

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

**A meeting of the Planning Committee** held on Monday 11 December at 19:30  
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

**Present:** Cllrs Kilmurray (Chair), Clark, Wilson

**Absent:**

**In attendance:** Abi Williams (Parish Clerk), Alex Coxall (Parish Clerk)

**PLANNING COMMITTEE: MINUTES**

*Meeting started 19:32*

**PL074/23 To receive and approve apologies for absence**

Apologies for absence were received from Cllrs Alexander, Hart and Barnes, with appropriate reasons given.

It was RESOLVED to approve the apologies for absence given by Cllrs listed.

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

**PL075/23 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

None received.

**PL076/23 To approve the minutes of the Planning Committee Meeting on 13 November 2023**

- a) To note the correction on item PL070 23 a) from Environment Agency to Environmental Health.

It was RESOLVED to approve the minutes from the Planning Committee Meeting on 13 November 2023, with the correction as noted in PL076/23a), as an accurate record of the meeting.

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

**PL077/23 To report back on the minutes of the Planning Committee Meetings on 13 November 2023**

Nothing to report.

**PL078/23 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.

**PL079/23 Decision Notices:** To receive any Decision notices issued since last meeting.

- a) [22/01913/CONDA](#) | **Proposal:** Submission of details required by condition 7 (Traffic Management Plan) and 10 (CEMP) of planning permission 22/01913/FUL | **Site address:** Land To The Rear Of 151 To 155 High Street Melbourn Cambridgeshire SG8 6AT |

**Decision:** Discharge condition in full (29 November 2023)

It was noted.

- b) [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 SG8 6HU |

**Decision:** Granted permission (27 November 2023)

**MPC Comment:** *It was RESOLVED to support no comment.*

It was noted.

**PL080/23 Correspondence**

- a) To note further correspondence from resident objecting to CALA homes development off Water Lane presented at Parish Council Meeting 27 November 2023 item PC127/23

Correspondence was noted and saved on file for such time as required.

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

**PL081/23 To note the following applications for tree work:**

- a) [23/1422/TTCA](#) | **Proposal:** Overgrown Leyland Cypress hedgerow (referenced on site plan as H1-C) forming part of the eastern boundary of 31 High Street, SG8 6EB. Hedgerow to be removed entirely as it is overgrown, in poor condition, damaged on the neighbouring side and encompassing the power cable which has been classed as urgent by the power network. | **Site address:** 31 High Street Melbourn Cambridgeshire | (Deadline passed: 08/12/23)

*No comments received before meeting.*

It was noted.

**PL082/23 Planning Applications:**

- a) [23/04358/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 | (Deadline to comment 13/12/23)

[Related cases](#)

It was RESOLVED to object with the following comments.

The Parish wishes to share concerns around road safety as residents will have to access and enter the site on a 60mph road.

There is no footpath or safe green-way routes to the site for pedestrians and cyclists.

The application seems to contravene SCDC's sustainability policy.

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

*Post meeting note: Chair approved the addition of information regarding critical RTC on 12 December 2023 in the location of application 23/04358/PRIOR to the objection comments above.*

**PL083/23 To consider report and TP1 approval in regard to land at Rosemary Place, off New Road**

It was RESOLVED to approve signing of the TP1 for land at Rosemary Place, New Road to full council.

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

**PL084/23 Compliance updates: To consider any compliance updates received since last meeting**

- a) To receive an updates and consider actions

None received.

**PL085/23 To note the date of next meeting: Monday 8 January 2024**

The date of the next meeting was noted as Monday 8 January 2024.

**Chairs announcement**

It was noted that Stonebond had agreed to reimburse Melbourn Parish Council the sum of £2,980.00 to use a Melbourn Parish Council contractor to carry out remedial works at Orchard Gardens to allow for the land transfer to proceed at Piggott Close, The Moor.

*Meeting closed 19:44*

**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*

## **Gala Homes Development**

I would like to add some comments to the Objections to Gala home proposal for homes off Water Lane.

This development is for less than 200 houses and so does not require specific infrastructure.

1. The development will result in a considerable number of children attending the Melbourn Schools. Extra class rooms will be needed.
2. There is no provision for on site facilities such as a social centre/shop, Mobile Library attendance. It is a long walk to the center of the Village.
3. There needs to be a specific statement that the developer has responsibility for any extra sewage facilities needed. This situation arose with the 199 houses off New Road and was covered by the inquiry conditions.
4. Is there enough water available without further depleting the Aquifers that feed the River Mel
4. I believe the site falls outside the Village Plan and is not in the South Cambs Plan

## parish clerk

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**From:** [REDACTED]  
**Sent:** 12 November 2023 15:44  
**To:** parishclerk@melbournpc.co.uk  
**Subject:** Objection to Cala Homes Proposal at Land off Water Lane, Melbourn.

**Flag Status:** Flagged

Dear Melbourn Parish Council,

I am writing to you as Melbourn resident living on Water Lane near the junction with Back Lane to strongly object to the Cala Homes proposal for 100no. residential houses on land off Water Lane, Melbourn. The public consultation for this proposal has been advertised on your website (link below). I attended the public consultation and continue to strongly object.

<https://melbournparishcouncil.gov.uk/events/cala-homes-consultation-7-november-2023-all-saints-community-hall/>

I am seeking the support of Melbourn Parish Council to both (1) support and (2) convey my objection to this proposed development.

I object to this development for the following reasons:

- **Access, traffic and air pollution**

The proposed access for the development is Water Lane. I strongly object to this strategy and I am deeply concerned because this will result in a significant increase in the number of vehicles utilising Water Lane, Back Lane and Beechwood Avenue. The Melbourn Parish Council website data hosts traffic count data for Beechwood Avenue. This shows that in 2020 the Average Daily Traffic (ADT) count was 1014 vehicles. The Line Transport "Transport and access appraisal" Technical Note dated 13 December 2021, uploaded to the Greater Cambridge Shared Planning Portal, supporting the proposed development states that the "proposed development could generate approximately 60 vehicle movements in the peak hours, with 500 vehicle movements (two-way) throughout the day".

Consolidating this estimated data, this document is suggesting 560 vehicle movements every day from the proposed development. Hypothetically, splitting the movements 50/50 between Back Lane and Beechwood Avenue, this becomes 280 movements per road. Using the 1014 ADT figure recorded for Beechwood Avenue, this is a 27.6% increase in traffic movements through Beechwood Avenue. The Beechwood Avenue data recorded an average gap between vehicles of 100.37 seconds, reducing this by nearly a third resulting in a vehicle every minute. The same applies for the proportion of Water Lane and Back Lane prior to the Saxon Way access of the light industrial area, via Back Lane.

As you are probably already aware, the Back Lane to / from Beechwood Avenue connection via Water Lane is frequently used as a 'rat run' and this principle will be compounded by the addition of 100 houses at the southern end of Water Lane.

Furthermore, all three roads: Beechwood Avenue, Water Lane and Back Lane are utilised by residents for on street car parking. Therefore, this increase of vehicle movements will be via single width of carriageway throughout this area leading to increased queueing and wait times. This on street parking is all 'downstream' from the proposed development, so if 60 vehicle movements are expected during peak times, this will likely result in queueing on Water Lane, Back Lane and Beechwood Avenue.

The Back Lane data recorded by the Melbourn Parish Council shows a higher ADT because the equipment was placed at the western end of Back Lane, i.e. capturing the movements of vehicles only entering and exiting the light industrial area, not proceeding all the way to Water Lane in the east. However, it is clear from the data that the speed limit (which was 30mph at the time, but has recently been decreased to 20mph in 2023) that the majority of drivers exceed the speed limit. The data shows that 73.38% of drivers exceeded the 30mph speed limit, with maximum speed limits recorded between 55mph up to and including 70mph! It is clear that there is no respect or consideration given to the speed limits and this proposed development will compound these problems.

With the increases in vehicle movements this will result in increased air pollution. According to the Friends of the Earth website, South Cambridgeshire air quality is already past the World Health Organisation health limits for NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> annual concentrations. Overall, increasing the number of vehicle movements by more than a third at the eastern end of Back Lane and Beechwood Avenue will result in a significant increase in air pollution to existing residents in these areas, which includes myself and my family. This is not acceptable and I am deeply concerned about this.

Whilst I object to the principle of the site - nevertheless there clearly are alternatives better located and more appropriately designed access options to the site. For example, notable recent residential developments in Melbourn are connected to New Road, e.g. in the south east of Melbourn. Another route could be via London Way (past Norburys). These two options divert the 560 daily vehicle movements onto larger roads, with capacity, no on-street parking, footways (e.g. Back Lane is frequently used for walking, but has no footway along the majority of the road thus pedestrians are unsafe) and clear connectivity to the wider strategic road network i.e. the A505 and the A10 respectively, thus with destinations including Royston, Cambridge, London, Stansted etc.

The Office for National Statistics data (for up to 2016, therefore likely to underestimate) outlines that over 43% of households have 1 car, and over 30% have 2 or more. With this access strategy, the number of vehicle movements and the number of vehicles in question, this proposal is essentially turning Melbourn Back Lane into a duplicate High Street.

Apportioning an access for 100 houses to Water Lane is unacceptable and I strongly object and particularly object to this strategy.

Links to the data quoted above:

<https://melbournparishcouncil.gov.uk/traffic-survey/> - Melbourn Parish Council Traffic Data.

<https://oc2.greatercambridgeplanning.org/form/40274> - Greater Cambridge Shared Planning Portal (see "Supporting evidence" tab).

<https://friendsoftheearth.uk/climate/air-pollution> - Friends of the Earth Air pollution map.

<https://www.greatercambridgeplanning.org/media/1659/melbourn-draft-conservation-area-appraisal-2021.pdf> - Greater Cambridge Shared Planning document (PDF)

<https://www.ons.gov.uk/peoplepopulationandcommunity/householdcharacteristics/homeinternetandsocialmediausage/bulletins/householdandresidentcharacteristicsenglandandwales/census2021> - Office for National Statistics - average number of people per household

- **Construction Traffic**

As a resident of Water Lane near the junction with Back Lane, I strongly object to the principle of construction traffic and equipment, including Heavy Goods Vehicles (HGVs), delivery trucks, earth movers, waste trucks, workers vans, vehicles, etc. passing by my house for several years while the proposed development is constructed. Given the connectivity between the A10, the shortest route through the village to Water Lane for larger vehicles, it is very likely that all construction traffic will pass by my house. This will be a significant number of vehicles every day for several years causing significant disruption to the quality of life for my family and I. The disruption will include noise, vibration of my house by HGVs, pollution, many vehicle movements and will rapidly deteriorate an already notably damaged Back Lane road surface. My driveway is connected to Back Lane and deterioration of the Back Lane road will directly affect wear and tear on my car and accessibility to/from my driveway and access into the wider Melbourn village and beyond.



Vehicular access via London Way (past Norburys) is already practicably feasible and currently utilised by farm vehicles. It is simply unacceptable that access is proposed to this site via Water Lane.

- **Loss of Public Right of Way**

The southern end of Water Lane is a public right of way that is regularly used by a significant number of Melbourn residents. Whilst the proposed development states that they seek to put forward an adopted portion of highway connecting into the development, they are not obligated to and may not pursue this. As a result of the development, this public right of way has the potential of being removed and access to green space rural views will be removed for many Melbourn residents.

- **Foul water drainage**

The foul water generated from this proposed development will drain to the village wastewater drainage network. In speaking with local residents, I understand that there is already foul water drainage flooding of human waste due to the recent residential developments connected off New Road. The construction of housing will lead to additional foul water flows and likely cause problems to the foul water drainage pipes in Water Lane and further into the centre of the village (i.e. via gravity where the lower ground lies). Currently, the foul water from the village drains (some of which is pumped) to the Melbourn Sewage Treatment Works (STW). The existing pumping stations in the village are already reportedly at capacity, so adding new flows will result in flooding. Furthermore, the Melbourn STW drains treated effluent to the Mel Brook which is a sensitive receptor. Currently, the STW already overflows into the watercourse. The River Trust data shows that in the year 2022, the Melbourn STW spilled 21 times for a total of 247 hours! If 100 houses are built, this will exacerbate the number of spills and the volume of raw sewage into our rivers and environment.

<https://therivertrust.org/sewage-map> - The River Trust, wastewater overflows - zoom and click to review Melbourn STW statistics.

[https://www.meldrethhistory.org.uk/topics/the\\_river\\_mel-11/the\\_river\\_mel-9](https://www.meldrethhistory.org.uk/topics/the_river_mel-11/the_river_mel-9) - Meldreth History - River Mel

- **Surface water drainage**

During heavy rain, surface water regularly causes flooding of Water Lane and Back Lane, particularly at the junction between these two roads, and further to the north of Water Lane. Rainwater that does drain down Water Lane likely contributes to existing flooding issues in the village. The development of the houses at the top of Water Lane would be on the higher ground. I.e., above that of the other residents of Water Lane, Back Lane, Beechwood Avenue, the High Street, Chalk Barrow and Greengage Rise. This increase in impermeable area, where now there is only permeable chalk farmland, building on the land will result in an increase of rainwater flowing down Water Lane and exacerbating existing flooding issues in the village. Flooding is already a contentious issue within the village and this development will create additional problems - leading to more flooding of existing residents homes and property.

- **Existing lack of GP Surgery appointments**

Currently, the village GP surgery is overwhelmed with patients and constructing another 100 houses, the vast majority of whose residents will likely seek service from already oversubscribed and overwhelmed Orchard surgery will only lead to longer waiting times, more difficulty in getting an appointment and poorer service for all local residents. Currently, there is not enough support for the GP surgery to manage the demands at the moment. Increasing the number of patients will deteriorate the service for all.

Overall, I strongly object to these housing development proposals and seek support and representation from the Parish Council in this matter.

Look forward to hearing from you shortly.

Kind regards,

