

# MELBOURN PARISH COUNCIL

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Parish Clerks: Alex Coxall & Abi Williams  
Melbourn Parish Council  
Melbourn Community Hub  
30 High Street  
Melbourn  
SG8 6DZ

parishclerk@melbournparishcouncil.gov.uk

Telephone: 01763 263303

melbournparishcouncil.gov.uk

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3 July 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 Monday 8 July 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 Monday 8 July 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 Monday 8 July 2024 at 7.30pm for the purpose of transacting the following business:

*Alex Coxall & Abi Williams*

Clerks to the Parish Council

## PLANNING COMMITTEE: AGENDA

**PL015/24 To receive and approve apologies for absence**

**PL016/24 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

**PL017/24 To approve the minutes of the Planning Committee Meeting on 10 June 2024**

**PL018/24 To report back on the minutes of the Planning Committee Meetings on 10 June 2024**

**PL019/24 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)**

**PL020/24 Decision Notices:** To receive any Decision notices issued since last meeting.

- a) [23/01726/FUL](#) | **Proposal:** Change of use of the site from agriculture to the mixed use for agriculture and for the storage, packing and distribution of eggs (produced on and off site), the retention of 3 extensions to previously approved poultry sheds, and the creation of an alternative access to the site. | **Site address:** Bridgefoot Poultry Farm Barley Road Flint Cross Great And Little Chishill, Cambridgeshire | *MPC requested consultation on application in June 2023. Not granted.*  
**Decision:** Granted permission (13 June 2024)
- b) [24/0508/TTCA](#) | **Proposal:** T1 - Holm Oak - 12ms in height: reduce canopy overhang by 1.5ms to leave at 10.5ms in height T3 - Beech - 14ms in height: reduce canopy overhang to thatch by 1.5ms to provide physical clearance of roof, leaving at 12.5ms in height | **Site address:** 2 - 4 Little Lane Melbourn Cambridgeshire SG8 6BU | *MPC no comment.*  
**Decision:** Have no objection to (10 June 2024)
- c) [24/0491/TTPO](#) | **Proposal:** T1 - Yew - Fell to ground level T2 - Yew - Fell to ground level Reason - 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 SG8 6HD |  
*MPC no comment.*

**Decision:** Granted permission (10 June 2024)

- d) [24/01296/HFUL](#) | **Proposal:** Single storey rear extension. | **Site address:** 24 Greengage Rise Melbourn Cambridgeshire SG8 6DS |  
*MPC support no comment.*

**Decision:** Granted permission (20 June 2024)

- e) [24/01641/CL2PD](#) | **Proposal:** Certificate of lawfulness under S192 for garage conversion to a habitable room. | **Site address:** 6 The Lawns Melbourn Cambridgeshire SG8 6BA |  
*MPC no comment.*

**Decision:** Certificate granted (26 June 2024)

- f) [23/02559/CONDA](#) | **Proposal:** Submission of details required by condition 3 (Surface Water and Foul Water Drainage), 4 (Biodiversity Net Gain), 5 (Boundary Treatments), 8 (Ecological Enhancements), 10 (Bin and Secure Cycle Storage) and 13 (Energy Statement) of planning permission 23/02559/FUL | **Site address:** New Farm Royston Road Melbourn Cambridgeshire SG8 6DH |  
*MPC no comment.*

**Decision:** Certificate granted (24 June 2024)

- g) [24/01688/HFUL](#) | **Proposal:** Demolition of existing garage and single storey rear and side extensions and first floor rear extension. | **Site address:** 52 Medcalfe Way Melbourn Cambridgeshire SG8 6HU |  
*MPC Support no comment.*

**Decision:** Certificate granted (25 June 2024)

- h) [24/0549/TTCA](#) | **Proposal:** Tree - Willow - Remove | **Site address:** 35 High Street Melbourn Cambridgeshire SG8 6DZ |

*MPC: It was resolved to OBJECT to this application on the grounds that the removal of the tree would negatively change and greatly impact the street scene of the village. It is requested that a Trees Officer visit the site for review and consider a TPO being placed on the tree. It was noted that the health report on the tree did not provided sufficient evidence for its removal. It is also requested that works to improve the health of the tree be ordered. Followed by email to Tree Officer to highlight concerns.*

**Decision:** Tree Officer agreed amendment of tree works: Prune the Willow back to the original pollard points leaving the main trunk and stems as a high pollard. No objection. (26 June 2024)

#### PL021/24 To note the following applications for tree work:

- a) [24/0601/TTCA](#) | **Proposal:** T5 - Cherry - Fell to ground level | **Site address:** 8 Moat Lane Melbourn Cambridgeshire | (Deadline to comment 03/07/24)  
Comment submitted: *Council OBJECT to the felling of this tree under the following grounds:*  
*\* There does not appear to be a site line issue.*  
*\* The tree looks perfectly healthy and no report has been provided to indicate otherwise.*  
*As the tree is within a conservation area could consideration be taken to reduce the size of the tree rather than fell.*
- b) [24/0676/TTCA](#) | **Proposal:** Spruce - trim back to clear adjacent property by approximately 1.5-2m. Trim to clear telephone line by approximately 1m  
Sycamore in adjacent garden (139 High Street) - reduce spread above garage at 2 Water Lane only by approximately 2m - 2.5m. Taper into remainder of canopy to shape round | **Site address:** 2 Water Lane Melbourn Cambridgeshire SG8 6AY | (Deadline to comment 22/07/24)
- c) [24/0678/TTCA](#) | **Proposal:** Cherry adjacent to Hornbeam - reduce spread on one side only to clear Hornbeam by approximately 1.5m. Taper into remainder of crown to shape | **Site address:** 57 High Street Melbourn Cambridgeshire SG8 6DZ | (Deadline to comment: 22/07/24)

#### PL022/24 Planning Applications:

- a) INFORMATION ONLY: [24/01463/HFUL](#) | **Proposal:** First floor side extension with render. | **Site address:** 3 The Lawns Close Melbourn Cambridgeshire | (Deadline to comment 04/07/24) *To note – this is an update to a previously supported application. The amendment was in title of the application only and no material changes to the application were made. As such the support of MPC still stands.*
- b) [24/02322/FUL](#) | **Proposal:** Alterations to No. 65 Orchard Road and Demolition of Existing Garage. Construction of 5 No. Dwellings to land rear of No. 65 Orchard Road and Associated Access From Orchard Road. | **Site address:** 65 Orchard Road Melbourn Cambridgeshire SG8 6BB | (Deadline to comment 17/07/24)

**PL023/24 Correspondence**

- a) To note correspondence and action in relation to InPost locker installation on Little Lane.

**PL024/24 To note the following applications for proposed TTRO**

- a) To consider South Staffs Water TTRO application D3120742 as emailed to Cllrs 24 June 2024.  
*Deadline to comment 30 June 2024 – sent by email for review. No alternative available, no comment.*

**PL025/24 Land transfer updates**

- a) To consider recommending to Full Council that the TP1 for title CB334639 (Land at Orchard Gardens, The Moor, Melbourn) be signed. *To note Clerk has requested works be carried out to ensure land is handed over in a suitable state, Solicitor has requested action from developer.*

**PL025/24 Compliance updates: To consider any compliance updates received since last meeting**

**PL026/24** To note the date of next meeting as Monday 12 August 2024 at 7.30pm