

# 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 November 2022 at 19:30**

*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, Clark, Hart, Wilson

**Absent:**

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

## **PL057/22 To receive and approve apologies for absence**

Apologies were received from Cllrs Alexander and Barley with acceptable reasons.

It was RESOLVED to approve the apologies from Cllrs Alexander and Barley.

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

## **PL058/22 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 an interest in PL065/22d) as the owner of the property. All Cllrs declared an interest in this item as friends and colleagues of Cllr Hart.

## **PL059/22 To approve the minutes of the Planning Committee Meeting on 10 October 2022**

It was RESOLVED to approve the minutes of the Planning Committee Meeting held on 10 October 2022 as an accurate record.

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

## **PL060/22 To report back on the minutes of the Planning Committee Meetings on 10 October 2022**

PL051/22a) Clerk has written to the Planning Authority to note that we are not receiving Decision Notices.

## **PL061/22 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 none in attendance.

## **PL062/22 Decision Notices: To receive any Decision notices issued since last meeting.**

- a) [22/03872/FUL](#) Extension of existing plant compound to include 4 No. Air Source Heat Pumps with associated fencing and connections, additional ancillary piping to roof of building, and erection and relocation of CCTV around the site | Cambridge Technology Centre Back Lane Melbourn Cambridgeshire SG8 6DP

*Decision : Permission granted*

*MPC comment : Support no comment*

This was noted.

- b) [22/02011/FUL](#) Change of use of former public house to dwelling and erection of 3no. dwellings with associated development. | 29 High Street Melbourn Cambridgeshire SG8 6EB

*Decision : Permission granted*

*MPC comment : Support no comment*

This was noted.

- c) [22/03656/HFUL](#) Single storey porch extension | 32 Beeton Close Melbourn Cambridgeshire SG8 6HN

*Decision : Permission granted*

*MPC comment : Support no comment*

Signed:..... Dated:

This was noted.

**PL063/22 Correspondence**

- a) To note address management correspondence relating to new properties on Back Lane

This was noted

- b) To consider correspondence from Anglian Water relating to new reservoir

Noted that a non-statutory consultation is currently underway. **ACTION:** Clerk to submit a response noting the benefit of less water being extracted from local sources.

- c) To receive any updates and consider actions

There was nothing further to discuss.

**PL064/22 To note the following applications for tree work:**

- a) [22/1228/TTCA](#) Site address:100 High Street Melbourn Cambridgeshire SG8 6AL Proposal: T1 Maple - Crown lift lower branches 6m from ground level T2 Alder - Crown lift lower branches 6m from ground level T3 Lawson cypress - Reduce height by 4M and crown lift to 3M from ground level to allow more light to neighboring garden T4 Lawson cypress - Reduce height by 4M and crown lift to 3M from ground level to allow more light to neighboring garden T5 Conifer - Fell to ground level due to excessive shading to garden area

This was noted

- b) To receive any updates and consider actions

There was nothing further to discuss.

**PL065/22 Planning Applications:**

- a) [20/04639/CONDE](#) Proposal: Submission of details required by condition 4 (Surface water and Foul water drainage) of planning permission 20/04639/FUL Site address: Summer House Farm, Summer House Cottage New Road Melbourn Cambridgeshire Applicant: Mrs Jane Green

Members noted that there were no objections to this well presented application.

- b) [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 the application with no comment.  
Proposed by Cllr Wilson, seconded by Cllr Barnes. All in favour.

- c) [22/04128/HFUL](#) Proposal: Single storey extension to rear and associated landscaping works. Site address: 11 The Lawns Melbourn Cambridgeshire SG8 6BA Applicant: Suzie Welch

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

- d) [22/03957/HFUL](#) Proposal: Outdoor swimming pool Site address: 62 High Street Melbourn Cambridgeshire SG8 6AJ Applicant: N/A

*Cllr Hart left the meeting for this item.*

There was no discussion as all Cllrs had declared an interest in this item.

*Cllr Hart returned to the meeting.*

- e) [S/4535/19/CONDP](#) Proposal: Submission of details required by condition 12 (Cycle parking) of planning permission of planning permission S/4535/19/VC Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Cambridgeshire Applicant: TTP Campus Limited

This was noted as per a previous application.

- f) [22/04632/PRIOR](#) Proposal: Change of use of agricultural building to 1no dwellinghouse (Use Class C3) Site address: Foxfield Farm Fowlmere Road Melbourn Cambridgeshire Applicant: Vladlena Papazyan

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

- g) To receive any updates and consider actions

Signed:..... Dated:

There was nothing further to discuss.

**PL066/22 Compliance updates:** To consider any compliance updates received since last meeting

It was noted that a retrospective application for the unauthorized development on London Way had not been received. **ACTION:** Clerk to email to the Compliance Officer (and copy District Cllrs Hales and Hart) to request an update on this matter.

**PL067/22 To note the date of next meeting :** 12 December 2022

The date of the next meeting is Monday, 12 December 2022.

The meeting closed at 19:49

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, 10 October 2022 at 19:30**

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**Present:** Cllrs Kilmurray (Chair), Alexander, Barley, Clark

**Absent:** Cllrs Barnes and Wilson

**In attendance:** Claire Littlewood – Parish Clerk

**PL046/22 To receive and approve apologies for absence**

Apologies received from Cllr Hart with acceptable reasons given,

It was RESOLVED to approve the apologies from Cllr Hart.

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

**PL047/22 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.

**PL048/22 To approve the minutes of the Planning Committee Meeting on 26 September 2022**

It was RESOLVED to approve the minutes of the Planning Committee meeting held on 26 September 2022 as an accurate record.

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

**PL049/22 To report back on the minutes of the Planning Committee Meetings on 26 September 2022**

There was nothing to report.

**PL050/22 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.

**PL051/22 Decision Notices: To receive any Decision notices issued since last meeting.**

a) None received. **ACTION:** Clerk to write to Planning Authority to query why no decisions notices are being sent out.

**PL052/22 Correspondence**

a) To consider correspondence relating to the Hertfordshire Minerals and Waste Local Plan

Noted that the deadline for comments has been extended to 31 October.

b) To note correspondence relating to the North Hertfordshire Local Plan

The Appendix of Modifications was noted.

c) Notice of withdrawal [22/03386/HFUL](#) Proposal: Front porch, single storey rear extension with part first floor extension. First floor addition to garage and link. Site address: 6 The Lawns Melbourn Cambridgeshire SG8 6BA Applicant: Mr & Mrs Gouriet

This was noted.

d) To note correspondence relating to the West Wickham Neighbourhood Plan

This was noted.

e) To note design and colour of bus shelter under Melbourn Science Park s106

Noted that the design and colour will be the same as an existing bus shelter at the bottom of Vicarage Close. A member highlighted proposed withdrawal of the bus service. It was noted that the Parish Council

Signed:..... Dated:

is supportive of a continued bus service. Funding for the bus shelters is out of s106 monies from Birchwood development. No Parish Council funds will be used for installation of the bus shelters.

- f) To consider report relating to signature of Transfer document for Orchard Gardens

It was RESOLVED to recommend signature of the Transfer document for open spaces at Orchard Gardens to full Council.

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

- g) To consider quotation for maintenance of open space at Orchard Gardens

Noted that the 10 year commuted sum of £35,000 has been agreed with the development.

It was RESOLVED to recommend the quotation from Herts & Cambs Ground Maintenance in the sum of £1,800 per annum for maintenance of the open spaces (LEAP and LAP) at Orchard Gardens.

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

- h) To consider a TTRO for 2A Dolphin Lane

Noted that access for pedestrians will remain open. The application for TTRO was noted with no objections raised.

- i) To receive any updates and consider actions

There was nothing further to discuss.

**PL053/22 To note the following applications for tree work:**

- a) [22/1136/TTCA](#) Proposal: 5 Day Notice: Mature Ash tree - fell as tree is in imminent danger of collapse due to extremely advanced basal decay. Site address: 34 High Street Melbourn Cambridgeshire SG8 6DZ  
Applicant: Mr John Gwinnell

This was noted.

- b) [22/1096/TTPO](#) Site address:1 The Lawns Melbourn Cambridgeshire SG8 6BA

Proposal: T1 Sycamore ~ Raise crown to 5.0 metres over road, in order to ensure vehicular clearance. T3 Previously pollarded Ash ~ Repollard, equating to reduction of 2.5 metres of regrowth

This was noted.

- c) To receive any updates and consider actions

There was nothing further to discuss.

**PL054/22 Planning Applications:**

- a) [22/03612/HFUL](#) Proposal: Single storey front porch and two storey side and rear extensions Site address: 6 Victoria Way Melbourn Cambridgeshire SG8 6FE Applicant: Mr & Mrs Chris and Dominique Baker

Concern was noted as to the size of this proposed extension. Also noted that it appears to be out of keeping with the location.

It was RESOLVED to object to the application for the proposed extension on the following grounds:

- it is too big and overbearing;
- it will be imposing and is not in keeping with other buildings on the development;
- it will take up a large amount of available garden space.

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

- b) [20/04639/CONDA](#) Proposal: Submission of details required by condition 7 (Carbon Emissions) of planning permission 20/04639/FUL Site address: Summer House Cottage Summer House Farm New Road Melbourn Applicant: Mrs Jane Green.

It was noted that discharge of conditions has been submitted.

- c) [22/03656/HFUL](#) Proposal: Single storey porch extension Site address: 32 Beeton Close Melbourn Cambridgeshire SG8 6HN Applicant: Mr D Jones.

It was RESOLVED to support the application with no comment.

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

- d) [22/03591/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: Summer House Farm New Road Melbourn Cambridgeshire Applicant: WTV Wedd & Sons

Signed:..... Dated:

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

- e) [S/4535/19/CONDO](#) Proposal: Submission of details required by condition 20 (External Lighting Layout) of planning permission S/4535/19/VC was amended by S/4535/19/NMA3 Site address: Land North Of Melbourn Science Park Cambridge Road Melbourn Cambridgeshire Applicant: TTP Campus Limited.

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

- f) [22/03803/FUL](#) Proposal: Demolition of Existing Temporary classroom and construction of new SEM Building Site address: Melbourn Village College The Moor Melbourn Cambridgeshire Applicant: Cam Academy Trust

Cllr Kilmurray declared an interest in this item. Cllr Clark took the Chair.

It was RESOLVED to support the application with no comment.  
Proposed by Cllr Barley, seconded by Cllr Alexander. In favour: Cllrs Alexander, Barley and Clark.  
Abstain: Cllr Kilmurray.

- g) [22/03872/FUL](#) Proposal: Extension of existing plant compound to include 4 No. Air Source Heat Pumps with associated fencing and connections, additional ancillary piping to roof of building, and erection and relocation of CCTV around the site Site address: Cambridge Technology Centre Back Lane Melbourn Cambridgeshire Applicant: PR GTA Interior

Cllr Kilmurray declared an interest in this item.

There was discussion as to the location of the ASHP in relation to neighbouring properties.

It was RESOLVED to support the application with no comment.  
Proposed by Cllr Barley, seconded by Cllr Alexander. In favour: Cllrs Alexander, Barley, Clark. Abstain: Cllr Kilmurray.

Cllr Kilmurray took the Chair.

- h) [22/03942/S106A](#) Proposal: Modification of Section 106 obligation to provide affordable housing and the associated tenure requirements contained in a Section 106 Agreement dated 25 April 2019 made between (1) South Cambridgeshire District Council, (2) Cambridgeshire County Council, (3) Nicholas Newman and Maureen Catherine Newman, (4) R2 Developments Ltd and (5) Handelsbanken PLC. Site address: 36 New Road Melbourn Cambridgeshire SG8 6BY Applicant: R2 Developments

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

- i) [22/04204/PRIOR](#) Proposal: Change of Use of Agricultural Buildings to 4 No. Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion Site address: New Farm Royston Road Melbourn Cambridgeshire Applicant: Mr Andy Andreou

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

- j) [21/05078/CONDA](#) Proposal: Submission of details required by condition 3 (Details of External Materials) of consent 21/05078/LBC Site address: 10 High Street Melbourn Royston Cambridgeshire Applicant: DB Sharp and Sons LTD

Cllr Barley declared an interest in this item.

It was RESOLVED to support the application with no comment.  
Proposed by Cllr Alexander, seconded by Cllr Clark. In favour: Cllrs Alexander, Clark, Kilmurray. Abstain: Cllr Barley.

- k) To receive any updates and consider actions

There was nothing further to discuss.

**PL055/22 Compliance updates:** To consider any compliance updates received since last meeting

There were no compliance updates.

**PL056/22 To note the date of next meeting :** 14 November 2022

The date of the next meeting was noted as 14 November 2022.

The meeting ended at 20:37

Signed:..... Dated:

Signed:..... Dated:

**From:** [Address Management](#)  
**Subject:** WTJCZHNG BACK LANE, MELBOURN  
**Date:** 12 October 2022 10:04:49  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image007.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[WTJCZHNG - PLAN.pdf](#)  
[Location Plan.pdf](#)

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Please can you remove the address of Hawksmoor, Back Lane, Melbourn from your system as this property was never built.

&

Allocation of addressing to 2 new dwelling at Back Lane, Melbourn.

To Be Known As:

**THE BRAMBLES & THE BRIARS**

**BACK LANE  
MELBOURN  
ROYSTON  
SG8 6DD**

Kind Regards

Sharon

Sharon Bish  
Technical Consultancy Officer [Huntingdonshire District Council]

Mobile:  
Office:  
Email: [address.management@scams.gov.uk](mailto:address.management@scams.gov.uk)  
Website: [www.3csharedservices.org/](http://www.3csharedservices.org/)

**My working hours are Monday – Thursday 08:00 - 16:00 and Friday 08:00 – 15:30.**

**\*\*Remember if you contact 3C BC before 9am we guarantee an inspection the same day! Or use the LABC Inspection Request app to pre-book [Apple](#) and [Android](#).**  
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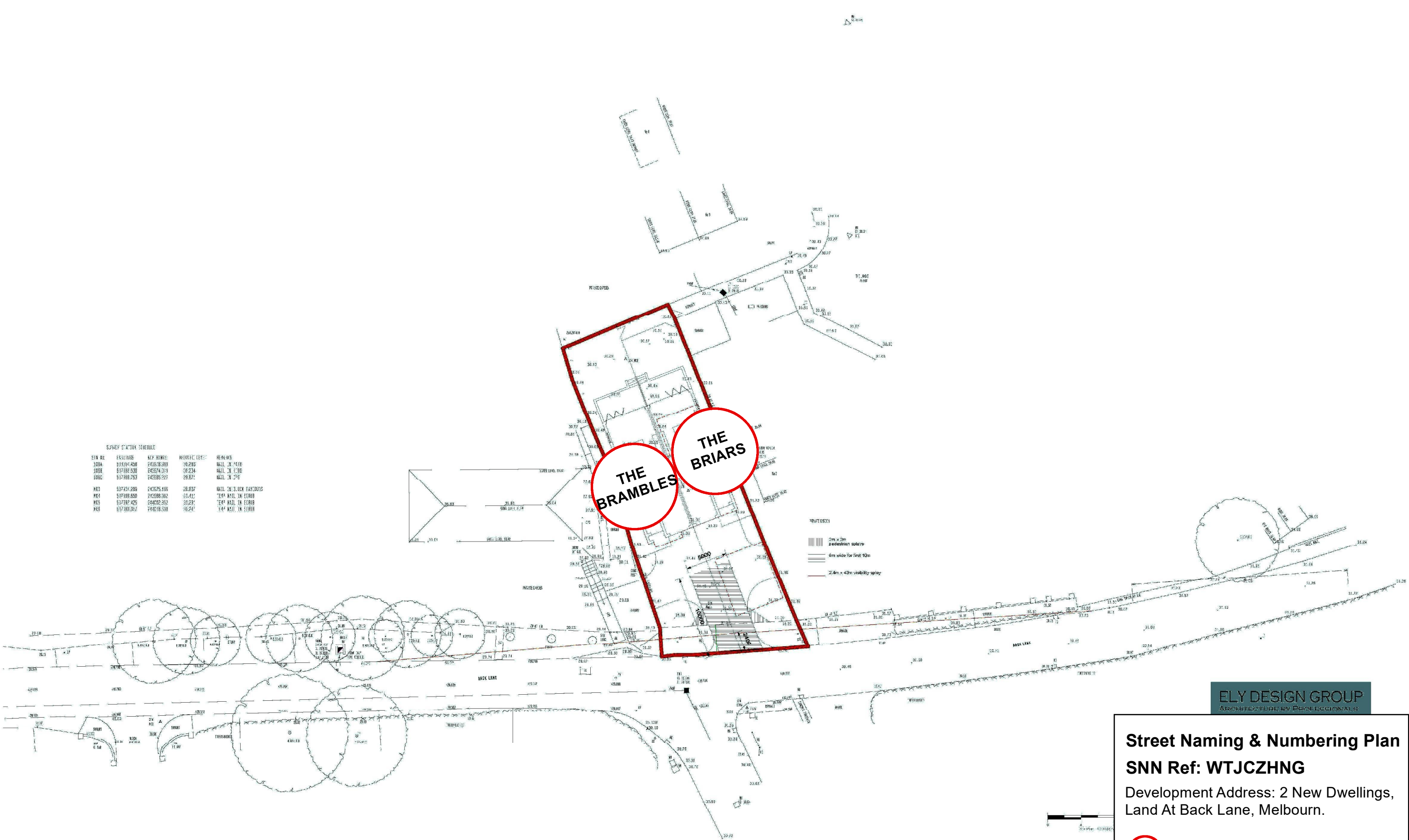
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**TRAFFIC SURVEY SCHEDULE**

SURV	DATE	REF. POINTS	WINDING	REMARKS
100A	1/1/2022	2438/8/300	30.230	NAIL IN 7400
100B	1/1/2022	2438/7/310	30.234	NAIL IN 1300
100C	1/1/2022	2438/8/297	29.872	NAIL IN 210
101	1/1/2022	2438/7/310	30.234	NAIL IN 1300
102	1/1/2022	2438/8/300	30.230	NAIL IN 7400
103	1/1/2022	2440/2/302	31.237	TOP NAIL IN 1000
104	1/1/2022	2440/1/300	30.247	TOP NAIL IN 5100



**ELY DESIGN GROUP**  
ARCHITECTURAL PROFESSIONALS

**Street Naming & Numbering Plan**  
**SNN Ref: WTJCZHNG**  
 Development Address: 2 New Dwellings,  
 Land At Back Lane, Melbourne.

**1** Property Number

**Date Created: 06/10/2022**

**From:** [Fens Reservoir Project Team](#)  
**To:** [Parish Clerk](#)  
**Subject:** Anglian Water's proposal for a new reservoir in the Fens: consultation launch  
**Date:** 13 October 2022 09:59:53

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Dear Sir/Madam

### **Non-statutory consultation on a proposed reservoir in the Fens**

Anglian Water is developing proposals for a new reservoir in the Fens, in partnership with Cambridge Water. This crucial new resource will secure water supply to our customers for future generations. It will store more water so it's always on tap when we need it, meeting the challenges of a changing climate and a growing population. It will mean less water is taken from sensitive sources, helping us to protect and restore the environment.

Alongside meeting these challenges, the project presents significant social, economic and environmental opportunities. Our vision for the project goes beyond just building a reservoir. We want to create a place where water, people and nature come together. That means creating space for wildlife, such as wetlands, alongside enabling new recreational and educational activities and natural places for people to explore. It also means creating new jobs and providing opportunities for local businesses and tourism.

The proposed reservoir will be a strategic regional asset and due to its size and scale it qualifies as a Nationally Significant Infrastructure Project (NSIP). We will therefore follow the process set out in the Planning Act 2008, which provides the framework for how NSIPs are developed and consented. We will apply to the Planning Inspectorate, who act on behalf of the Secretary of State for Environment, Food and Rural Affairs (DEFRA) for permission to build the reservoir. The permission is called a Development Consent Order (DCO).

A non-statutory consultation on our proposals will start today, Wednesday 12 October. This consultation is the first in a multi-phase approach – at least two more consultations will follow, with the DCO planning application expected to be submitted towards the end of 2025.

The autumn 2022 consultation will start on 12 October and run for ten weeks, concluding at 23:59 on 21 December.

We will be asking for feedback on these main points:

- the area we have identified for the reservoir and its embankments
- the area we have identified for supporting infrastructure and during construction
- the early concept design for the reservoir, and the features people would like to be considered in the design

Our consultation materials are available online at [www.fensreservoir.co.uk](http://www.fensreservoir.co.uk) as well as at consultation events and selected information points. Hard copy documents will also be available to view at reference locations in the Fens. The locations of all events, reference and information points can be found on the website.

The feedback we receive during this consultation will help us to develop the project design and understand what people would like to see. It will be reviewed, recorded and carefully considered alongside further technical work as we refine our proposals.

For more information on this non-statutory consultation, please visit our website: [www.fensreservoir.co.uk](http://www.fensreservoir.co.uk).

If you have any questions, please contact the project team on [info@fensreservoir.co.uk](mailto:info@fensreservoir.co.uk) or phone the project hotline on 0800 915 2492.

We look forward to receiving your feedback.

Kind regards

**Karen Staples**  
Major Infrastructure Programme, Stakeholder Lead

**Anglian Water Services Limited**

Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU