

MELBOURN PARISH COUNCIL

Parish Clerks: Alex Coxall & Abi Williams
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Melbourn Community Hub
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1 May 2024

Dear Councillor

You are hereby summoned to attend a meeting of the **Planning Committee** to be held in the Austen Room of The Hub, 30 High Street, Melbourn, Cambridgeshire, SG8 6DZ on Tuesday 7 May 2024 at 7.30pm for the purpose of transacting the following business:

Dear District Councillor Hales

You are invited to attend a meeting of the **Planning Committee** to be held in the Austen Room of The Hub, 30 High Street, Melbourn, Cambridgeshire, SG8 6DZ on Tuesday 7 May 2024 at 7.30pm for the purpose of transacting the following business:

To Members of the Public and Press

You are invited to attend a meeting of the **Planning Committee** to be held in the Austen Room of The Hub, 30 High Street, Melbourn, Cambridgeshire, SG8 6DZ on Tuesday 7 May 2024 at 7.30pm for the purpose of transacting the following business:

Alex Coxall & Abi Williams
Clerks to the Parish Council

PLANNING COMMITTEE: AGENDA

PL134/24 To receive and approve apologies for absence

PL135/24 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

PL136/24 To approve the minutes of the Planning Committee Meeting on 8 April 2024

PL137/24 To report back on the minutes of the Planning Committee Meetings on 8 April 2024

PL138/24 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)

PL139/24 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [23/02510/FUL](#) | **Proposal:** Erection of single storey dwelling and retention of existing mobile caravan within the site. Partly retrospective | **Site address:** Southside View London Way Melbourn Cambridgeshire |
*MPC Comment: 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.
The retrospective inclusion of the caravan would allow for permanent residency of the site without proper permissions in place.
We believe we have a duty to protect the land surrounding the development and would need clarification that conditions to protect the environment have been carried out as mentioned in the conditions raised by*

the Drainage Engineer in October 2023. We also have compliance concerns with utilities to the site. We are not sure but would assume that building control will not have been involved in the development as proper permissions were not in place during the build. We would urge compliance/enforcement/building control to investigate before a decision is made.

Decision: Granted permission (11 April 2024)

- b) [24/00727/PRIOR](#) | **Proposal:** Single storey rear extension. | **Site address:** 8 Dickasons Melbourn Cambridgeshire SG8 6EL |
MPC Comment: It was RESOLVED to support no comment.
Decision: Withdrawn (15 April 2024)
- c) [24/00725/HFUL](#) | **Proposal:** Single storey rear and side extensions, front porch extension and rear extension to existing garage. | **Site address:** 8 Dickasons Melbourn Cambridgeshire SG8 6EL |
MPC Comment: It was RESOLVED to support no comment.
Decision: Granted permission (19 April 2024)
- d) [24/0285/TTCA](#) | **Proposal:** T1 Sycamore - Fell | **Site address:** 90 High Street Melbourn Cambridgeshire SG8 6AL |
MPC Comment: No comment
Decision: Have no objection to (23 April 2024)
- e) [24/0132/TTPO](#) | **Proposal:** T.1 Yew - Fell to ground level due to damage to the wall and excessive shading of both gardens and excessive debris and bird feces. Re plant with Rowan T.2 Yew - Fell to ground level due to damage to the wall and excessive shading of both gardens and excessive debris and bird feces. Re plant with Rowan |
MPC Comment: No objection
Decision: Refused permission (23 April 2024)

PL140/24 Correspondence

- a) **INFORMATION ONLY:** [23/02559/CONDB](#) | **Proposal:** Submission of details required by condition 11 (external surfaces) of planning permission [23/02559/FUL](#) | **Site address:** New Farm Royston Road Melbourn Cambridgeshire SG8 6DH
- b) To receive any updates and consider actions.

PL141/24 To note the following applications for tree work:

- a) [24/0436/TTPO](#) | **Proposal:** T1 Hazel - This Shrub is becoming to dominant. Request to reduce to 30cm below previous pruning points. T2 Mature Yew - This tree is becoming very dominant and complaints have been made by both the owner and the neighbors about light. Request sympathetic pruning by reducing height by approx. 2.5m off top. 1m off lateral phototropic limbs where necessary. T4 Row of 10 Beech trees - Previously pollarded, these trees have now become very dense at the top. Complaints have been made about appearance and light. They also now have a large sail/ to dense at the top. Request a re-pollard, equating to reduction of 2ms to previous cuts. T5 Holly - This tree is growing in a peculiar shape as a result of previous bad pruning. It is now inhibiting parking on the driveway. Request a raise crown to 3ms all round. Reduce laterals over drive by approx. 1.5m to improve leggy form. T9 - listing/leaning Box - This Box has a progressive lean and obvious root plate heave. Slowing falling into neighbors drive. Request removal to near ground level and grinding of stump. to be replaced with native species. T10 Yew - This tree has poor form and is causing excessive shading to the garden below on both sides of fence. Request to reduce in height by 1.5ms and reduce sides by 1m where necessary. T11 Yew - This tree has poor form and is causing excessive shading to the garden below on both sides of fence. Request to reduce in height by 1.5ms and reduce sides by 1m where necessary. | **Site address:** 4 Pryors Garden New Road Melbourn | (Deadline to comment 09/05/24)
- b) **Decision notice** [24/0132/TTPO](#) | **Proposal:** T.1 Yew - Fell to ground level due to damage to the wall and excessive shading of both gardens and excessive debris and bird faeces. Re plant with Rowan T.2 Yew - Fell to ground level due to damage to the wall and excessive shading of both gardens and excessive debris and bird faeces. Re plant with Rowan. | **Site address:** 3 Garden End Melbourn Cambridgeshire |
MPC Comment: No objection.
Decision: Refused permission (26 April 2024)

PL142/24 Planning Applications:

- a) [24/01153/HFUL](#) | **Proposal:** Single storey extension to garage and the erection of porch canopy to side elevation of house. | **Site address:** 77 Orchard Road Melbourn Cambridgeshire SG8 6BB | (Deadline to comment 09/05/24)

- b) [24/01331/HFUL](#) | **Proposal:** Garage conversion with replacement of garage door with window | **Site address:** 11 The Lawns Melbourn Cambridgeshire SG8 6BA | (Deadline to comment 14/05/24)
- c) [24/01463/HFUL](#) | **Proposal:** First floor side extension | **Site address:** 3 The Lawns Close Melbourn Cambridgeshire SG8 6DR | (Deadline to comment 21/05/24)
- d) [4/01296/HFUL](#) | **Proposal:** Single storey rear extension | **Site address:** 24 Greengage Rise Melbourn Cambridgeshire SG8 6DS | (Deadline to comment 21/05/24)

PL143/24 To note any response to the Street Trading Policy changes suggested by SCDC.

PL144/24 Compliance updates: To consider any compliance updates received since last meeting

- a) To receive any updates and consider actions.

PL145/24 To note the date of next meeting as Monday 10 June 2024 at 7.30pm