

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

A meeting of the Planning Committee held on Monday 12 August 2024 at 19:30
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Barnes, Clark, Hart, Kilmurray (Chair)
Absent: Cllrs Alexander, Wilson
In attendance: Abi Williams (Parish Clerk)

PLANNING COMMITTEE: MINUTES

Meeting started 19:31

PL027/24 To receive and approve apologies for absence

Apologies were received from Cllr Coulman and District Cllr Hales with acceptable reasons given. It was RESOLVED to accept apologies from Cllr Coulman and District Cllr Hales. Proposed by Cllr Hart, seconded by Cllr Clark. All in favour.

PL028/24 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

No declarations of interest declared.

PL029/24 To approve the minutes of the Planning Committee Meeting on 8 July 2024

It was RESOLVED to accept the minutes of the Planning Committee Meeting held on 8 July 2024 as an accurate record.

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

PL030/24 To report back on the minutes of the Planning Committee Meetings on 8 July 2024

Nothing to report.

PL031/24 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)

No members of the public present.

PL032/24 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [22/01913/CONDB](#) | **Proposal:** Submission of details required by conditions 4 (surface water and foul water), 11 (hard and soft landscaping) and 12 (vehicular parking) of planning permission 22/01913/FUL | **Site address:** Land To The Rear Of 151 To 155 High Street Melbourn Cambridgeshire SG8 6AT | *MPC: No comment*
Decision: Discharge condition in full (01 Jul 2024)
It was noted.
- b) [24/01806/LBC](#) | **Proposal:** Replace all single glazed windows which were installed Circa 1969 with vacuum glazed windows and the installation of secondary glazing to all Heritage windows. | **Site address:** 25 Station Road Melbourn Cambridgeshire SG8 6DX | *MPC: Support no comment*
Decision: Application permitted (03 Jul 2024)
It was noted.
- c) [24/01463/HFUL](#) | **Proposal:** First floor side extension with render. | **Site address:** 3 The Lawns Close Melbourn Cambridgeshire SG8 6DR | *MPC Comment: Support no comment*
Decision: Application permitted (17 Jul 2024)
It was noted.
- d) [24/0601/TTCA](#) | **Proposal:** T5 - Cherry - Fell to ground level | **Site address:** 8 Moat Lane Melbourn Cambridgeshire SG8 6EH |
MPC: 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.*

Signed..... Date.....

* As the tree is within a conservation area could consideration be taken to reduce the size of the tree rather than fell.

Decision: No objection (23 Jul 2024)

It was noted.

- e) [24/01252/FUL](#) | **Proposal:** Construction of scout storage hut built from block and steel cladding to replace a timber framed hut that was destroyed by fire. On the same site as the existing concrete slab and associated works. | **Site address:** Recreation Ground The Moor Melbourn Cambridgeshire | *MPC: Support no comment*

Decision: Application permitted (31 July 2024)

It was noted.

PL033/24 To note the following applications for tree work:

- a) [24/0706/TTPO](#) | **Proposal:** T1-T9: Sycamores - Crown lift to 2.4 meters from ground level and clear building by 2 meters | **Site address:** Building 3 Whiting Way Melbourn | (Deadline to comment 26/07/24) *No objections received before meeting*

It was noted.

- b) [24/0743/TTCA](#) | **Proposal:** 1 Sycamore Tree in rear garden. Client would like to have a tree removed from their garden as it is overgrown and hanging into neighbouring property. | **Site address:** 139 High Street Melbourn Cambridgeshire | (Deadline to comment 09/08/24)

Objections raised and shared with Planning – communication to be found in supporting documents.

It was noted that objections to the application had been raised as it appears that two applications for work to the same tree have come in from different parties. It was confirmed that the Tree Officer would raise this concern and follow up.

PL034/24 Planning Applications:

- a) INFORMATION ONLY [24/01688/NMA1](#) | **Proposal:** Non material amendment on application 24/01688/HFUL for amendment to a first floor extension flat roof from the previous pitched roof due to existing solar panel constraints. | **Site address:** 52 Medcalfe Way Melbourn Cambridgeshire SG8 6HU |

It was noted that this INFORMATION ONLY application has been granted permission.

PL035/24 Correspondence

- a) To discuss enquiry about land that is not being maintained on Rosemary Place – initial response sent to resident.

Evidence of land ownership could not be concluded. It was noted that this strip of land creates a useful green barrier between Rosemary Place and Victoria Way. ACTION: Office to communicate with original land owner and investigate land register and title plan details of properties in the area to try and ascertain ownership.

- b) To note Thriplow and Heathfield Neighbourhood Plan Public Consultation is open.

It was noted.

PL036/24 Compliance updates: To consider any compliance updates received since last meeting

- a) Issue with height of front garden fencing causing sight line obstruction to highway. Resident with no internet access requested Parish to report. Compliance team confirmed investigation.

It was noted.

PL037/24 To note the date of next meeting as Monday 9 September 2024 at 7.30pm and to note the move of future meeting date from 6 January 2025 to 20 January 2025.

The date of the next meeting was noted as Monday 9 September 2024.

Meeting closed 19:46

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

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

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

Absent:

In attendance: Abi Williams (Parish Clerk)

PLANNING COMMITTEE: MINUTES

Meeting started 19:31

Cllr Coulman joined the meeting 19:32

PL015/24 To receive and approve apologies for absence

Apologies were received from Cllr Kilmurray, District Cllr Hales and County Cllr van de Ven.

It was RESOLVED to accept apologies for absence from all listed.

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

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

Cllr Alexander declared an interest in item PL022/24b due to being a resident in the locality of the application.

Dispensation was granted to remain for the discussion and abstain from the vote.

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

It was noted that a correction to item PL010/24e had been made to the draft minutes.

It was RESOLVED to approve the amended minutes of the Planning Committee Meeting held on 10 June 2024 as an accurate record.

Proposed by Cllr Hart. Seconded by Cllr Coulman. All in favour.

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

Nothing to report.

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)

There were no members of the public present.

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)

It was noted.

- 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)

It was noted.

- 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

Signed Date

with Rowan. | **Site address:** 3 Garden End Melbourn Cambridgeshire SG8 6HD |
MPC no comment.

Decision: Granted permission (10 June 2024)

It was noted.

- 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)

It was noted.

- 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)

It was noted.

- 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)

It was noted.

- 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)

It was noted.

- 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)

It was noted.

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.

Objection submitted was noted.

- 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)

It was RESOLVED to support no comment.

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

- 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)

It was RESOLVED to support no comment.
Proposed by Cllr Barnes, seconded by Cllr Alexander. All in favour.

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.*
It was noted.
- 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)

Objections were noted from residents that had been submitted to the Parish Office. Discussion took place around the ecological impact of the development and the incorrect completion of the application. Impact on parking and access was discussed.

It was RESOLVED to OBJECT to the application stating the following:

- The Parish supports the objections raised by local residents.
- Impact on congestion in the local area due to no visitor parking being provided on the development.
- The impact that extra parked vehicles would have on Orchard Road and Maple Way.
- Removal of an existing boundary to Maple Way will leave the site exposed and dramatically change the street scene.
- The ownership of the large public layby off Maple Way that is being proposed as visitors parking should be investigated as we believe this is land with a covenant to be available to the brewery.
- The public layby is in constant use by residents, patrons of the Black Horse and users of the United Reform Church and should not be relied upon as parking spaces.
- With reference to Trees and Hedges on the application form:
 - The application form states NO to “Are there trees and hedges on the proposed development site”. In December 2023 the site consisted of lush vegetation, trees and wildlife including nesting bats.
- The biodiversity net gain was calculated in April 2024 after all trees and wildlife had been removed in December 2023.
- The answer to the question “Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either: - on or after 30 January 2020 which were not in accordance with a planning permission; or - on or after 25 August 2023 which were in accordance with a planning permission?” is incorrect. Extensive removal of habitat took place in December 2023. Evidence of the previous state of the site can be found on google maps <https://www.google.com/maps/@52.0802752,0.0157146,148m/data=!3m1!1e3?entry=ttu> and https://www.google.com/maps/@52.0804529,0.0160794,3a,90y,171.37h,95.3t/data=!3m7!1e1!3m5!1sbK9XucUqMvmpftoeJqgFnQ!2e0!6shhttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DbK9XucUqMvmpftoeJqgFnQ%26cb_client%3Dmaps_sv.share%26w%3D900%26h%3D600%26yaw%3D171.36967368921904%26pitch%3D-5.297590677478894%26thumbfov%3D90!7i16384!8i8192?coh=205410&entry=ttu (dated May 2023)
- Melbourn Parish Council would encourage consultation from Ely Planning Co going forward.

Proposed by Cllr Clark, seconded by Cllr Hart.
In favour: Cllrs Barnes, Clark, Coulman, Hart, Wilson
Against:
Abstain: Cllr Alexander

PL023/24 Correspondence

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

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.

Signed Date

It was noted that no objections were raised due to there being no alternative route.

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.*

Item deferred due to error by Clerk.

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

None received.

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

The date of the next meeting was noted as Monday 12 August.

Meeting closed at 20:20

parish clerk

From: Planning Trees <Planning.Trees@scams.gov.uk>
Sent: 26 July 2024 08:58
To: parishclerk@melbournparishcouncil.gov.uk
Subject: RE: Notification for 24/0743/TTCA [SCDC]

Hi Abi,

Thanks for raising this, yes it does appear that both Notifications (s211) are for the same tree but from different agents. Possibly a result from the tree owner and neighbour level of communications?

This is a snapshot from google street view showing the tree in question:



24/0743/TTCA proposed felling of the tree, given the trees proximity to the neighbouring property and historical crown management that has reduced the trees overall natural appearance and possible created levels of defects within the crown, it would not be suitable for the LPA to consider protecting the tree through a TPO, however I would need to arrange a site visit to confirm this especially if Melbourn PC have concerns.

In terms of managing the Notifications, I think it would be beneficial if I advise Eastern Tree Surgery (24/0676/TTCA) that we have received a separate Notification advising that the owner is intending to fell the Sycamore.

I hope this helps

Kind regards

██████████ | SCDC Planning Tree Officer



GREATER CAMBRIDGE
SHARED PLANNING



Find answers to [trees and hedgerow](#) questions on the councils website and use the [mapping system](#) to search for TPO's and Conservation Areas.

Working days: Tuesdays to Fridays

Greater Cambridge Shared Planning Service

South Cambridgeshire Hall | Cambourne Business Park | Cambourne | Cambridge | CB23 6EA

The Guildhall | Market Square | Cambridge | CB2 3QJ

e: planning_trees@scambs.gov.uk

www.greatercambridgeplanning.org | www.cambridge.gov.uk | www.scambs.gov.uk | [Facebook](#) | [Instagram](#) | [LinkedIn](#)

The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council.

When you contact us, we will do our very best to help you. Please note our colleagues have the right to be treated with respect while they try to help you, threatening behaviour or verbal abuse will not be tolerated. We reserve the right to terminate contact if these guidelines are not followed.

From: parish clerk <parishclerk@melbournparishcouncil.gov.uk>
Sent: Wednesday, July 24, 2024 12:26 PM
To: Planning Trees <Planning.Trees@scambs.gov.uk>
Subject: RE: Notification for 24/0743/TTCA [SCDC]

Hi [REDACTED]

I wonder if you could help us with this application.

This seems to be referring to the same tree as [24/0676/TTCA](#).

Council had no objection to 24/0676/TTCA where they requested '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.' However, the removal of the tree in application 24/0743/TTCA is causing concern.

Would you be able to elaborate as to the reason for the double application – I am guessing different parties want different things?

Many thanks

Abi

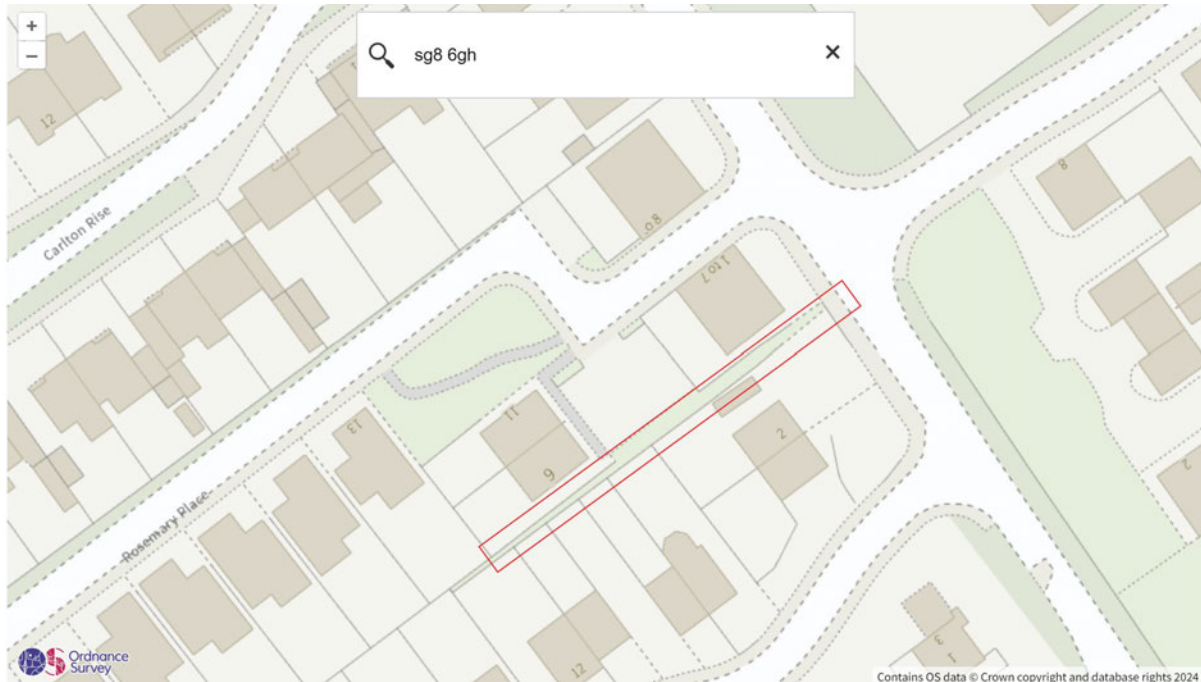


PL035 24a) Rosemary Place – land

Initial email 21 July 2024

Dear Sir or Madam,

I am a resident of Rosemary Place, Melbourn, SG8 6GH and it has come to the residents' attention that there is a strip of land between the new developments of Rosemary Place and Victoria Way for which no one is taking responsibility. The land in question is green on the Land registry map search which I have highlighted in a red box in the attached image:



This parcel of land retained a row of trees all the way along it when the development was completed (perhaps a condition of building the development?) but now many of them at the end away from the road have been felled by the owners of the property at [REDACTED] Rosemary Place which borders the end of the land.

The issues with this land are two fold and all stem from the fact that no one takes responsibility for the land:

1. The trees and foliage are overgrown and haven't been cut back or maintained in the 2.5 years since we moved into the street as can be seen in the attached pictures. One other resident has reported that some trees are dead and need to be removed.
2. The owners of [REDACTED] Rosemary Place have started to build on the land, erect fencing across it and fell trees. This week they have removed another tree with a view to extending a driveway, as can be seen in the attach picture.

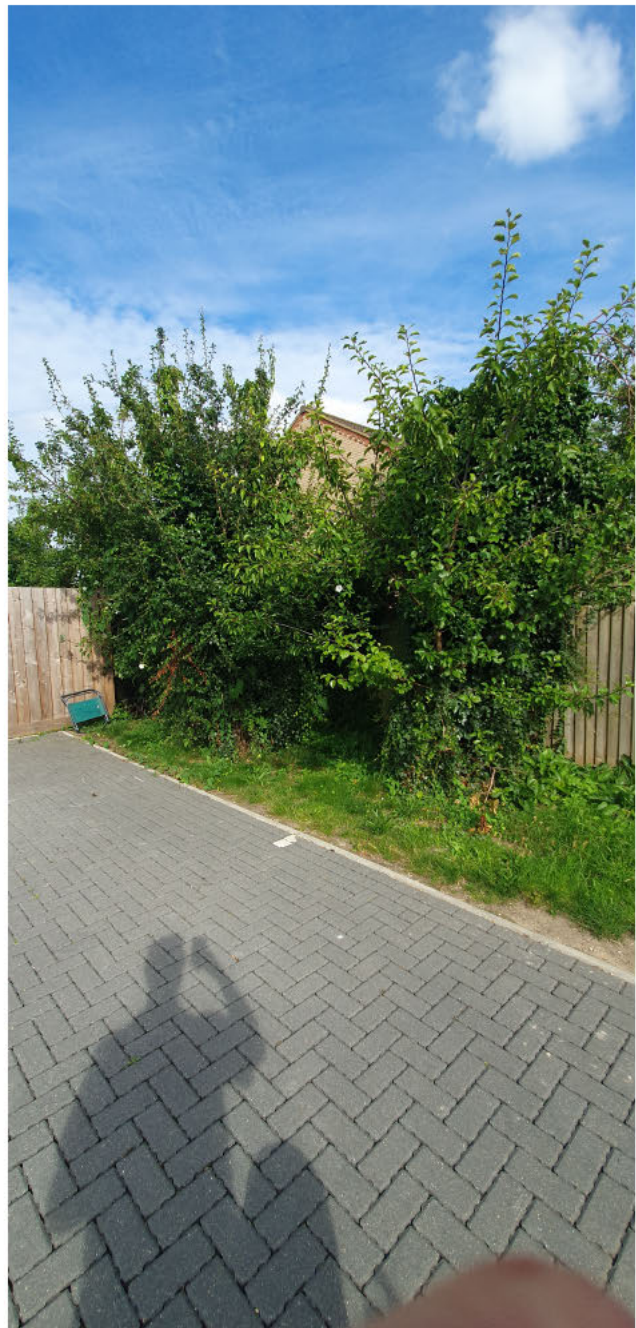
I have contacted the housebuilders who built our estate but they say they do not to own the land anymore nor have any control of it. It also has not been handed over to the management company who are responsible for the other trees and street itself - only the land numbered 58981571 has been handed over to the management company. We understand that some of the communal land is in the process of being handed over to the Parish Council including the green in the centre of the estate but this has yet to be finalised?

In summary, there is the potential for some significant issues due to the lack of responsibility for the side strip of land and I would be grateful if you can find out how it came to be like this during the planning and construction of the Rosemary Place and Victoria Heights developments. Also please can you confirm whether MPC will become responsible for the land in the future and if not, who should be responsible for it and how they can be held to account.

Yours faithfully, [REDACTED]



overgrown trees - view from New Road



overgrown trees - view from Ro

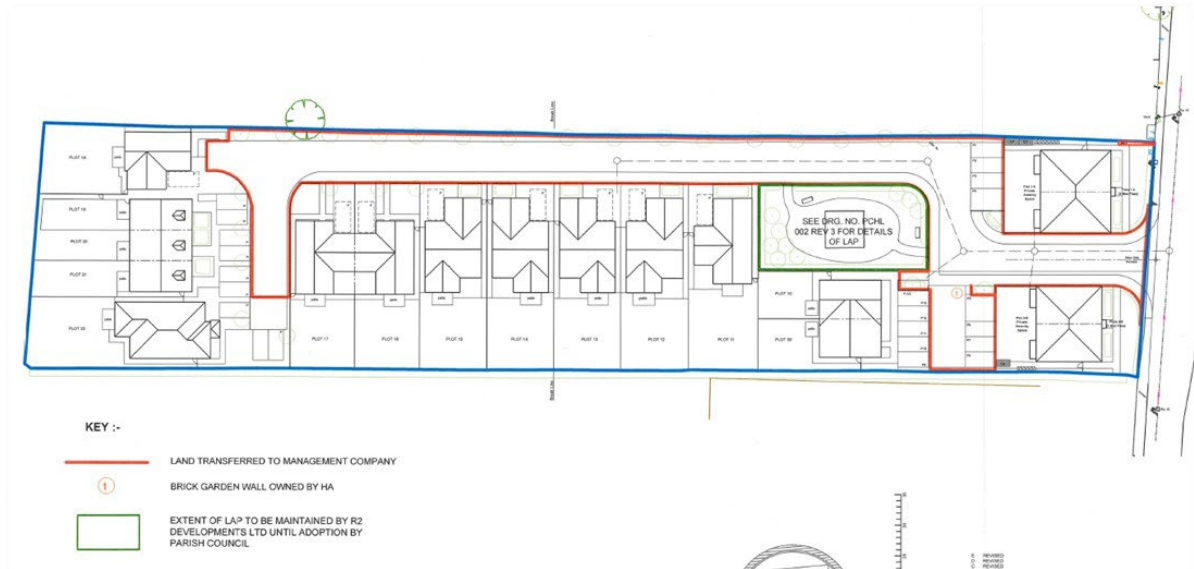


Unauthorised building

Initial response 24 July 2024

Thank you for your email. I have conducted some initial research to try and confirm the ownership of the land but as yet do not have a confirmed answer.

The land we recently took on includes titles CB423733 and CB290748 – as shown below bordered in green below:



I will continue our investigations and come back to you.

In the meantime, if you have concerns that [redacted] are building on land that does not belong to them please contact the compliance team at Greater Cambridge Planning <https://www.greatercambridgeplanning.org/planning-applications/planning-compliance/>.

I look forward to having a more defined answer for you – if you wish to discuss anything further whilst you wait please either call or pop in to the Parish Office to discuss.

Notes:

Land Reg search resulted in B Tyler as owner – on downloading the title register I believe MPC could be the holders but need confirmation? (section highlighted overleaf)

Title number: CB297472

! This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example for a court case, you'll need to [order an official copy of the register](#) (link opens in new tab).

Register summary	A: Property register	B: Proprietorship register	C: Charges register
Register summary			
Title number	CB297472		
Registered owners	BRIAN TYLER The Granary, 13 Royston Road, Harston, Cambridgeshire CB2 5NH		
Value stated	£60,000 on 20 July 2005		

[Download title register](#)



Title register for:

land on the south west side of New Road, Melbourn (Freehold)

Title number: CB297472

Accessed on 22 July 2024 at 10:37:48

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	CB297472
Registered owners	BRIAN TYLER The Granary, 13 Royston Road, Harston, Cambridgeshire CB2 5NH
Value stated	£60,000 on 20 July 2005

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2005-07-20	CAMBRIDGESHIRE : SOUTH CAMBRIDGESHIRE The Freehold land shown edged with red on the

plan of the above Title filed at the Registry and being land on the south west side of New Road, Melbourn.

2 2005-07-20 The mines and minerals under the land edged and numbered 1 in blue on the title plan beyond the distance of 200 feet from the surface are excluded from this registration.

3 2005-07-20 The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the adjoining land tinted pink and tinted yellow on the title plan dated 31 January 2005 made between 1) Brian Tyler and 2) Flagship Housing Group Limited.

NOTE: Copy filed under CB297471

4 2005-07-20 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the adjoining land edged and numbered 2 in blue on the title plan dated 17 June 1998 referred made between 1) Brian Tyler (Vendor) and 2) Melbourn Parish Council (Purchaser) :-

"TOGETHER WITH the easements rights and privileges specified in the Second Schedule hereto for the benefit of the Property and each and every part thereof BUT EXCEPT AND RESERVED unto the Vendor for the benefit of the Retained Land and each and every part thereof the easements rights and privileges specified in the Third Schedule hereto.

THE SECOND SCHEDULE

Rights Granted

1. A right to enter onto the Retained Land to

construct a roadway 5.0 metres wide on that part of the Retained Land shown coloured green on the plan annexed hereto leading from the Property to New Road Melbourn and to enter onto the Retained Land for the purposes of repair renewal and maintenance as may be from time to time necessary.

2. A right of way for the Purchaser and their successors in title to the Property with or without vehicles at all times and for all purposes and for all purposes in connection with the use of the Property as a cemetery over and along the accessway 5.0 metres wide (the accessway) the approximate position of which is shown coloured green on the plan or any alternative accessway provided in accordance with paragraph 2 of the Third Schedule hereto.

3. The right to lay one waterpipe from and to New Road Melbourn and the Property under the accessway or under such other part of the Retained Land as the relevant water or other authority or authorities may require and which is reasonably acceptable to the Vendor together with the right to enter upon the Retained Land for the purposes of laying the waterpipe and thereafter of maintaining cleansing inspecting repairing or renewing the same.

4. A right to use the said waterpipe once laid and to run and pass water through and along the same.

5. A right to instal and retain lockable gates at some point on the accessway or alternative accessway in such a position (subject to the provisions of paragraph 2 of the Fifth Schedule hereto as may be agreed in writing by the Vendor subject to the right for the Vendor to require them to be relocated (subject to the provisions of paragraph 2 of the Fifth Schedule) at the Vendor's

expense upon reasonable notice.

THIRD SCHEDULE

Exceptions and Reservations

1. A right for the Vendor and the Vendor's successors in title to the Retained Land to use in common with the Purchaser and all others entitled thereto the accessway constructed over the land coloured green at all times and for all purposes with or without vehicles subject to the payment of a fair proportion of the cost of maintaining the same.

2. If necessary due to planning or highways requirements a right for the Vendor and the Vendor's successors in title to the Retained Land on not less than twenty eight days prior written notice to the Purchaser to remove at the Vendor's cost the accessway shown coloured green on the plan and to construct an alternative accessway or roadway of no less than 5.0 metres in width to no less a standard than that removed providing access by such reasonable route as the Vendor shall in his reasonable discretion think fit to and from the Property from the publicly adopted highway New Road Melbourn provided that in exercising such right the minimum amount of inconvenience shall be caused to the Purchaser and the relevant works shall be carried out with due diligence and speed and provided further than an adequate means of access with or without vehicles for use by the Purchaser shall be maintained at all times."

.....

FIFTH SCHEDULE

Vendor's Covenants

.....

2. Not to do anything which would result in a breach of Planning Permissions number S/0711/96/F including without prejudice to the foregoing the erection of gates on the vehicular access to the Property set back less than 7.5 metres from the edge of the public highway.

.....

"Perpetuity Period" the period of eighty years commencing on the date of this Transfer.

"Retained Land" the adjoining land of the Vendor shown for the purposes of identification only in part hatched green and in part coloured green on the plan annexed hereto."

NOTE: Copy plan filed under CB214050.

5	2009-08-26	The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
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6	2009-08-26	The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered CB347604 in green on the title plan dated 30 July 2009 made between (1) Brian Tyler and (2) Melbourn Parish Council.
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NOTE: Copy filed under CB347604.

7	2015-07-23	The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered CB404032 in green on the title plan dated 22 June 2015 made between (1) Brian Tyler and (2) Granary Developments Limited.
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NOTE: Copy filed under CB404032.

8	2016-04-15	ENTRY CANCELLED on 28 March 2017.
9	2016-04-15	In addition to the parts edged and numbered in green the parts tinted green on the title plan have been removed from the title.
10	2016-04-15	The land has the benefit of any legal easements reserved by transfers of land removed from the title shown tinted green on the title plan.
11	2016-04-15	The land has the benefit of rights of entry for constructing, inspecting, maintaining, repairing, renewing, rectifying, cleansing, decorating, relaying, replacing, altering, enlarging and removing reserved by transfers of land removed from the title shown tinted green on the title plan.
12	2016-10-14	The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered CB417679 in green on the title plan and other land dated 3 October 2016 made between (1) Brian Tyler and (2) Granary Developments Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under CB417679.

13	2017-03-28	A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
14	2017-07-21	The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered CB425214 in green on the title plan dated 19 July 2017 made between (1) Brian Tyler and (2) The Cambridge Housing Society Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under CB425214.

15 2017-07-21 The land has the benefit of any legal easements reserved by a Transfer of other land dated 19 July 2017 made between (1) Granary Developments Limited and (2) The Cambridge Housing Society Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under CB425217.

16 2018-01-31 The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered CB430165 in green on the title plan dated 1 December 2017 made between (1) Brian Tyler and (2) Granary Developments Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under CB430165.

17 2018-05-01 The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered CB432312 in green on the title plan dated 13 March 2018 made between (1) Brian Tyler and (2) Granary Developments Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under CB432312.

18 2018-11-02 The land has the benefit of any legal easements reserved by a Transfer of 40 Victoria Way dated 28 September 2018 made between (1) Granary Developments Limited and (2) David John Cottenden and Janet Mary Cottenden but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under CB437451.

19 2019-04-08 The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered CB441840 in green on the title plan dated 4 April 2019 made between (1) Brian Tyler and (2) Granary Developments Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under CB441840.

20 2019-05-02 The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered CB442577 in green on the title plan dated 30 April 2019 made between (1) Brian Tyler and (2) The Cambridge Housing Society Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under CB442577.

21 2019-08-05 The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered CB445188 in green on the title plan dated 2 August 2019 made between (1) Brian Tyler and (2) Granary Developments Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under CB445188.

22 2019-09-26 The land has the benefit of any easements reserved by transfers of land removed from title CB441840 shown tinted green on the title plan for that title.

23 2020-02-21 The land has the benefit of any legal easements reserved by a Transfer of the land CB450818 on the title plan dated 20 February 2020 made between (1) Brian Tyler and (2) Granary Developments

Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under CB450818.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2005-07-20	PROPRIETOR: BRIAN TYLER of The Granary, 13 Royston Road, Harston, Cambridgeshire CB2 5NH.
2	2005-07-20	The value stated as at 20 July 2005 was £60,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date	
1	2016-04-15	The estate roads, verges and footpaths subject to rights of way on foot or with vehicles granted by transfers of the parts tinted green on the title plan.
2	2016-04-15	The land is subject to rights of drainage and rights in respect of water, gas, electricity and other services granted by transfers of the parts tinted green on the title plan.
3	2016-04-15	The parts of the land affected thereby which adjoin the parts tinted green on the title plan are subject to rights granted by transfers of the parts so tinted

of overhang, protrusion, support and protection of the parts so tinted with rights tie in the adjoining dwellings upon such adjoining parts.

4 2016-04-15 The parts of the land affected thereby subject to rights for the purpose of reading gas, electric and water meters granted by transfers of the parts tinted green on the title plan.

5 2017-07-21 UNILATERAL NOTICE in respect of a right of way in a Deed of Easement dated 19 July 2017 made between (1) Granary Developments Limited, (2) Brian Tyler and (3) Melbourn Parish Council.

NOTE: Copy filed under CB425214.

6 2017-07-21 BENEFICIARY: Melbourn Parish Council of 30 High Street, Melbourn SG8 6DZ.

7 2019-09-26 The land is subject to any easements granted by transfers of land removed from title CB441840 shown tinted green on the title plan for that title.

parish clerk

From: Neighbourhood Planning
<Neighbourhood.Planning@greatercambridgeplanning.org>
Sent: 05 August 2024 09:20
To: Neighbourhood Planning
Subject: Thriplow and Heathfield Neighbourhood Plan – Submission public consultation

Flag Status: Flagged

Dear Sir/Madam,

Thriplow and Heathfield Parish Council submitted its Neighbourhood Plan to South Cambridgeshire District Council, on 7 June 2024, along with its supporting documents.

We are now seeking your views on the Thriplow and Heathfield Neighbourhood Plan before it is considered by an Independent Examiner and can proceed towards a referendum.

Comments can be submitted to South Cambridgeshire District Council between 9am on Monday 5 August 2024 and 5pm on Monday 30 September 2024.

How can I make comments?

You are encouraged to comment online via our consultation system:

<https://consultations.greatercambridgeplanning.org/>

However, if you are unable to comment online, please email us at

neighbourhood.planning@greatercambridgeplanning.org

Or write to us at: Planning Policy Team, South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA.

Please include your name, and both your postal and email addresses with any comments so we can keep you informed on the progress of the Neighbourhood Plan.

All comments received during the consultation period will be published. Please refer to our privacy notice for further details, which can be found on our [website](#).

Where can I view the Neighbourhood Plan and its supporting documents?

To view the Thriplow and Heathfield Neighbourhood Plan and its supporting documents, visit: [Thriplow Neighbourhood Plan - South Cambs District Council \(scams.gov.uk\)](#)

During the consultation, you can view the Neighbourhood Plan and its supporting documents in the public reception area at our office at Cambourne Business Park. The office is now open on limited days of the week. Please note that if you wish to view the documents you must book an appointment first via the [booking service](#) on our website.

It will also be possible to view the documents by appointment at The Barbara Pointon Room at Thriplow Village Hall, Middle Street, Thriplow, Royston SG8 7RD. Appointments can be made by emailing the Thriplow and Heathfield Neighbourhood Planning Group at: THNPgroup@gmail.com.

What is the Thriplow and Heathfield Neighbourhood Plan?

A Neighbourhood Plan is a way for communities to take a proactive approach to deciding the future of the places where they live and work. Once 'made' (adopted) a Neighbourhood Plan has the same legal status as the district wide Local Plan, and alongside the Local Plan will be used in deciding planning applications that fall within its area. Further information is available on our website:

www.greatercambridgeplanning.org/emerging-plans-and-guidance/neighbourhood-planning/

The Thriplow and Heathfield Neighbourhood Plan sets out a range of planning policies which cover many issues that are considered important to the local community.

We look forward to receiving your comments on the Thriplow and Heathfield Neighbourhood Plan.

Yours faithfully


Planning Policy Manager

Why did you get this email?

You have received this email because:

- You were consulted on or responded to the Regulation 14 consultation carried out by Thriplow and Heathfield Parish Council on the pre-submission version of the Thriplow and Heathfield Neighbourhood Plan.
- You have opted in to be notified about planning policy matters in Greater Cambridge generally.
- You have opted in to be notified about Neighbourhood Plans generally, and/or you have opted in to be notified specifically about Thriplow and Heathfield Neighbourhood Plan.
- You are a statutory body or consultee that we are required to notify.

Policy, Strategy and Economy Team



Greater Cambridge Shared Planning Service
South Cambridgeshire Hall | Cambourne Business Park | Cambourne | Cambridge | CB23 6EA
The Guildhall | Market Square | Cambridge | CB2 3QJ
e: Neighbourhood.Planning@greatercambridgeplanning.org | t: 01954 713694

www.greatercambridgeplanning.org | www.cambridge.gov.uk | www.scamb.gov.uk | [Facebook](#) | [Instagram](#) | [LinkedIn](#) | [X](#)

The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council.

parish clerk

From: Noreply@greatercambridgeplanning.org
Sent: 11 July 2024 13:32
To: parishclerk@melbournparishcouncil.gov.uk
Subject: Compliance Case reference: EN/00392/24 - Received

Dear Sir/Madam,

Our Reference: EN/00392/24

Site address: [REDACTED]

Nature: Nature of Complaint: Front garden fencing installed and blocking sight lines Front garden / driveway fencing has been replaced - fencing is above 1m tall and is blocking sight lines from neighbouring properties when using driveway. Reporting on behalf of resident who does not have a computer. Related Planning Reference: Date breach occurred: 08/07/2024

Thank you for drawing to my attention the suspected breach of planning control at the above address.

The case has been initially allocated to a senior compliance officer who will provide a detailed factual report from which the Compliance Manager can make an initial assessment of the case and whether enforcement action can and should be taken. This will be based on the relevant planning law and the Council's adopted planning policies and guidelines.

We have produced information on our website which explains in more detail the planning compliance procedures that we follow in investigating a complaint [Planning Compliance \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)

Although in some cases the Council may have limited powers to take enforcement action, please be assured that all reports of possible breaches in planning control are thoroughly investigated. Every effort is made to remedy the situation when powers under the above Acts do permit and it is appropriate to do so.

Yours faithfully

[REDACTED]

[REDACTED]

Principal Planning Compliance Manager



GREATER CAMBRIDGE
SHARED PLANNING

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