

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

A meeting of the Planning Committee held on Monday 8 January 2024 at 19:30
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

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

Absent:

In attendance: Abi Williams (Parish Clerk)

PLANNING COMMITTEE: MINUTES

Meeting started 19:30

PL086/24 To receive and approve apologies for absence

None received.

PL087/24 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 was received from Cllr Alexander in item PL095/24a.

Dispensation was granted to stay for the discussion but not to take part in any vote.

PL088/24 To approve the minutes of the Planning Committee Meeting on 11 December 2023

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

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

PL089/24 To report back on the minutes of the Planning Committee Meetings on 11 December 2023

Nothing to report.

PL090/24 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.

PL091/24 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [23/02072/FUL](#) | **Proposal:** Change of use of taxi headquarters/control centre to car servicing workshop (Class E(g)(iii)) | **Site address:** 10A The Moor Melbourn Cambridgeshire SG8 6ED | *MPC Comments: Object with comments about the noise, inconvenience to neighbours in a residential area, proximity to a care home, smells, concern about the storage of hazardous materials, and the increase of vehicles.*

Decision: Granted permission (11 December 2023)

It was noted.

Cllr Clark requested the office write to Planning to ask why the application was approved when there were so many objections.

- b) [22/01913/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 | **Decision:** Split decision (20 December 2023)

It was noted.

- c) [23/03858/HFUL](#) | **Proposal:** Single storey front and rear extensions, removal of rear conservatory | **Site address:** 19 Beeton Close Melbourn Cambridgeshire SG8 6HN | *MPC Comments: It was RESOLVED to support no comment.*

Decision: Granted permission (21 December 2023)

It was noted.

PL092/24 Correspondence

- a) INFORMATION ONLY: [22/02011/CONDC](#) | **Proposal:** Submission of details required by conditions 12 (contamination), 17 (lighting design strategy for biodiversity) and 19 (parking of cycles) of planning permission 22/02011/FUL | **Site address:** 29 High Street Melbourn Cambridgeshire SG8 6EB |

Noted.

PL093/24 To note the following applications for tree work:

- a) [23/1524/TTCA](#) | **Proposal:** 1) Holly - reduce height by about 2m and reduce house side by about 50cm
2) Pear - dead fell 3) Rhamnus - fell -to allow light to the cherry which it has engulfed | **Site address:** 10 Dolphin Lane Melbourn Cambridgeshire | (Deadline: 11/01/24)

No comments received before meeting.

It was noted.

PL094/24 Planning Applications:

- a) [23/04731/HFUL](#) | **Proposal:** Single storey rear extension | **Site address:** 45 New Road Melbourn Cambridgeshire | (Deadline to comment 10/01/24)

It was RESOLVED to support no comment.

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

- b) [23/04657/HFUL](#) | **Proposal:** The erection of a timber garage on the front driveway | **Site address:** 19 Orchard Road Melbourn Cambridgeshire SG8 6HL | (Deadline to comment 11/01/24)

It was RESOLVED to support no comment.

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

- c) [23/04829/HFUL](#) | **Proposal:** Single storey side and rear extension | **Site address:** 14 Carlton Rise Melbourn Cambridgeshire SG8 6BZ | (Deadline to comment 17/01/24)

It was RESOLVED to support no comment.

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

- d) [23/04872/HFUL](#) | **Proposal:** Single storey extension to rear | **Site address:** 23 Beeton Close Melbourn Cambridgeshire SG8 6HN | (Deadline to comment 23/01/24)

It was RESOLVED to support no comment.

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

PL095/24 Land ownership on Maple Way

- a) Discussion on the ownership of land used as layby/parking opposite The Black Horse, running parallel to 65 Orchard Road.

Resulting from the clearance of land to the rear of 65 Orchard Road the Council will try to ascertain the ownership of the land on Maple Way. ACTION: Office to confirm land ownership of two parcels either end of area with Land Registry and contact Highways and Planning re the ownership of the land currently used for parking.

PL096/24 Compliance updates: To consider any compliance updates received since last meeting

- a) To receive any updates and consider actions

None received.

PL097/24 To note the date of next meeting as Monday 12 February 2024 at 7.30pm

The date of the next Planning Committee Meeting was noted as Monday 12 February 2024.

Meeting closed 19:53

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

parish clerk

From: Cllr Jose Hales (SCambs - Melbourn) <cldr.hales@scambs.gov.uk>
Sent: 15 December 2023 11:54
To: Planning Trees
Cc: [REDACTED]
Subject: [REDACTED]
Attachments: [REDACTED]

Flag Status: Flagged

Good morning,

Following my call this morning with Mr Sargent I was advised by him to write in with my concerns with the what looks like a complete removal of mature trees at the above address.

I have attached some pictures that hopefully show the extent of the removal, I will try and locate some pictures of the 'before'. [REDACTED]

I was contacted around the turn of this year by the occupant of 65 Orchard Rd a [REDACTED] on [REDACTED] plans to apply for planning permission to put three houses on the bottom of [REDACTED] garden.

I advised that [REDACTED] contact SCDC planning to arrange an appointment with planning officers to discuss [REDACTED] plans before spending a lot of money, and be potentially disappointed. It appears on the surface that this has not been done.

I'm not aware of any planning application for the site.

The works carried out so far has caused a dramatic alteration to the street scene in both Maple Way and Orchard Rd.

This email is to record the works with the trees dept and potentially trigger response from planners.

Kind regards

Cllr Jose Hales

[REDACTED]

District Councillor for Melbourn, Meldreth, Shepreth & Whaddon.

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