



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

👤 Abi Williams, Clerk
👤 Alex Coxall, Deputy Clerk
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30 April 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 Tuesday 6 May 2025 at 8.00pm 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 6 May 2025 at 8.00pm 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 6 May 2025 at 8.00pm for the purpose of transacting the following business:

Abi Williams

Clerk to the Parish Council

PLANNING COMMITTEE: AGENDA

PL124/25 To receive and approve apologies for absence

PL125/25 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

PL126/25 To approve the minutes of the Planning Committee Meeting on 7 April 2025

PL127/25 To report back on the minutes of the Planning Committee Meetings on 7 April 2025

PL128/25 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)

PL129/25 Decision Notices: To receive any decision notices issued since the last meeting.

- a) [25/00471/HFUL](#) | **Proposal:** Installation of new gates in the rear garden at the existing access to Chapel Lane. | **Site address:** 91 High Street Melbourn Cambridgeshire SG8 6AA |
MPC Comment: Support no comment
Decision: Application permitted (4 April 2025)
- b) [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 |
MPC Comment: No comment
Decision: Prior approval given (31 March 2025)
- c) [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 SG8 6ED |
MPC Comment: No comment
Decision: No objection (31 March 2025)
- d) [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 aesthetic 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 SG8 6AL |

MPC Comment: No objection

Decision: No objection (14 April 2025)

PL130/25 To note the following applications for tree work:

- a) [25/0332/TTPO](#) | **Proposal:** Sycamore X 2 - Reduce the height up to 4m (Tall tree) , Reduce height up to 3m (Short tree) and lateral branches by 2.5m, branches back to suitable twig growth due to excessive shading in rear garden. Create a smaller canopy of healthy branches to retain a natural shape for their location. | **Site address:** 12 Pryors Orchard Melbourn Cambridgeshire | (Deadline to comment: 28 April 2025) *No objection from email.*
- b) [25/0375/TTCA](#) | **Proposal:** G1 - Sycamores (approx 12ms high and with average crown spread over drive of 2ms) - Crown raise to 5ms over drive and reduce remaining upper laterals over drive back by 2ms where necessary to ensure clear access for high sided delivery vehicles. T3 - Holly with Group 2: fell as close to ground level as possible. | **Site address:** 25 Station Road Melbourn Cambridgeshire | (Deadline to comment 9 May 2025)
- c) [25/0392/TTPO](#) | **Proposal:** T1 - MATURE BEECH x 6ms high and 1.75ms from front of property – Remove. Reason - Causing structural damage to bay window, indicative from external cracking around window and side aspect and dislodgement of mortar and movement of window sill and bay window asphalt roofing, despite being regularly pruned. | **Site address:** 12 The Lawns Melbourn Cambridgeshire | (Deadline to comment 13 May 2025) *Concern raised that tree should be inspected by Tree officer before any decision is raised. Contacted planning.*

PL131/25 Planning Applications:

- a) [25/01258/HFUL](#) | **Proposal:** Garage conversion to home office and store replacing garage door with bifold doors. | **Site address:** 18 Clover Way Melbourn Cambridgeshire | (Deadline to comment: 8 May 2025)
- b) [25/01265/HFUL](#) | **Proposal:** Erection of a boundary fence, addition of electric operated drive gate, construction of 2 No. sheds and 1 No. summerhouse. | **Site address:** Hillside House Newmarket Road Melbourn | (Deadline to comment: 8 May 2025)
- c) [25/01373/HFUL](#) | **Proposal:** Single storey rear extension and the creation of a window to existing side (South West) elevation. | **Site address:** 17 Carlton Rise Melbourn Cambridgeshire | (Deadline to comment: 7 May 2025)
- d) [25/01464/HFUL](#) | **Proposal:** Single storey side extension. | **Site address:** Bridgefoot Farm, Fledgling Barn Barley Road Flint Cross Great And Little Chishill| (Deadline to comment: 12 May 2025)
- e) [25/01470/HFUL](#) | **Proposal:** Enclose a single bay of an existing 3 bay car port for use as an additional workshop space. | **Site address:** 25 Station Road Melbourn Cambridgeshire | (Deadline to comment: 20 May 2025)

PL132/25 Land transfer

- a) To receive an update on land transfer at Hopkins Homes and consider any actions.

PL133/25 Cambridgeshire Highways – Highway Maintenance Investment 2025/26

- a) Update on Highway Maintenance Investment requests for capital works.

PL134/25 To note the date of the next meeting as **Monday 9 June 2025** at 8pm.