss of the feature window and shop frontage. Members expressed concern that heritage of the building should be retained.

It was RESOLVED to object to the application to change features to the front of the property, including the feature window and agrees with the comments set out in the Conservation Report. The Committee agree with plans for the extension to the rear of the property provided it is sympathetically carried out and does not involve excessively cutting into the thatch or other original features.

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

- b) [22/02805/CL2PD](#) Proposal: Certificate of lawfulness under S192 for a proposed single storey rear extension. Site address: 22 New Road Melbourn Cambridgeshire SG8 6BX Applicant: Mr & Mrs C Conner

Decision notice now received - Certificate granted

- c) [S/4535/19/CONDN](#) Proposal: Submission of details required by condition 28 (Water Efficiency) of planning permission S/4535/19/VC Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Cambridgeshire Applicant: TTP Campus Limited

Decision notice now received - Discharged in full
MPC original comment: Support

Signed:..... Dated:

- d) [22/02792/HFUL](#) Proposal: Internal reconfiguration work, changes to the doors and windows on the external walls. Installation of solar panels and air source heat pump. Site address: 37 Chalkhill Barrow Melbourn Cambridgeshire SG8 6EQ Applicant: Mrs Monica Ryan.

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

- e) [22/03190/PRIOR](#) Proposal: Change of use of building from agriculture to a flexible commercial use. Site address: Summer House Farm New Road Melbourn Royston Applicant: WTV Wedd & Sons

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

- f) [22/00240/CONDE](#) Proposal: Submission of details required by condition 3 (Joinery Details) of planning permission 22/00240/LBC Site address: 3 The Moor Melbourn Cambridgeshire SG8 6ED Applicant: Mr Thomas Shirley

Planning Committee noted that determination of this application should be left to the expertise of the Planning Authority. No comments to be submitted.

PL033/22 Enforcement updates: To consider any enforcement updates received since last meeting

There were no updates.

PL034/22 To note the date of next meeting : 12 September 2022

The date of the next Planning Committee meeting is scheduled for Monday, 12 September 2022 at 19:30. Cllrs Barley and Clark noted their apologies in advance.

The meeting ended at 20:22

Signed:..... Dated: