

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, 26 September 2022 at 9.45pm

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, Hart

Absent:

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

PL035/22 To receive and approve apologies for absence

Apologies received from Cllrs Barley and Wilson with acceptance reasons provided.

It was RESOLVED to approve the apologies for absence for Cllrs Barley and Wilson.

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

PL036/22 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

None received.

PL037/22 To approve the minutes of the Planning Committee Meeting on 8 August 2022

It was RESOLVED to approve the minutes of the Planning Committee meeting held on 8 August 2022 as an accurate record.

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

PL038/22 To report back on the minutes of the Planning Committee Meetings on 8 August 2022

PL030/22b) Comments collated and submitted

PL030/22c) Planning Officer indicated that applicant had withdrawn application and would submit a new application to reflect the actual development that has taken place on site.

PL039/22 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)

There were no members of the public in attendance.

PL040/22 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [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

Decision: Permission Granted

MPC comment: Support no comment

This was noted.

PL041/22 Correspondence

- a) To note the response to the Local Plan Call for Sites Survey
This was noted.
- b) [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 - *Withdrawn*
This was noted.
- c) To note correspondence from Anglian Water Services relating to new reservoirs

This was noted.

Signed:..... Dated:

- d) To receive any updates and consider actions

There was nothing further to discuss.

PL042/22 To note the following applications for tree work:

- a) [22/0847/TTPO](#) Site address:1 Cawdon Row Melbourn Cambridgeshire SG8 6UL Proposal: T1&2: Elm - Fell to ground level dead tree T3: Copper beech - Prune lateral branches to clear roof by 2m T4: Yew - Reduce overhang to lawn by 2m to allow more light to garden area T5: Ash - Remove stem to allow more light to area T6: Ash - Reduce lateral branches to clear garage roof by 2m and cut back lateral limbs from neighboring trees to give clearance of 1m
- b) [22/0850/TTCA](#) Site address:44 High Street Melbourn Cambridgeshire SG8 6DZ Proposal: T1: Plum - Reduce canopy by 2m to reduce end weight due to large branch failure
- c) [22/0849/TTPO](#) Site address:8 The Lawns Melbourn Cambridgeshire SG8 6BA Proposal: T1: Lime - Re pollard to previous. Growth being cut back to knuckle is approx. 5M
- d) [22/0884/TTCA](#) Site address:91 High Street Melbourn Cambridgeshire SG8 6AA Proposal: T.1: Beech - Crown Lift to provide 5 metres clearance from ground level. Crown thin the canopy by 30% and remove any diseased or crossing branches. Remove lower branch back to trunk covered in Vine to allow more light to the house adjacent in chapel Lane. T.2: Lawson cypress - Fell tree and remove all debris. Grind stump below ground level. T.3: Maple - Crown reduction reducing the height and spread of the tree by up to 2.5 metres. T.4: Robinia - Crown reduction reducing the height and spread of the tree by up to 2.5 metres. T.5: Laurel - Crown Reduction reducing the height and spread of the tree by up to 2 metres
- e) [22/0930/TTPO](#) Site address:31 The Moor Melbourn Cambridgeshire SG8 6ED Proposal: T1 Sycamore - Crown Lift over roadway to car park only to provide 5m clearance from ground level for delivery lorry's to access car park to ensure branches are not damaged by trucks

Noted that all tree applications had been circulated by email with no comments received.

PL043/22 Planning Applications:

- a) [22/03201/HFUL](#) Proposal: First Floor Rear Extension. Site address: 31 Ash Grove Melbourn Cambridgeshire SG8 6BJ Applicant: Mr & Mrs D & J Huth

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

- b) [22/03265/LBC](#) and [22/03264/HFUL](#) Proposal: Demolition of existing dilapidated building (retrospective) and erection of replacement building to form annex Site address: 59 High Street Melbourn Cambridgeshire SG8 6DZ Applicant: Mr Jeremy Denn

Discussion with regard to the building that had been demolished. Concern also raised as to lack of onsite parking and cars being unable to access and leave the site in a forward gear due to insufficient space on site for vehicles to turn. This is particularly problematic as the property is directly adjacent to traffic lights at the main cross roads. Highways concerns were also noted and supported. Noted that the annex will have a separate address and concern with regard to additional vehicles was noted.

It was RESOLVED to object strongly to the application on the following grounds:

- the annex should have been reconstructed to the original dimensions when the building was erroneously demolished;
 - categorically support Highways Authority concerns with regard to onsite parking and vehicular access to and from site;
 - support the recommendation that a wall be built with a gate for pedestrian access only;
 - the Parish Council does not accept that there is sufficient space for onsite parking and the size of the original building precluded access as the gap between the two buildings was too narrow for vehicles. The proposed annex has been designed to be narrower to enable vehicle access between the two buildings;
- Proposed by Cllr Clark, seconded by Cllr Hart. All in favour.

- c) [S/3374/16/CONDC](#) Proposal: Submission of details required by condition 7 (Mortars, Plaster and Renders) of planning permission S/3374/16/LB Site address: 59 High Street Melbourn Cambridgeshire SG8 6DZ Applicant: Mr Jeremy Den

No comment.

Signed:..... Dated:

- d) [22/03236/HFUL](#) Proposal: Single storey rear extension, front and rear roof extensions to create first floor, and garage conversion to habitable space Site address: 2A Dolphin Lane Melbourn Cambridgeshire SG8 6AF Applicant: Mr & Mrs A Chamorro
It was RESOLVED to support with no comment.
Proposed by Cllr Hart, seconded by Cllr Barnes. All in favour.
- e) [22/03297/FUL](#) Proposal: Installation of 5 no. EVC bays and associated infrastructure. Site address: Flint Cross Service Station Newmarket Road Melbourn Royston Applicant: Rontec Service Stations 1a Limited
It was RESOLVED to support with no comment.
Proposed by Cllr Clark, seconded by Cllr Hart. All in favour.
- f) [22/02698/HFUL](#) 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. (Amended drawings)
It was RESOLVED to support the application with thanks to the applicant for noting concerns raised in the Parish Council's original comments to retain the existing frontage.
Proposed by Cllr Kilmurray, seconded by Cllr Clark. All in favour.
- g) [22/03465/CL2PD](#) Proposal: Certificate of lawfulness under S192 Removal of existing conservatory roof and sideframes and replacing with high efficiency lightweight solid roof and new frames. Site address: 32 The Lawns Melbourn Cambridgeshire SG8 6BA Applicant: Purely Planning
It was RESOLVED to support with no comment.
Proposed by Cllr Kilmurray, seconded by Cllr Hart. All in favour.
- h) [S/0675/19/PO](#) Proposal: Modification of planning obligations contained in a Section 106 dated 27 February 2015 pursuant to planning permission S/2048/14/FL Site address: Affordable Housing Land At Victoria Way Melbourn Applicant: The Cambridge Housing Society Limited
It was RESOLVED to support the application with no comment.
Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.
- i) [22/03460/HFUL](#) Proposal: Replace approximately 16m of hedge at the side of the property with 6ft fence consisting of 9 closed board panels and slid in to concrete posts. Site address: 2 Cross Lane Melbourn Cambridgeshire SG8 6AG Applicant: Andrew Michaels.
Noted that it appears that work to remove the hedge has already started. Concern noted that removal of the hedge would adversely affect the street scene. Members welcomed the exposure of the existing low level brick wall. It was suggested that the hedge could be reduced in height.
It was RESOLVED to object to the application as loss of the hedge will adversely affect the street scene and also a loss of wildlife habitat.
Proposed by Cllr Kilmurray, seconded by Cllr Barnes. In favour: Cllrs Kilmurray, Alexander, Barnes, Clark. Abstain: Cllr Hart

PL044/22 Enforcement updates: To consider any enforcement updates received since last meeting

None received. Noted that in future this item will be noted as Compliance Updates.

PL045/22 To note the date of next meeting : 10 October 2022

The date of the next meeting is scheduled for Monday, 10 October 2022.

The meeting ended at 22:36

Signed:..... Dated: