

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 March 2023 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, Hart, Wilson, Clark, Alexander

Absent: Cllr Barley

In attendance: Sophie Marriage (Parish Clerk), District Cllr Hales and one member of the public

PL101/22 To receive and approve apologies for absence

None were received

PL102/22 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

It was noted that items PL109/22a) related to an application by Cllr Davey and therefore would not be discussed by committee.

No other declarations of interest and dispensations were received.

PL103/22 To approve the minutes of the Planning Committee Meeting on 13 February 2023

It was RESOLVED to approve the minutes of the Planning committee Meeting held on 13 February 2023 as an accurate record.

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

PL104/22 To report back on the minutes of the Planning Committee Meetings on 13 February 2023

There was nothing to report.

PL105/22 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)

One member of the public was in attendance to discuss application 22/0574/FUL under item PL109/22d). It was noted that there had been confusion previously due to several applications being submitted under similar names in close proximity. The previous objection to the application from committee had been due to concerns about residents of the live-work unit having access to the commercial kitchen. The member of the public confirmed that anyone living in the accommodation above the kitchen would have the appropriate food safety training to use the kitchen because they will also be working in the kitchen.

The chair amended the order of the agenda to discuss item PL109/22 with the member of the public in attendance.

PL109/22 Planning Applications:

- d) [22/05474/FUL](#) Proposal: Change of use of farm shop, tea rooms, conservatory and agricultural storage and conversion to live-work unit

Site address: Bridgefoot Farm, Bridgefoot Barn Farm Shop And Tea Room Barley Road Flint Cross Great And Little Chishill

The application had been amended since it was last considered by committee.

It was RESOLVED that following amendments to the application to withdraw the committee's previous objections and to support the application with the comment that all residents of the live-work unit should have the appropriate training to use the kitchen.

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

(the member of the public left the meeting at 19:42)

The chair returned to the order of the agenda.

PL106/22 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [22/05607/LBC](#) Proposal: Single storey extension to the existing detached garage in the rear garden. Site address: 4 The Moor Melbourn Cambridgeshire SG8 6ED Applicant: Mr & Mrs Andrew Mutty

Decision – Permission Granted

MPC original comment - support

The decision was noted.

- b) [22/05606/HFUL](#) Proposal: Single storey extension to the existing detached garage in the rear garden. Site address: 4 The Moor Melbourn Cambridgeshire SG8 6ED Applicant: Mr & Mrs Andrew Mutty

Decision – Permission Granted

MPC original comment - support

The decision was noted.

PL107/22 Correspondence

- a) **Notice of withdrawal** 23/00336/HFUL Proposal: Detached single storey outbuilding for storage and use of home office. Site address: 16 Dolphin Lane Melbourn Cambridgeshire SG8 6AE Applicant: Mr & Ms Daniel And Kirsty Bradley And Caldwell.

The notice of withdrawal was noted.

Signed:.....Date.....

- b) To consider a request to transfer the open spaces at Rosemary Place
It was noted that the proposed sum of £1,295 per annum appeared to be suitable which would be a commuted sum of £12,950 over 10 years.
It was RESOLVED to recommend to full council to accept the commuted sum of £12,950 offered by R2 Developments Ltd.
Proposed by Cllr Kilmurray, seconded by Cllr Wilson. All in favour.
- c) To consider a response to the consultation on Cambridgeshire County Council's proposed 2023 revision of Local Validation List.
The committee had no comments on the proposed Local Validation List
- d) To receive any updates and consider actions
None were received.

PL108/22 To note the following applications for tree work:

- a) [23/0227/TTCA](#) Proposal: T2 The 19-foot-tall and densely Ivy covered dead / dying Apple (Malus Domestica) tree which is leaning in the rear garden to be safely dismantled down to a low stump.
T3 The 22-foot-tall, dead, and also densely Ivy-covered tree (unidentified conifer) to be safely dismantled down to a low stump.
Site address: 31 High Street Melbourn Cambridgeshire
No comments received
It was noted.
- b) To receive any updates and consider actions
None were received.

PL109/22 Planning Applications:

- a) [23/00680/S73](#) Proposal: S73 to remove condition 2 (Occupancy) of planning ref; S/0860/10/F (Use of premises as vets)
Site address: 7 Mortlock Street Melbourn Cambridgeshire SG8 6DB
Applicant: Button End Holdings Ltd .
As noted under PL102/22 committee could not discuss the application.
- b) [23/00726/PRIOR](#) Proposal: Change of Use of Agricultural Building to 1 No. Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion (resubmission).
Site address: Foxfield Farm Fowlmere Road Melbourn
Applicant: Vladlena Papazyan.

It was RESOLVED to support the application with no comment.
Proposed by Cllr Wilson, seconded by Cllr Barnes. All in favour
- c) [23/00709/PRIOR](#) Proposal: Change of Use of Agricultural Buildings to 5 No. Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion
Site address: Hillside Farm Newmarket Road Melbourn
applicant: Mr David Dodds
It was noted that there were no comments from Highways on the application and concerns about road safety and safe pedestrian access to the site were raised.
It was RESOLVED to object to the application with the following comments:
 - There are concerns around road safety as residents will have to access and enter the site on a 60mph road
 - There are no footpath or safe greenway routes to the site for pedestrians.
 - The application seems to contravene SCDC's sustainability policy.
 Proposed by Cllr Hart, seconded by Cllr Barnes. All in favour.
- e) To receive any updates and consider actions
None were received.

PL110/22 Street Trading applications

- a) [267308F](#): Name of applicant: Keith Miller, Trading name: Smell the Bacon, Trading days: Monday – Friday, Trading hours: 07:30 – 14:30. Goods traded: Food and Drink, Location: A505 Layby

It was noted that the location is suitable and that the applicant has previously traded in the location. Concern was raised regarding littering, however it was noted that the location is a truck stop and litter is generated by a range of users.
It was RESOLVED to support the application with the comment that any litter as a consequence of trading is cleared at the end of each trading day.
Proposed by Cllr Clark, seconded by Cllr Wilson. All in favour.
- b) [267209](#): Name of applicant: Tsz Cheung Tse, Trading name: Hitwrap, Trading days: Monday – Sunday, Trading hours: 16:00 – 20:00, Goods traded: Hong Kong / Asian Style Hot Food Locations: Various
The locations in Melbourn are proposed at the Science Park, The Moor (outside the village college), The Hub.

It was noted that if the trader wanted to trade on the science park they would need permission for the science park. No permission documents were visible to support the application. The location along Cambridge road is not suitable due to road safety issues. It was noted that the layby is being removed. The location at the Hub would require permission from Hundred Houses who own Brooksbank which is a private road. No permission documents were visible to support the application. In accordance with the car park lease, no street food trader, except for the kebab van, can trade on the car park, so the location on the car park is not suitable. The location outside the village college would not be suitable due to road safety issues.

It was RESOLVED to object to the application with the comment about road safety concerns and permission needed from other parties.

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

(Cllr Hart and District Cllr Hales left the meeting)

PL111/22 Compliance updates: To consider any compliance updates received since last meeting

To receive any updates and consider actions

None were received.

PL112/22 To note the date of next meeting : 11 April 2023

It was noted that the next meeting will be held on 11 April 2023.

Meeting closed at 20:14