



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

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

A meeting of the Planning Committee held on Monday 7 April 2025 at 20:00
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Barnes, Clark, Kilmurray (Chair)

Absent:

In attendance: Abi Williams (Parish Clerk)

PLANNING COMMITTEE: MINUTES

Meeting started 20:08

PL114/25 To receive and approve apologies for absence

Apologies received from Cllrs Alexander, Hart and Wilson with acceptable reasons given.
It was **RESOLVED** to accept apologies of absence from Cllrs Alexander, Hart and Wilson.
Proposed by Cllr Barnes, seconded by Cllr Clark. All in favour.

PL115/25 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

None received.

PL116/25 To approve the minutes of the Planning Committee Meeting on 10 March 2025

It was **RESOLVED** to approve the minutes of the Planning Committee Meeting held on 10 March 2025 as an accurate record.
Proposed by Cllr Clark, seconded Cllr Barnes. All in favour.

PL117/25 To report back on the minutes of the Planning Committee Meetings on 10 March 2025

Nothing to report.

PL118/25 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)

No members of the public were present.

PL119/25 Decision Notices: To receive any decision notices issued since last meeting.

- a) [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 | *MPC Comment: Object on grounds of supporting local residents, impact of congestion and parking in area, non-compliance with clearing of site. Attended site visit with ecology.*
Decision: Granted permission (5 March 2025)
The decision was noted.
- b) [24/04289/HFUL](#) | **Proposal:** Two storey front and side, and single storey rear extensions with associated landscaping and drainage. New cladding to exterior and installation of PV solar panels. | **Site address:** 36 Medcalfe Way Melbourn Cambridgeshire SG8 6HU | *MPC Comment: It was resolved to partially SUPPORT the application as follows: * Support the side and rear elements of the application * OBJECT to the front elevation due to out of keeping with the street scene and extending forward of the property line.*
Decision: Refused application (4 March 2025)
The decision was noted.

- 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 | *MPC Comment: It was RESOLVED to object with the request that a tree officer or professional declare that the tree is unsafe / requires removal.*
Decision: Granted permission (5 March 2025)
The decision was noted.
- d) [25/0137/TTCA](#) | **Proposal:** T1 - Shrub - Remove T2 - Shrub Reduce by 1 metre. T4 Box Elder - Remove T5 Mahonia - Reduce by 1.5metres T6 Holly - Reduce by 1 metre | **Site address:** 2 Meadow Way Melbourn Cambridgeshire SG8 6EA | *MPC Comment: No objection*
Decision: No objection (10 March 2025)
The decision was noted.
- e) [25/0147/TTCA](#) | **Proposal:** T1,T2,T3 & T4 - Ash - Fell to ground level. | **Site address:** 44 High Street Melbourn Cambridgeshire SG8 6DZ | *MPC Comment: No objection*
Decision: No objection (10 March 2025)
The decision was noted.
- f) [25/00180/HFUL](#) | **Proposal:** Part garage conversion, single storey side and rear extension. | **Site address:** 46 The Moor Melbourn Cambridgeshire SG8 6ED | *MPC Comment: Support no comment*
Decision: Application permitted (17 March 2025)
The decision was noted.
- g) [25/0201/TTCA](#) | **Proposal:** T.1 Beech - Crown reduce the height by 3M and lateral branches by 2.5M (back to suitable twig growth). | **Site address:** 66 High Street Melbourn Cambridgeshire SG8 6AJ | *MPC Comment: No objection*
Decision: No objection (24 March 2025)
The decision was noted.
- h) [25/0208/TTPO](#) | **Proposal:** T.1 Plum - Crown reduce height by 2M and lateral growth by 1.5M to increase light to the rear garden. G.2 - Plum group - Cut back lateral growth from neighbouring Plum trees (trees are located in Elm way woodland area) to the boundary. This has previously been done and the regrowth is approx 1.5M of overhang to cut back. No height reduction. | **Site address:** 6 New Road Melbourn Cambridgeshire SG8 6BX | *MPC Comment: No objection*
Decision: Tree application permitted (24 March 2025)
The decision was noted.

PL120/25 To note the following applications for tree work:

- a) [25/0245/TTCA](#) | **Proposal:** T1 - Ash - Crown reduce the height by 4M and reduce lateral growth by 3M to achieve removing approx 30% whilst retaining the main framework of the crown. Tree has lost several branches and this will reduce biomechanical stress and achieve lowering the risk of failure. | **Site address:** 9A The Moor Melbourn Cambridgeshire | (Deadline to comment: 26 Mar 2025) *No objection from email.*
No objection.
- b) [25/0277/TTCA](#) | **Proposal:** T1 - Mature Horse Chestnut over driveway - Request a 4m crown lift over driveway to improve access from delivery vans etc. Removal of Ivy at base to re assess health of tree. T2 - Mature Rotten Horse Chestnut pollard on driveway - This tree has been poorly managed in the past. Its bark is falling away to reveal onset decay underneath and there is significant deadwood in the upper crown. Possible evidence of Brittle Cinder fungus at the base. Request a Monolith to 6m of this crown to remove risk of failure and retain as habitat. T3 - Mature Yew by corner of house - Request a gentle crown lift to 2m and target prune away from building to provide 1.5m clearance to improve. Aim of works is to improve pedestrian/car access and astetic of Yew, and protect building. T4 - Dead Weeping Ash - Removal to ground level. T5 - Rotten Weeping Ash - Removal to ground level. T6 - Holly in middle of driveway - Removal to ground level. T7 - Mature Bay in parking area - This tree is in good health but has not been managed for some years. It is also pushing against boundary wall. Request a 1.5m reduction to manage size. | **Site address:** 80 High Street Melbourn Cambridgeshire | (Deadline to comment 3 April 2025) *No objection from email.*

No objection.

- c) [25/0322/TTPO](#) | **Proposal:** T1 - Sycamore - Remove 2x lower branches to allow more light to the garden and to give adequate clearance from the house. T2 - Sycamore - Remove 3x lower branches to allow more light to the garden and to give adequate clearance from the house. T3 - Sycamore - Remove 2x lower branches to allow more light to the garden and to give adequate clearance from the house. | **Site address:** 1 The Lawns Melbourn Cambridgeshire SG8 6BA | (Deadline to comment 17 April 2025) *No objection from email.*

No objection.

PL121/25 Planning Applications:

- a) [25/00808/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 | *Related to previous refused application [25/00025/PRIOR](#) – MPC comment: Support no comment*
Approved by Greater Cambridge Planning prior to meeting, decision noted.
- b) [25/00812/FUL](#) | **Proposal:** Flat roof extension, construction of covered smoking area and raised deck with covered pergola to rear garden. | **Site address:** 105 High Street Melbourn Cambridgeshire SG8 6AP (The Dolphin) | (Deadline to comment: 9 April 2025)
It was RESOLVED to support no comment.
Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.
- c) [25/01058/FUL](#) | **Proposal:** Conversion of existing Double Garage into Accommodation including Side Extension and additions to Fenstration. To enable the Applicants Son to be living on site and to be on hand for the Applicants potential changes in care needs. | **Site address:** 8 Water Lane Melbourn Cambridgeshire | (Deadline to comment: 11 April 2025)
Related to previous application [24/03105/FUL](#) – MPC comment: Support no comment
It was RESOLVED to support no comment.
Proposed by Cllr Kilmurray, seconded by Cllr Barnes. All in favour.

PL122/25 Land transfer

- a) Consider actions for progressing Greengage Rise land transfer.
It was noted that the plans provided for consideration do not reflect previous plans received. ACTION: Office to investigate change in land offer and confirm to Full Council.
- b) Update on transfer of LEAP, LAP and residential open space land from Hopkins Homes.
It was noted that the initial report from inspections has been presented to Hopkins Homes. A follow-up meeting will be held on site to confirm actions.

PL123/25 To note the date of next meeting as **Tuesday 6 May 2025** at 8pm.

The date of the next meeting was noted as Tuesday 6 May 2025.

Meeting closed 20:23