



🏠 **Melbourn Parish Council**
Melbourn Community Hub
30 High Street
Melbourn
SG8 6DZ

👤 Abi Williams, Clerk
👤 Alex Coxall, Deputy Clerk
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5 February 2025

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 10 February 2025 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 10 February 2025 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 10 February 2025 at 7.30pm for the purpose of transacting the following business:

Abi Williams

Clerk to the Parish Council

PLANNING COMMITTEE: AGENDA

PL092/25 To receive and approve apologies for absence

PL093/25 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

PL094/25 To approve the minutes of the Planning Committee Meeting on 20 January 2025

PL095/25 To report back on the minutes of the Planning Committee Meetings on 20 January 2025

PL096/25 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)

PL097/25 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [23/01134/FUL](#) | **Proposal:** Demolition of 13,594sq.m of existing buildings, alterations and extensions by 1,127 sq.m to retained buildings to allow use within Class E within Ash House, Class E(b) within Moat House and Class C1 within the new wing rear of Moat House, development of 46,031 sq.m of new office and technology research facilities (Class E(g)(i), (ii) and (iii)) including continued use of DaVinci building and 22,941 sq.m of ancillary buildings for vehicle and cycle parking, together with temporary and permanent plant and infrastructure works including formation of two additional vehicular accesses and one additional vehicular egress from Cambridge Road and landscaping. | **Site address:** Land At Melbourn Science Park Cambridge Road Melbourn Cambridgeshire |
MPC Comment:
Reservations have not changed and committee wish to request that the Townscape and Visual Impact Assessment shows additional images using 3D modeling from roads in close proximity to the site, including but not limited to Moat Lane, Dury Lane, the entrance from Cambridge row, from the High Street at Sheepshead Row, and at the junction of Cambridge Road and Armingford Crescent. A document of site lines along with What3words coordinates has been uploaded.
Previous Comment Date: Thu 13 Apr 2023 It was RESOLVED to support the application with the following comments highlighting serious reservations about the development:
 - * The height and scale of buildings resulting in overshadowing and overlooking of neighbouring properties
 - * The light pollution from lights on site and the lights from the taller buildings
 - * The increased amount of traffic travelling through the village and ensuring the correct conditions are put in place.
 - * The increased number of car parking spaces and how sustainable travel will be encouraged
 - * Clarification that the health assessment carried out by Savills did consult a medical professional

* The increased rental fee which has made use of the premises on the site unaffordable for local businesses.

Decision: Application permitted (with conditions) (17 January 2025)

- b) [24/04368/FUL](#) | **Proposal:** Erection of 2 No. self/custom build Dwellings. | **Site address:** Land Adjacent To Blakeney's Cambridge Road Melbourn Cambridgeshire SG8 6EY |
MPC Comment: Support no comment

Decision: Application withdrawn (17 January 2025)

- c) [24/04330/HFUL](#) | **Proposal:** Single storey rear extension and alterations to existing ground floor rear roof shape with installation of roof lights | **Site address:** 4 Greenbanks Melbourn Cambridgeshire SG8 6AS |
MPC Comment: Support no comment

Decision: Application permitted (13 January 2025)

- d) [22/04904/NMA1](#) | **Proposal:** Non material amendment on application 22/04904/FUL for addition of a single window to living room of Plot 2 (west elevation). | **Site address:** 4 Station Road Melbourn Cambridgeshire SG8 6DX |

Decision: Refused application (16 January 2025)

- e) [24/04821/SCRE](#) | **Proposal:** EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for a proposed solar farm and battery energy storage system development. | **Site address:** Land South Of Muncneys Farm London Way Melbourn Cambridgeshire SG8 6DJ |

MPC Comment: No comment

Decision: EIA screening not required (23 January 2025)

- f) [24/1455/TTCA](#) | **Proposal:** T1 Sycamore - Reduce branches overhanging thatched roof by up to 4ms. T2 Alder - Reduce branches overhanging thatched roof by up to 4ms. T3 Apple - Crown reduce by up to 3ms. | **Site address:** 96 High Street Melbourn Cambridgeshire SG8 6AL |

MPC Comment: No comment

Decision: No objection (22 January 2025)

- g) [24/1423/TTPO](#) | **Proposal:** T1: 13.7 meters Lime tree - to undergo a crown reduction and thinning by 20% (2.7-meters). This tree was last worked on (approximately five years ago) and has grown back unevenly. This work will restore it towards previous cut points, leaving it healthy and balanced. The proposed work will be to maintain the appropriate size for this tree given it's proximity to the house, letting more light into the property and garden to allow other planting to thrive. | **Site address:** 27 The Lawns Melbourn Cambridgeshire SG8 6BA |

MPC Comment: No comment

Decision: Tree application permitted (22 January 2025)

- h) [23/02556/FUL](#) | **Proposal:** Conversion of a redundant agricultural barn into one dwelling and change of use of agricultural land to residential curtilage, following the granting of Class Q at New Farm, Melbourn. | **Site address:** New Farm Royston Road Melbourn Cambridgeshire SG8 6DH |

MPC Comment: 15/08/23 It was resolved to OBJECT due to lack of information there is a concern about the adverse impact on nature conservation in this area. Concern was noted about a lack of information regarding how the ecology of the site would be impacted.

23/01/25 It was resolved to SUUPPORT no comment.

Decision: Application permitted (27 January 2025)

PL098/25 To note the following applications for tree work:

- a) [25/0053/TTCA](#) | **Proposal:** T1, T2 and T3 - Ash - Fell to ground level - Self set tree, leaning due to over shading. | **Site address:** 44 High Street Melbourn Cambridgeshire | (Deadline to comment 10 Feb 2025)
No objection from email. Owner called – application has been withdrawn

- b) [25/0057/TTCA](#) | **Proposal:** T1 - Prunus - Reduce spread on all sides by up to 2m and shape into remainder of canopy, retaining height. T2 - Beech - Reduce height and spread on all sides by up to 2.5m, down to previous reduction points. | **Site address:** 9 Drury Lane Melbourn Cambridgeshire | (Deadline to comment 10 Feb 2025) *No objection from email.*

- c) [25/0065/TTPO](#) | **Proposal:** Ash - Remove. Reason - There were two large trees near to the property. One fell down in recent winds and the remaining tree is nearer to the house, so we have concerns that if that one also blew over it would cause extensive damage to the house. | **Site address:** 43 The Lawns Melbourn Cambridgeshire SG8 6BA | (Deadline to comment 19 Feb 2025) *Request to confirm need to remove by Inspector.*

PL099/25 Planning Applications:

- a) [25/00180/HFUL](#) | **Proposal:** Part garage conversion, single storey side and rear extension. | **Site address:** 46 The Moor Melbourn Cambridgeshire SG8 6ED | (Deadline to comment 11 Feb 2025)
- b) [25/00025/PRIOR](#) | **Proposal:** Erection of a grain store for the storage and separation of various crops. | **Site address:** Land Adjacent To Garden Centre Cambridge Road Melbourn Cambridgeshire SG8 6RB | (Pending consideration)

PL100/25 Licensing – Street Trading Consent

- a) To consider response to street trading consent – variation to Between Buns STC269921

PL101/25 Roadworks & Events notifications

- a) To note roadworks bulletin from Cambridgeshire County Council listing events for Melbourn as:
 - 07/02 – 16/03, Melbourn Bypass, multiway signals (UK Power Distribution)
 - 07/02 – 11/02, Station Road, two-way signals (Virgin Media)
 - 04/02 – 06/02, High Street. give and take (Cambridge Water Company)
 - 04/02 – 06/02, Beechwood Ave, multiway signals (Cambridge Water Company)

PL102/25 Correspondence

- a) Cambridgeshire County Council consultation on the proposed 2025 revision of the Local Validation List for planning applications. Consider response.
- b) To consider request to carry out works on trees at Elm Way from resident.
- c) To note update on Melbourn Greenway project from Kerry Allen, Senior Project Manager.

PL102/25 To note the date of next meeting as **Monday 10 March 2025** at 7.30pm