

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 Tuesday, 9 May 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), Hart, Clark, Alexander, Barnes

Absent:

In attendance: Sophie Marriage (Parish Clerk) and 2 members of the public.

PL124/22 To receive and approve apologies for absence

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

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

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

Apologies were noted from District Cllr Hales.

PL125/22 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 agenda item PL131/22a) and PL132/22c). Cllr Kilmurray declared an interest in agenda item PL132/22c). The Clerk granted dispensation to remain in attendance for the discussion but they were not permitted to vote.

PL126/22 To approve the minutes of the Planning Committee Meeting on 11 April 2023

It was noted that under PL121/22c) it should include the impact of the development on residents wellbeing.

It was RESOLVED, following the amendment above, to approve the minutes of the Planning Committee Meeting on 11 April 2023 as an accurate record.

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

PL127/22 To report back on the minutes of the Planning Committee Meetings on 11 April 2023

It was reported that some residents wishing to speak at the SCDC planning meeting relating to planning application 23/01134/FUL have contacted the clerk. Others wishing to speak are encourage to contact the Parish Office for further details.

PL128/22 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)

Two members of the public were in attendance and spoke in relation to item PL132/22c) on the agenda (planning application 22/04904/FUL). They indicated their support of the current proposal and noted that domestic properties would be more appropriate than a commercial development. They also noted other residents were in support of the proposal, however it would be preferred for the leylandii hedge is removed and replaced by a mixed species native hedge, as in the original proposal.

PL129/22 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [22/03297/FUL](#) | Installation of 5 no. EVC bays and associated infrastructure. | Flint Cross Service Station Newmarket Road Melbourn Royston Cambridgeshire SG8 7PN
Decision – Granted
MPC original comments – support no comment
The decision was noted.
(The Chairman re-ordered the agenda)

PL130/22 Correspondence

- c) To receive any updates and consider actions
It was noted.

PL132/22 Planning Applications:

- c) [22/04904/FUL](#) | Demolition of existing commercial unit and erection of 2 no. new build residential units | 4 Station Road Melbourn Cambridgeshire SG8 6DX, Applicant: Mr and Mrs Care of Agent
It was RESOLVED to support the application with the following comments:
 - All vehicles in relation to the site must park within the boundaries of site during the development as it is not safe to park on the road.

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

- The leylandii hedge should be removed and replaced with a mixed species native hedge as in the original proposals. If the current leylandii hedge were cut to hedge level this would leave only tree trunks with no hedge effect.

Proposed by Cllr Barnes, seconded by Cllr Clark.

In favour: Cllrs Barnes, Clark, and Alexander.

Against:

Abstain: Clls Hart and Kilmurray.

(The Chairman resumed the order of the agenda)

(The two members of the public left the meeting at 19:46)

PL130/22 Correspondence

- a) To note correspondence relating to application 23/01134/FUL

It was noted.

- b) Notification of Planning Appeal: 21/03616/FUL

It was noted.

PL131/22 To note the following applications for tree work:

- a) [23/0415/TTCA](#) Proposal: T.1 Eucalyptus - Fell to ground level dead tree.

Site address: 62 High Street Melbourn Cambridgeshire

No comments received

It was noted.

- b) 23/0388/TTCA | T.1 Beech - Crown reduce height of the tree by 10M to allow more light to the rear garden of 1 Brooksbank. (create new pollard at approx 50%) H.1 - Beech - Reduce height back to previous - Approx. 5M from ground level (new regrowth is approx. 2M) to allow more light to the rear garden of 1 Brooksbank. | Melbourn Village College The Moor Melbourn Cambridgeshire SG8 6EF

No comments received

It was noted.

- c) To receive any updates and consider actions

There were none to receive.

PL132/22 Planning Applications:

- a) [23/01495/FUL](#) | Erection and siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service | Land To Rear Three Prospects Royston Road Melbourn Cambridgeshire, Applicant: CityFibre

It was RESOLVED to support with no comments.

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

- b) [23/01319/HFUL](#) | Single storey extension to front. | 12 Elm Way Melbourn Cambridgeshire SG8 6UH, Applicant: Mr Tamas Monos

It was RESOLVED to support with no comments.

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

- d) [23/01546/LBC](#) | Single storey rear extension | 153 High Street Melbourn Cambridgeshire SG8 6AT, Applicant: Mr Beech

It was RESOLVED to support with no comments.

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

- e) To receive any updates and consider actions

There were none to receive.

PL133/22 Compliance updates: To consider any compliance updates received since last meeting

To receive any updates and consider actions

There were none to receive.

PL134/22 To consider having a parish council representative at the SCDC planning meeting when application 23/01134/FUL

It was RESOLVED that either Cllr Travis or Cllr Clark will attend the planning meeting at SCDC as a representative of the Parish Council.

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

ACTION: Clerk to draft a script for the representatives and to inform SCDC of their attendance.

PL135/22 To note the date of next meeting : Monday 12 June 2023

The date of the next meeting was noted at Monday 12 June 2023.

Meeting closed at 19:57

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

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

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 April 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), Hart, Clark, Alexander, Barnes, Barley

Absent:

In attendance: Sophie Marriage (Parish Clerk), District Councillor Hales, and 16 members of the public.

PL113/22 To receive and approve apologies for absence

Apologies were received from Cllr Wilson with appropriate reasons.

It was RESOLVED to approve apologies for absence from Cllr Wilson.

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

PL114/22 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 Barley noted an interest in item PL121/22c. He was granted dispensation to stay for the discussion but not vote.

PL115/22 To approve the minutes of the Planning Committee Meeting on 13 March 2023

It was RESOLVED to approve the minutes of the Planning Committee Meeting on 13 March 2023 as an accurate record.

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

PL116/22 To report back on the minutes of the Planning Committee Meetings on 13 March 2023

It was noted that item PL121/22d) had been considered at the meeting on 13 March 2023 but due to an amendment in the application, the application is being considered again.

PL117/22 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)

Members of the public were invited to address the meeting. All members of the public raised concerns about planning application [23/01134/FUL](#) to be considered by committee under PL121/22c.

- A member of the public noted concern about existing buildings being increased to three story. The increase to the height of the existing building would result in neighbouring residential properties being overshadowed and overlooked.
- Concern was raised about the light pollution from the site and from the large building which would shine into neighbouring houses. The lights will be left on at night and reduce the chance of dark skies. It was noted by a member of the public that some neighbouring residents were not consulted in the daylight assessment.
- The building work is planned to take 8 years and a member of the public raised fears that this will cause disruption, dust, noise, pollution and reduce neighbouring residents' quality of life.
- Several members of the public raised concerns about the increased volume of traffic that will be coming to the village and increasing congestion.
- A member of the public noted that Bruntwood have increased the rental fee for local businesses using the premises which is no longer affordable for local businesses.
- A member of the public raised concern about if the "pub" would truly and directly benefit the local community.
- It was noted that the Health Assessment was carried out by Savills and a query was raised if a medical professional had been consulted for the report.
- A query was raised about S106 money but it was noted that this is agreed at a later stage in the process.
- It was noted that the determination date is 14th June 2023. Any members of the public wishing to speak at the District Council's planning meeting need to contact SCDC two clear working days before the meeting. **ACTION:** Members of the public who wish to speak at the District Council's Planning meeting to contact the parish clerk who will share details of the District Council's planning meeting and how to request to speak at the meeting.
- Members of the council noted that at consultations held by Bruntwood and when speaking with some residents views on the development were a mix of in support and objecting.

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

PL118/22 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [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 Cambridgeshire
Decision - Permission Granted
MPC original comment - support
The decision was noted.

PL119/22 Correspondence

- a) To receive any updates and consider actions
Correspondence was noted from residents related to application [23/01134/FUL](#)

The Chair amended the order of the meeting

PL121/22 Planning Applications:

- c) [23/01134/FUL](#) Proposal: Demolition of 13,594sq.m of existing buildings, alterations and extensions by 1,127 sq.m to retained buildings to allow use within Class E within Ash House, Class E(b) within Moat House and Class C1 within the new wing rear of Moat House, development of 46,031 sq.m of new office and technology research facilities (Class E(g)(i), (ii) and (iii)) including continued use of DaVinci building and 22,941 sq.m of ancillary buildings for vehicle and cycle parking, together with temporary and permanent plant and infrastructure works including formation of two additional vehicular accesses and one additional vehicular egress from Cambridge Road and landscaping.
Site address: Land At Melbourn Science Park Cambridge Road Melbourn Cambridgeshire
Applicant: Bruntwood SciTech Melbourn Limited.

There was discussion about concerns regarding the height of the buildings, light pollution, overshadowing, increased traffic through the village, the increased number of car parking spaces, the impact of the construction working on neighbouring residents, and the increased rental fee for local businesses using premises on the site.

It was noted that the park needs re-developing. The positive impacts of the development were noted as more green areas, the park would be more open, the public can access open spaces, employees encouraged to use sustainable travel, the site will be using sustainable energy, the creation of job opportunities, and it would attract more people to the village.

A member noted that Bruntwood had not previously had a site in a village location, and their current sites are on the outskirts of towns or in remote areas.

It was noted that issues with construction traffic would be management by planning enforcement.

It was RESOLVED to support the application with the following comments highlighting serious reservations about the development:

- The height and scale of buildings resulting in overshadowing and overlooking of neighbouring properties
- The light pollution from lights on site and the lights from the taller buildings
- The increased amount of traffic travelling through the village and ensuring the correct conditions are put in place.
- The increased number of car parking spaces and how sustainable travel will be encouraged
- Clarification that the health assessment carried out by Savills did consult a medical professional
- The increased rental fee which has made use of the premises on the site unaffordable for local businesses

Proposed by Cllr Kilmurray, seconded by Cllr Barnes.

In favour: Cllr Kilmurray, Clark, Hart, Alexander, and Barnes

Against:

Abstain: Cllr Barley

All members of the public left the meeting at 20:35

The Chair resumed the order of the meeting in accordance with the agenda.

PL120/22 To note the following applications for tree work:

- a) [23/0312/TTPO](#) Site address: Oak Cottage 6A Vicarage Close Melbourn Cambridgeshire Proposal: T.1 Oak - Crown reduce by 2.5M to reduce wind sail. Following the loss of the adjacent Horse Chestnut tree, the Oak (T.1) is now exposed to wind forces to which it is not accustomed. This means they are predisposed to a greater than usual risk of failure at the root plate (whole tree failure). I recommend the remaining tree be considerably reduced in size to reduce their sail area
No comments received
It was noted.

- b) To receive any updates and consider actions

None were received.

PL121/22 Planning Applications:

- a) [23/01048/HFUL](#) Proposal: Two storey side extension and single storey front porch extension.
Site address: 6 Victoria Way Melbourn Cambridgeshire SG8 6FE
Applicant: Mr & Mrs Chris and Dominique Baker

It was RESOLVED to support the application with the comment that the side window should be fixed and fully obscured.

Proposed by Cllr Clark, seconded by Cllr Barnes.

In favour: Cllr Kilmurray, Clark, Hart, Alexander, and Barnes

Against:

Abstain: Cllr Barley

- b) [23/01051/HFUL](#) Proposal: Replacement of existing windows and french doors.
Site address: 137 High Street Melbourn Cambridgeshire SG8 6AR
Applicant: Mr Andrew Whyley

It was RESOLVED to support the application with no comment.

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

- d) [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 Cambridgeshire
Applicant: Mr David Dodds.

It was noted that the amendment did not address the concerns raised at the meeting on 13 March.

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 Barley, seconded by Cllr Alexander. All in favour.

- e) To receive any updates and consider actions

None were received.

PL122/22 Compliance updates: To consider any compliance updates received since last meeting

To receive any updates and consider actions

None were received.

PL123/22 To note the date of next meeting : Tuesday 9 May 2023

The date of the next meeting was noted as Tuesday, 9 May 2023.

Meeting closed at 20:52

PL130 22a) Correspondence relating to 23/01134/FUL

As encouraged, residents who attended the meeting on 11 April shared their details with the clerk so that information about the SCDC meeting could be shared. If residents would like this information, they are reminded to contact the clerk for details.

Request to comment from the Royston Crow:

(The Royston Crow did not run the story, but might do in the future)

Dear Anne,

My apologies for the delayed reply.

Please find the link to the DRAFT minutes of the meeting here [Planning-Committee-Meeting-11-April-Minutes-PDF-DRAFT.pdf \(melbournparishcouncil.gov.uk\)](#) This is available to the public on the website.

The Parish Council is only a consultee for the planning process and the final decision on the application will be made by South Cambridgeshire District Council.

For confidentiality reasons, as you know, I cannot share personal contact information of residents without their permission.

At this time the Parish Council would not like to comment.

Many thanks

Sophie

Hello

I just wondered if you'd had a chance to look at the email below?

Best wishes

Anne

Anne Suslak

Hello

I've received the message (copied and pasted below) from a member of the public about this planning application in Melbourn, which was apparently discussed at a recent parish council meeting.

He didn't want to be quoted but I wondered if you had any further details or could put me in touch with someone who might like to talk about their views on the plan? Or if the parish council itself would like to comment?

Best wishes

Anne

Anne Suslak

Community Content Editor

Herts and Essex

Newsquest

Request to comment from BBC Radio Cambridgeshire:

(BBC Radio Cambridgeshire decided not to run the story but might do in the future)

Good morning Seb,

Thank you for your email.

I understand that Steve has already contacted you to inform you that he is not available this morning to join the discussion. Unfortunately, the chairman of the council is in a meeting at 10am so would be unable to attend in his place.

Please find attached the minutes from the meeting which are also available on the Parish Council's website along with a recording of the meeting.

The application in question was considered by Melbourn Parish Council's planning committee at the meeting held on 11 April 2023. Members of the public attended and raised their thoughts during the public participation section of the meeting. Following this, the planning committee considered the application and, as you will see in the minutes, the decision was made to support the application with comments highlighting serious reservations about the development (details of the comments can be found in the minutes). The Parish

Council is only a consultee for the planning process and the final decision on the application will be made by South Cambridgeshire District Council.

Hi Steve,

I'm a producer at BBC Radio Cambridgeshire.

I understand you're chair of the Planning Committee on Melbourn Parish Council?

We're aware of the planning application that's been submitted for the re-development of the Science Park in the village – which I know has had a mixed response from residents.

We're keen to discuss the potential impact of the scheme on the village – and are focusing on the issue tomorrow (Thursday morning) between 10am and 11am.)

I wondered whether yourself, or somebody else from the Council, would be free to speak to us as part of our discussion - and share the Parish Council's thoughts on the proposals?

Thanks,

Seb

Our Ref: 21/03616/FUL

18 April 2023



Sent by email:
Claire Littlewood

Melbourn Parish Council
parishclerk@melbournpc.co.uk

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

www.scambs.gov.uk | www.cambridge.gov.uk

Dear Ms Littlewood

Notification of a Planning Appeal - Town and County Planning Act 1990

Reference: 21/03616/FUL

Proposal: Construction of a new dwelling & associated alterations to the existing site entrance

Site address: Land Rear Of 90 High Street Melbourn SG8 6AL

Appellant: Mrs Cecilia Murphy-Roads

Inspectorate Ref: APP/W0530/W/22/3309726

Appeal Start Date: 18th April 2023

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council to refuse the application.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 23rd May 2023 . Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any comments you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when

determining the appeal.

The appeal documents are available for inspection online at

<https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03616/FUL> .

If you do not have access to the internet you can use one of the public access kiosks at South Cambridgeshire Hall (address above) or Mandela House, 4 Regent Street, Cambridge CB2 1BY during normal office hours.

The Council's Statement should be available by **23rd May 2023**. However, I strongly urge you to get in touch with the Technical Support Team on 01223 457459 to ensure the Council's Statement is available before visiting the Customer Service Centre to use the computer facilities.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours sincerely

Beth Clark
Planning Officer

Email: Appeals@greatercambridgeplanning.org

Direct dial: 01223 457459

Correspondence relating to application 22/04904/FUL;

We note that Plot 1 now contains a single house with the drive exiting the plot opposite the entrance to our driveway, i.e. the arrangement when it operated as a business. This seems reasonable given the higher previous volume of traffic as a small business. However, the revised plans seem to have used this change as an opportunity to abandon the previous proposal to remove the current 50ft high leylandii hedge. The original plans were to replace it by a mixed species native hedge.

We have 2 objections to retention of the leylandii facing Station Road.

1. The boundary may well have started off a hedge but it is now composed of narrowly spaced trees which are very tall and wide because the hedge was presumably just allowed to grow. The plan notes the intention to reduce the height of the trees and asserts that they will then provide screening. However, the bottom of the trees are bare in many places providing little screening or environmental benefit. Leylandii plants do not regrow if cut back so the so-called screen will consist of a series of bare trunks (see picture). This will be unsightly and will not fulfil the claims of screening.

2. The original intention to have a mixed species native hedge is to be applauded because of its benefit to wildlife and would be in keeping with the modest public planting of the conservation area. Mature leylandii trees with the tops taken off would be a very poor alternative.



We are unable to attend the meeting tomorrow, please could you ensure the Planning Committee has sight of this. Apologies for any typos as we are writing this whilst on holiday using a phone.
Thank you so much,

We are in favour of the revised plans, with one exception. The new revised plans have omitted the previous proposal to remove the current 50ft high leylandii hedge. The original plans were to replace it by a mixed species native hedge. We object to this element of the revised plans. Not only does the leylandii provide no hedge at a usual hedge height, it will provide no screening at all, and equally importantly, it is not in keeping with the other private gardens opposite and nearby. Finally, the originally planned hedge would offer much more benefit to wildlife and local species, which surely is a very important consideration too.

We urge the planning committee to take these points into account in the meeting.