

MELBOURN PARISH COUNCIL - PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of the Planning Committee held on Monday 13 November at 19:30
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Kilmurray (Chair), Alexander, Barnes, Clark, Hart

Absent:

In attendance: Abi Williams (Parish Clerk)

PLANNING COMMITTEE: MINUTES

Meeting started 19:32

PL062/23 To receive and approve apologies for absence

Apologies for absence were received from Cllr Wilson, with appropriate reasons given.
It was RESOLVED to approve the apologies for absence given by Cllr Wilson.
Proposed by Cllr Barnes, seconded by Cllr Clark. All in favour.

PL063/23 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

Declaration of interest were made by Cllr Alexander for item PL070 23a.
Dispensation was granted to stay for the discussion but not to take part in any vote.

PL064/23 To approve the minutes of the Planning Committee Meeting on 9 October 2023

It was RESOLVED to approve the minutes from the Planning Committee Meeting on 9 October 2023 as an accurate record of the meeting.

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

PL065/23 To report back on the minutes of the Planning Committee Meetings on 9 October 2023

Nothing to report.

PL066/23 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.

PL067/23 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [22/04904/FUL](#) | **Proposal:** Demolition of existing commercial unit and erection of 2 no. new build residential units | **Site address:** 4 Station Road Melbourn Cambridgeshire SG8 6DX |
Decision: Granted permission (5 October 2023)
MPC Comment: *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
 - 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.It was noted.
- b) [22/02011/CONDA](#) | **Proposal:** Discharge of conditions 3 (facing materials walls and roofs), 7 (surface water and foul water drainage), 8 (hard and soft landscaping), 10 (traffic management plan), 11 (management and maintenance of streets) and 12 (phase 1 desk top study and phase 2 site investigation strategy) of planning permission 22/02011/FUL | **Site address:** 29 High Street Melbourn Cambridgeshire SG8 6EB |
Decision: Discharge Condition in Full
It was noted.
- c) [23/03136/HFUL](#) | **Proposal:** Convert existing front garage into habitable living space and replacement of garage door with window and door. | **Site address:** 5 Hale Close Melbourn Cambridgeshire SG8 6ET |
Decision: Granted permission (2 October 2023)
MPC Comment: *It was RESOLVED to support no comment.*

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

It was noted.

- d) [23/03133/HFUL](#) | **Proposal:** Two storey extension to side. | **Site address:** 5 Orchard Way Melbourn Cambridgeshire SG8 6HT |
Decision: Granted permission (10 October 2023)
MPC Comment: *It was RESOLVED to support no comment.*

It was noted.

- e) [23/03169/HFUL](#) | **Proposal:** Single storey rear extension together with alterations to garage | **Site address:** 19 Piggott Close Melbourn Cambridgeshire SG8 6GL |
Decision: Granted permission (10 October 2023)
MPC Comment: *It was RESOLVED to support no comment.*

It was noted.

- f) [23/03303/FUL](#) | **Proposal:** Demolition of existing agricultural buildings | **Site address:** Hillside Farm Newmarket Road Melbourn Cambridgeshire SG8 7LZ |
Decision: Granted permission (20 October 2023)
MPC Comment: *It was RESOLVED to support no comment.*

It was noted.

- g) [23/03101/HFUL](#) | **Proposal:** Single storey link extension and attached garage to front. | **Site address:** 31 High Street Melbourn Cambridgeshire SG8 6EB |
Decision: Granted permission (20 October 2023)
MPC Comment: *It was RESOLVED to support no comment.*

It was noted.

- h) [23/02809/HFUL](#) & [23/02810/LBC](#) | **Proposal:** Single storey rear extension with linking element, side facing dormer window, side facing entrance canopy and alterations to fenestration. | **Site address:** 96 High Street Melbourn Cambridgeshire SG8 6AL |
Decision: Granted permission
MPC Comment: *It was RESOLVED to support no comment.*

It was noted.

- i) [23/00726/CONDA](#) | **Proposal:** Submission of details required by condition 3 (Traffic Management Plan), 4 (Foul Water Drainage) and 7 (Contamination Report) of Prior Approval 23/00726/PRIOR | **Site address:** Foxfield Farm Fowlmere Road Melbourn Cambridgeshire SG8 6EZ |
Decision: Split decision
MPC Comment: *No comment*

It was noted.

- k) [23/03455/LBC](#) | **Proposal:** Repair and re-covering of roof. | **Site address:** 9 Moat Lane Melbourn Cambridgeshire SG8 6EH |
Decision: Split decision
MPC Comment: *It was RESOLVED to support no comment.*

Noted that there was an error on the agenda. Decision should be noted as granted and not split decision.

It was noted.

PL068/23 Correspondence

- a) To note correspondence confirm street numbering confirmation of 29 High Street.

It was noted.

- a) INFORMATION ONLY: [S/4535/19/CONDQ](#) | **Proposal:** Submission of details required by condition 27 (BREEAM Certificate) of planning permission S/4535/19/VC | **Site address:** Land North Of Melbourn Science Park Cambridge Road Melbourn Cambridgeshire |
To note submission of BREEAM certificate.

Error in agenda numbering noted – this should be item PL068/23b)

It was noted.

- b) INFORMATION ONLY: [22/02011/CONDB](#) | **Proposal:** Submission of details required by conditions 4

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

(Ecological Enhancement), 5 (Biodiversity Net Gain), 15 (Energy Statement) and 18 (Water Efficiency Calculations) of Planning Permission 22/02011/FUL | **Site address:** 29 High Street Melbourn Cambridgeshire SG8 6EB |

Error in agenda numbering noted – this should be item PL068/23c)

It was noted.

PL069/23 To note the following applications for tree work:

- a) [23/1196/TTPO](#) | **Proposal:** T1 Sycamore - Make new pollard at 50%. Approx. height of 12m from ground level due to early signs of Oxyporus Populinus at base of the trunk. Reduce weight to reduce risk of failure and also excessive shading to rear garden. | **Site address:** 3 Lantern View Melbourn Cambridgeshire | (Deadline passed: 02/11/23)

No comments received before meeting.

It was noted.

- b) [23/1225/TTCA](#) | **Proposal:** Horse Chestnut Dying to left of house, right of play equipment and front of moat - Fell to a low stump of up to 6in | **Site address:** 12 High Street Melbourn Cambridgeshire | (Deadline passed: 06/11/23)

No comments received before meeting.

It was noted.

PL070/23 Street Trading Applications:

- a) To note the approval on appeal of street trading applications for Slice of Price and Between Buns Ltd at The Black Horse, Melbourn.

It was noted.

Cllr Clark raised concern with the manner in which the appeal was handled by licensing. Cllr Hart commented that a number of issues had been raised with licensing and committee will be kept updated with outcome. ACTION: Office to compile list of outstanding issues with regard to appeal hearings. Cllr Kilmurray reminded committee that all concerns raised by residents should be recorded and residents encouraged to report issue to ~~Environment Agency~~ Environmental Health and Licencing directly.

- b) To receive any updates and consider actions

None received.

PL071/23 Planning Applications:

- a) [23/03809/HFUL](#) | **Proposal:** Demolition of existing garage and rear extension to form new annexe ancillary to existing dwelling and first floor rear extension. | **Site address:** 52 Medcalfe Way Melbourn Cambridgeshire | (Deadline to comment 15/11/23)

It was RESOLVED to support no comment.

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

- b) [23/03958/FUL](#) | **Proposal:** Demolition of existing industrial units and replaced with modern industrial units of the same area | **Site address:** Land At Holland Hall Yard Royston Road Melbourn Royston | (Deadline to comment 15/11/23)

It was RESOLVED to support no comment.

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

- c) [23/03858/HFUL](#) | **Proposal:** Single storey front and rear extensions, removal of rear conservatory. | **Site address:** 19 Beeton Close Melbourn Cambridgeshire SG8 6HN | (Deadline to comment 15/11/23)

It was RESOLVED to support no comment.

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

PL072/23 Compliance updates: To consider any compliance updates received since last meeting

- a) To receive an updates and consider actions

None received.

PL073/23 To note the date of next meeting: Monday 11 December 2023

The date of the next meeting was noted as Monday 11 December 2023.

Meeting closed 19:49

MELBOURN PARISH COUNCIL - PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of the Planning Committee held on Monday 9 October at 19:30
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Kilmurray (Chair), Alexander, Barnes, Clark, Hart

Absent:

In attendance: Abi Williams (Parish Clerk), District Cllr Hales

PLANNING COMMITTEE: MINUTES

Meeting started 19:31

PL050/23 To receive and approve apologies for absence

Apologies for absence were received from Cllr Wilson, with appropriate reasons given
It was RESOLVED to approve the apologies for absence given from Cllr Wilson.
Proposed by Cllr Clark, seconded by Cllr Alexander. All in favour.

PL051/23 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

No declarations received.

PL052/23 To approve the minutes of the Planning Committee Meeting on 11 September 2023

It was RESOLVED to approve the minutes from the Planning Committee Meeting on 11 September 2023
as an accurate record of the meeting.

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

PL053/23 To report back on the minutes of the Planning Committee Meetings on 11 September 2023

Nothing to report.

PL054/23 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 public in attendance.

PL055/23 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [23/02559/FUL](#) | **Proposal:** Erection of a new detached dwelling to replace existing barn and change of use of agricultural land to residential curtilage following the granting of Class Q Prior Approval at New Farm, Melbourn. | **Site address:** New Farm Royston Road Melbourn Cambridgeshire SG8 6DH |
Decision: Granted Permission
MPC Comment: *Support no comment*
It was noted.
- b) [23/02963/HFUL](#) | **Proposal:** Single storey extension to front. | **Site address:** 38 Russet Way Melbourn Cambridgeshire SG8 6HF |
Decision: Granted Permission
MPC Comment: *Support no comment*
It was noted.
- c) [23/02926/PRIOR](#) | **Proposal:** Change of Use of Agricultural Building to 1 No. Dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion. | **Site address:** Foxfield Farm Fowlmere Road Melbourn Cambridgeshire SG8 6EZ |
Decision: Prior Approval Given
MPC Comment: *Support no comment*
It was noted.

PL056/23 Correspondence

- a) To note correspondence re update on Melbourn Science Park planning application.
It was noted.

- b) To note meeting with Bruntwood SciTech re update for redevelopment of Melbourn Science Park.
It was noted.
- c) **INFORMATION ONLY:** [22/02011/CONDB](#) | **Proposal:** Submission of details required by conditions 4 (Ecological Enhancement), 5 (Biodiversity Net Gain), 15 (Energy Statement) and 18 (Water Efficiency Calculations) of Planning Permission [22/02011/FUL](#) | **Site address:** 29 High Street Melbourn Cambridgeshire SG8 6EB
It was noted.
- d) **INFORMATION ONLY:** [23/01495/CONDA](#) | **Proposal:** Submission of details required by conditions 3(Traffic Management Plan) and 6(Lighting) of planning permission [23/01495/FUL](#) | **Site address:** Land To Rear Three Prospects Royston Road Melbourn Cambridgeshire
It was noted.
- e) **INFORMATION ONLY:** [23/00726/CONDA](#) | **Proposal:** Submission of details required by condition 3 (Traffic Management Plan), 4 (Foul Water Drainage) and 7 (Contamination Report) of Prior Approval [23/00726/PRIOR](#) | **Site address:** Foxfield Farm Fowlmere Road Melbourn Cambridgeshire SG8 6EZ
It was noted.
- f) **INFORMATION ONLY:** [23/01913/CONDE](#) | **Proposal:** Submission of details required by conditions 1(Development begun before 3 years) and 19 (Biodiversity Net Gain-BNG) of planning permission [22/01913/FUL](#) | **Site address:** Land To The Rear Of 151 To 155 High Street Melbourn Cambridgeshire SG8 6AT
It was noted.
- g) To receive any updates and consider actions.
None received.

PL057/23 To note the following applications for tree work:

- a) To receive any updates and consider actions
None received.

PL058/23 Street Trading Applications:

- a) To receive any updates and consider actions
None received.

PL059/23 Planning Applications:

- a) **AMENDMENT TO** [23/01869/HFUL](#) | **Amendment:** The amendment reasoning is that "the detached garage has been revised so that the walls are filled with timber cladding." | **Site address:** 31 High Street, Melbourn, Cambridgeshire, SG8 6EB | (Deadline to comment 10/10/23)
It was RESOLVED to support no comment.
Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.
- b) **AMENDMENT TO** [23/03101/HFUL](#) | **Amendment:** The amendment reasoning is that "the detached garage has been revised so that the walls are filled with timber cladding." | **Site address:** 31 High Street, Melbourn, Cambridgeshire, SG8 6EB | (Deadline to comment 17/10/23)
It was RESOLVED to support no comment.
Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.
- c) **AMENDMENT TO** [23/02810/LBC](#) | **Amendment:** The amendment reasoning is that "the description has been amended to show that the proposal is its own submission, there are no changes to the proposed plans" | **Site address:** 96 High Street, Melbourn, Cambridgeshire, SG8 6AL | (Deadline to comment 10/10/23)
It was noted that the committee could not clearly see any amendment and suggestion was made to invite Planning to educate committee on terminology etc. ACTION: Office and Jose to follow up.
It was determined that no changes had been made to the proposed plans that had previously been support no comment.
It was RESOLVED to support no comment.
Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.
- d) **AMENDMENT TO** [23/02809/HFUL](#) | **Amendment:** The amendment reasoning is that "the description has been amended to show that the proposal is its own submission, there are no changes to the proposed plans" | **Site address:** 96 High Street, Melbourn, Cambridgeshire, SG8 6AL | (Deadline to comment 10/10/23)

It was RESOLVED to support no comment.

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

- e) [23/03455/LBC](#) | **Proposal:** Repair and re-covering of roof. | **Site address:** 9 Moat Lane Melbourn Cambridgeshire SG8 6EH | (Deadline to comment 10/10/23)

It was RESOLVED to support no comment.

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

- f) [23/02510/FUL](#) | **Proposal:** Redevelopment and extension of existing stable into four bedroom house, works to private road. Partly retrospective. | **Site address:** Southside View London Way Melbourn Cambridgeshire | (Deadline to comment 12/10/23)

It was RESOLVED to object on the grounds that the proposed redevelopment would result in an increased domestication of the site. This would represent a harmful encroachment into the countryside. The sense of encroachment and visual harm would be exacerbated by the presence of the public bridleway immediately neighbouring the site. The proposed redevelopment would be contrary to policies H/13 and H/17 of the adopted South Cambridgeshire Local Plan (2018) because it is extending and developing an existing development that we believe never received planning permission in the first instance and has an active compliance investigation against it. Nor would it fall under Policy H/15. Additionally, there being no other option than use of a private car to travel to and from the site, it would be contrary to Policy TI/2

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

- g) To receive any updates and consider actions

District Cllr Hales noted the approach from Meeting Place and CALA homes to present to the Council about a proposed site off Water Lane. It was noted that until such time as the land was included in the local plan we would not host development companies.

PL060/23 Compliance updates: To consider any compliance updates received since last meeting

- a) To receive an updates and consider actions

None received.

PL061/23 To note the date of next meeting: Monday 13 November 2023

The date of the next meeting was noted as Monday 13 November 2023.

Meeting closed 20:04

parish clerk

From: snn <snn@3csharedservices.org>
Sent: 06 October 2023 12:48
To: Undisclosed recipients:
Subject: VLPXDQBP HIGH STREET, MELBOURN
Attachments: VLPXDQBP - PLAN.pdf; VLPXDQBP - NUMBERING SCHED.pdf

Please find attached the latest Street Naming & Numbering Notification.

Confirmation of the conversion into a dwelling of The Old Elm Tree, 29 High Street, Melbourn, Royston, SG8 6EB.

To Now Be Known As:

29

**HIGH STREET
MELBOURN
ROYSTON
SG8 6EB**

&

Allocation of addressing to 3 new dwellings at High Street, Melbourn.

To Be Known As:

29A

**HIGH STREET
MELBOURN
ROYSTON
SG8 6EB**

&

1A & 1B

**STAR MEWS
MELBOURN
ROYSTON
SG8 6FS**

Kind Regards

[Redacted Signature]

Working Hours: Monday – Thursday 08:00 – 16:00 and Friday 08:00 – 1530

[Redacted Name]

Technical Consultancy Officer

[Redacted Contact Information]

Email: snn@3csharedservices.org

Website: www.3csharedservices.org/

****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](#).**

Connect with 3C Building Control on [Facebook](#), [Instagram](#), [LinkedIn](#), [Twitter](#) and [YouTube](#).



3C Shared Services is a strategic Partnership between Cambridge City Council, Huntingdonshire District Council and South Cambridgeshire District Council.



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3C Shared Services

Preliminary Numbering Schedule

VLPXDQBP – 3 New Dwellings And The Conversion Into A Dwelling of

29 High Street, Melbourn.

29 High Street – 29 High Street, Melbourn, Royston

Plot 1 – 29A High Street, Melbourn, Royston

Plot 2 – 1A Star Mews, Melbourn, Royston

Plot 3 – 1B Star Mews, Melbourn, Royston

Your addresses can only become live on Royal Mail's online postcode finder once a property is built and ready to receive mail.

To make the address live, please telephone 03456 011110 (option 3). Please ask them to check in their 'Not Yet Built' file.

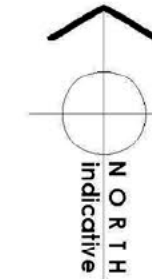
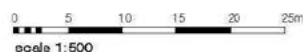
September 2023

Development Summary

Plot no.	Type	m ²	Parking	Rear Garden m ²
No.29	4 Bed - Conversion of Pub	130	2	127
1	4 bedroom house	140	3 (incl. garage)	105
2	3 bedroom house	117	2 (incl. car port)	105
3	3 bedroom house	117	2 (incl. garage)	100



Block Plan



DO NOT SCALE FROM THIS DRAWING

THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.

ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

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Location Plan



Revisions		
Suffix	Date	Amendments

Status

Planning Application



The Design Partnership
 The Design Partnership (Dy) Ltd
 Claremont House,
 10 Station Road,
 Chatteris
 Cambridgeshire PE16 6AG
 Tel: 01264 692111

Street Naming & Numbering Plan

SNN Ref: VLPXDQBP

Development Address: 3 New Dwellings
 And The Conversion Into A Dwelling of
 29 High Street, Melbourn.

1 Property Number

Date Created: 21/09/2023

South Cambridgeshire District Council

Licensing Appeals Sub-Committee

Date of Hearing:	24 October 2023
Trading body	Between Buns
Premises Address:	The Black Horse, 63 Orchard Road, Melbourn, Royston, SG8 6BP
Application:	Application for street trader consent
Those present at the hearing:	
Sub-Committee:	Mark Howell (Chair) Sunita Hansraj Peter Sandford
SCDC Officers:	Natasha Wade-Guest, Licensing Technical Officer Felicity Goldsbrough, Legal Adviser (attended virtually) Rachel Jackson, Principal Licensing Officer Aaron Clarke, Democratic Services Technical Officer (attended virtually)
Applicant:	Mr George Greaves (not in attendance) Mr Steven Harrington – Owner of Black Horse pub (in applicant's absence)
Representees:	Cllr Sally Ann Hart – Melbourn Parish Council (attended virtually) Cllr Steve Kilmurray – Melbourn Parish Council (attended virtually) Hannah Brown – Cambridgeshire Live

The application

To consider the application for street trader consent.

Background

On 15 May 2023, an application for a mobile street trading consent was submitted to trade Fridays (every second week) between 17:30 and 20:30 at The Black Horse, 63 Orchard Road, Melbourn, Royston, SG8 6BP.

In line with the Council's current Street Trading Policy, views were sought on the application by consulting with:

- Ward & Division Councillors
- Parish or Town Councils
- South Cambridge Council Environmental Health
- Cambridgeshire Constabulary
- Shared Planning Service
- Cambridgeshire County Council Highways

In addition, a site visit was undertaken by the Licensing Principal Officer on 18 May 2023, to both assess suitability and to follow up a complaint from a neighbour who had raised concerns regarding trading within the premise car park and had suggested the location was dangerous and a nuisance. The Officer considered the location of the trading unit, space available within the car park and access to the car park to be in a suitable location, and does not impede traffic flow, nor cause a hazard.

Where valid representations have been received against an application, the application will be referred to the Licensing Sub-Committee for determination. There is no formal right of appeal against refusal of an application following the decision.

The application has been opposed by Melbourn Parish Council.

A petition was handed to the Council by Cllr Jose Hales on behalf of the Black Horse, Melbourn in support of small business food vendors trading at the premises, along with a letter from Steve Harrington, landlord of the Black Horse, Melbourn.

The trader has been permitted to trade at the location pending the decision of the Committee, in order to support the business due to a number of factors;

- Trading was not taking place daily, only once a fortnight for a short time period.
- As soon as the trader was advised a Street Trading Consent was required, the application was immediately applied for, and all paperwork and safety checks were in order, therefore suggesting there was no evidence to suggest non-compliance.
- There have been no nuisance complaints lodged with Environmental Health.
- It was advised that the local amenity had been supportive of the business, so to remove without notice may have prejudice those service users.

Observations:

The panel heard representations from the applicant, who explained the details and key points of the application and the events that would take place, including the demographics of these events. The following was explained:

- Between Buns offer a gourmet burger service to their patrons, to provide the experience of going out to eat. The service ends at 8:30pm and after clean-up the vehicle is out of the car park by shortly after 9pm.
- It was admitted that mistakes had been made and that the location of the van had been adjusted to ensure no blockages or access issues were occurring.
- It was noted that the busiest time of operation for the pub was between 4 and 8:30pm on a Friday when the food service is in operation.
- It was noted that traffic is an issue throughout the village and that this was being increased on a Friday due to the operation of the food vendor. The Parish Council commented that there had been issues with cars parking outside of the pub car park, where it is not safe to park, including private property.
- It was commented that the congestion outside of the pub was not as bad as the congestion further down Maple Way and that the pub went to great lengths to ensure this was the case.
- During the previous 7-8 months, the service of Between Buns had changed to allow people to order their food online and collect in a 15-minute window. This

was to lessen the number of people sitting around in the carpark waiting for their order.

- The Black Horse Pub makes sure that there is no rubbish left behind after the hours of operation for the food vans. It was commented that rubbish from the pub and Between Buns was being dealt with commercially and that no rubbish would be allowed to be left in a public waste bin.
- The Parish Council raised concerns around safety, including road safety, and highlighted issues that had been raised with the Parish Council by local residents who had been affected by the food trading.
- It was commented that of those who had signed a petition to support the food van, the majority of those were not residents who lived in the vicinity of the Black Horse Pub.
- South Cambridgeshire District Council had received one complaint regarding street trading at the Black Horse Pub and none regarding Between Buns in particular as a trading outfit.

Decision

Taking all the above into account the Sub-Committee **decided to grant consent to the applicant as applied for.**

Reasons

- The panel sees no substantial reason to not grant the street trading licence to Between Buns.
- The panel acknowledges the increase in traffic in the area, the panel however, does not see that as a reason to prevent the licence being awarded.
- The panel acknowledges the Parish Council's concern with regards to litter but the evidence provided did not tally with this as the bin appeared to be full of dog poo bags and cans.
- The applicant has made efforts to facilitate online ordering to reduce the number of patrons waiting in the carpark for their food.

Signed:

.....

Councillor Mark Howell (Chair)

Licensing (2003 Act) Sub-Committee

.....
Councillor Sunita Hansraj

.....
Councillor Peter Sandford

Dated: 24 October 2023

South Cambridgeshire District Council

Licensing Appeals Sub-Committee

Date of Hearing:	24 October 2023
Trading body	Slice of Price
Premises Address:	The Black Horse, 63 Orchard Road, Melbourn, Royston, SG8 6BP
Application:	Application for street trader consent
Those present at the hearing:	
Sub-Committee:	Mark Howell (Chair) Sunita Hansraj Peter Sandford
SCDC Officers:	Natasha Wade-Guest, Licensing Technical Officer Rachel Jackson, Principal Licensing Officer Felicity Goldsbrough, Legal Adviser (attended virtually) Aaron Clarke, Democratic Services Technical Officer (attended virtually)
Applicant:	Mr Dale Price (attended virtually) Mrs Elizabeth Price (attended virtually)
Representees:	Cllr Sally Ann Hart – Melbourn Parish Council (attended virtually) Cllr Steve Kilmurray – Melbourn Parish Council (attended virtually) Mr Steven Harrington – Owner of Black Horse pub Mr David Freeman - Observer Hannah Brown – Cambridgeshire Live

The application

To consider the application for street trader consent.

Background

On 30 April 2023, an application for a mobile street trading consent was submitted to trade Fridays (every month) between 18:00 and 21:30 at The Black Horse, 63 Orchard Road, Melbourn, Royston, SG8 6BP. The application also requested to be able to trade at Whaddon Golf Centre to which there were no representations received.

In line with the Council's current Street Trading Policy, views were sought on the application by consulting with:

- Ward & Division Councillors
- Parish or Town Councils
- South Cambridge Council Environmental Health
- Cambridgeshire Constabulary
- Shared Planning Service
- Cambridgeshire County Council Highways

In addition, a site visit was undertaken by the Licensing Principal Officer on 18 May 2023, to both assess suitability and to follow up a complaint from a neighbour who had raised concerns regarding trading within the premise car park and had suggested the location was dangerous and a nuisance. The Officer considered the location of the trading unit, space available within the car park and access to the car park to be in a suitable location, and does not impede traffic flow, nor cause a hazard.

Where valid representations have been received against an application, the application will be referred to the Licensing Sub-Committee for determination. There is no formal right of appeal against refusal of an application following the decision.

The application to trade at the Black Horse, Melbourn has been opposed by Melbourn Parish Council.

A petition was handed to the Council by Cllr Jose Hales on behalf of the Black Horse, Melbourn in support of small business food vendors trading at the premises along with a letter from Steve Harrington, landlord of the Black Horse, Melbourn.

The trader has been permitted to trade at the location pending the decision of the Committee, in order to support the business due to a number of factors;

- Trading was not taking place daily, only once a fortnight for a short time period.
- As soon as the trader was advised a Street Trading Consent was required, the application was immediately applied for, and all paperwork and safety checks were in order, therefore suggesting there was no evidence to suggest non-compliance.
- There have been no nuisance complaints lodged with Environmental Health.
- It was advised that the local amenity had been supportive of the business, so to remove without notice may have prejudice those service users.

Observations:

The panel heard representations from the applicant, who explained the details and key points of the application. The following was explained:

- The Black Horse pub does not serve food and as such, decided to bring in external catering using food vans. The busiest trading period of the week at the Black Horse pub between 4 and 8:30pm on a Friday when the food service is in operation. The vans finish trading at 8:30/9pm and everyone is off-site by 9:30pm.
- Slice of Price had been trading at the Black Horse in Melbourn for 19 months and had received no complaints until the licence application was submitted. The business would have engaged with any complaints if they had been aware.
- Slice of Price submitted a Freedom of Information request to the Parish Council for any complaints regarding Slice of Price and nothing was received.
- The Slice of Price business operates from a marquee in the Black Horse car park which was within the boundaries of the business and did not cause any access issues.
- It was commented that parking is an issue in Melbourn but it was noted that the photos submitted by the Parish Council did not have date stamps indicating when they were taken.

- It was commented that rubbish from the pub and Slice of Price was being dealt with commercially and that no rubbish would be allowed to be left in a public waste bin.
- The Parish Council commented extra traffic generated by the street traders is increasing the parking issues and the traffic flow at a tight intersection causing safety issues. It was noted that this could cause issues for pedestrians in the winter due to reduced light.
- The Parish Council believes that parking issues have got worse since street trading started at the Black Horse Pub and the traffic had increased due to individuals driving to pick up food at the street trading vendors.
- It was commented that of those who had signed a petition to support the food van, the majority of those were not residents who lived in the vicinity of the Black Horse Pub.
- The Parish Council had not submitted a complaint to the Licensing authority.
- South Cambridgeshire District Council had received one complaint regarding street trading at the Black Horse Pub and none regarding Slice of Price in particular as a trading outfit.
- Slice of Price emphasised that they had provided evidence of parking during their hours of operation to demonstrate that no issues were occurring, it was also emphasised that their area is well lit and there were no obstructions.

Decision

Taking all the above into account the Sub-Committee **decided to grant consent to the applicant as applied for.**

Reasons

- There were no reasons demonstrated to not award the licence to Slice of Price.
- The panel believes that the extra traffic is not to the extent that it is detrimental to the surrounding residents.
- During 19 months of operation, one complaint had been received and this did not relate to Slice of Price in particular.

Licensing (2003 Act) Sub-Committee

- None of the evidence provided by photograph by the Parish Council had demonstrated that the issues with regards to litter had come from Slice of Price.

Signed:

.....
Councillor Mark Howell (Chair)

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Councillor Sunita Hansraj

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Councillor Peter Sandford

Dated: 24 October 2023