



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

👤 Abi Williams, Clerk  
👤 Alex Coxall, Deputy Clerk  
✉ parishclerk@melbournparishcouncil.gov.uk  
☎ 01763 263303, ext 3  
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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*



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

**A meeting of the Planning Committee** held on Monday 10 March 2025 at 19:30  
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

**Present:** Cllrs Alexander, Barnes, Clark, Kilmurray (Chair), Wilson

**Absent:**

**In attendance:** Abi Williams (Parish Clerk)

**PLANNING COMMITTEE: MINUTES**

*Meeting started 19:31*

**PL103/25 To receive and approve apologies for absence**

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

**PL104/25 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.

**PL105/25 To approve the minutes of the Planning Committee Meeting on 10 February 2025**

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

**PL106/25 To report back on the minutes of the Planning Committee Meetings on 10 February 2025**

Nothing to report.

**PL107/25 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.

**PL108/25 Decision Notices:** To receive any decision notices issued since last meeting.

- a) [25/0006/TTCA](#) | **Proposal:** T.1 Robinia - fell to ground level due to decay in the lower stem. Bark is falling from the trees and is exposing rot. | **Site address:** 91 High Street Melbourn Cambridgeshire SG8 6AA | *MPC Comment: No objection*  
**Decision:** No objection (6 February 2025)  
The decision was noted.
- b) [24/04687/HFUL](#) | **Proposal:** Single storey rear extension. | **Site address:** 3 Clover Way Melbourn Cambridgeshire SG8 6FW | *MPC Comment: Support no comment.*  
**Decision:** Application permitted (7 February 2025)  
The decision was noted.
- c) [24/03291/CONDA](#) | **Proposal:** Submission of details required by conditions 3 (written scheme of investigation), 4 (arboricultural method statement and tree protection strategy), 6 (construction environmental management plan), 11 (contamination), 14 (traffic management plan) and 23 (water efficiency specification) of planning permission 24/03291/S73 | **Site address:** 4 Station Road Melbourn Cambridgeshire SG8 6DX | *MPC Comment: No comment*

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

**Decision:** Split decision (13 February 2025)

The decision was noted.

- d) [24/04648/FUL](#) | **Proposal:** Erection of a timber fence. | **Site address:** Hillside Farm Newmarket Road Melbourn Cambridgeshire SG8 7LZ | *MPC Comment: It was RESOLVED to object inline with concerns as raised by Highways (Concerns that the current proposal does not provide adequate inter-visibility between the users of the property access and the existing public highway for the safety and convenience of users of the highway and for access).*  
**Decision:** Application permitted (10 February 2025)  
The decision was noted.
- e) [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 | *MPC Comment: No comment*  
**Decision:** Prior approval refused (10 February 2025)  
The decision was noted.
- f) [25/0035/TTCA](#) | **Proposal:** 1 Silver birch - thin, reducing inner canopy and branches growing towards nearby windows by 30% overall | **Site address:** 24 Mortlock Street Melbourn Cambridgeshire SG8 6DB | *MPC Comment: No objection*  
**Decision:** No objection (14 February 2025)  
The decision was noted.
- g) APPLICATION WITHDRAWN: [24/03015/FUL](#) | **Proposal:** Conversion of existing Double Garage into Accommodation. | **Site address:** 8 Water Lane Melbourn Cambridgeshire SG8 6AY |  
The decision was noted.
- h) [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 SG8 6EP | *MPC Comment: No comment*  
**Decision:** No objection (17 February 2025)  
The decision was noted.
- i) [24/04616/FUL](#) | **Proposal:** Change of use of part of ground floor to the rear of the building to exercise studio (Use Class E(d)), use of existing exercise studio as a cafe (Use Class E(b)). | **Site address:** 28 Station Road Melbourn Cambridgeshire SG8 6DX | *MPC Comment: Support no comment*  
**Decision:** Application permitted (24 February 2025)  
The decision was noted.

**PL109/25 To note the following applications for tree work:**

- a) [25/0147/TTCA](#) | **Proposal:** T1,T2,T3 & T4 - Ash - Fell to ground level. | **Site address:** 44 High Street Melbourn Cambridgeshire | (Deadline to comment 4 Mar 2025) *No objection from email.*  
No objection.
- b) [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 | (Deadline to comment 5 Mar 2025) *No objection from email.*  
No objection.
- c) [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 | (Deadline to comment 13 Mar 2025) *No objection from email.*  
No objection.
- d) [25/02028/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 | (Deadline to comment 17 Mar 2025) *No objection from email.*  
No objection.

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

**PL110/25 Planning Applications:**

- a) INFORMATION ONLY [23/02556/CONDA](#) | **Proposal:** Submission of details required by condition 7 (materials) of planning permission 23/02556/FUL | **Site address:** New Farm Royston Road Melbourn Cambridgeshire SG8 6DH |  
It was noted.
- b) [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 | (Deadline to comment: 12 Mar 2025)  
It was RESOLVED to support no comment.  
Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.
- c) [25/00580/ADV](#) | **Proposal:** Installation of 1 No. externally illuminated projecting/hanging sign, 2 No. externally illuminated Fascia signs, 2 No. non illuminated Fascia Signs, 4 No. externally illuminated replacement corex panels to existing V shaped post sign and 2 No. externally illuminated replacement corex panels to existing post sign. | **Site address:** 105 High Street Melbourn Cambridgeshire (The Dolphin) | (Deadline to comment: 19 Mar 2025)  
It was RESOLVED to support no comment.  
Proposed by Cllr Barnes, seconded by Cllr Wilson. All in favour.

**PL111/25 Permanent Traffic Regulation Order**

- a) To consider permanent traffic regulation order PR1107 in relation to [Melbourn Greenway](#) scheme as issued 3 March 2025. Comment to be made by 24 March 2025.  
Updates to Melbourn Greenway scheme were discussed and traffic regulation order was noted.

**PL112/25 Land transfer**

- a) Update on transfer of LEAP, LAP and residential open space land from Hopkins Homes.  
It was noted that Cllrs Barnes, Clark and Kilmurray had inspected the area and a report of works required would be presented to Full Council and sent to the developers for consideration.

**PL113/25 Correspondence**

- a) To note correspondence from Greater Cambridge Shared Planning in relation to Greater Cambridge Site Submission Update.  
It was noted.

**PL113/25** To note the date of next meeting as **Monday 7 April 2025** at 7.30pm

The date of the next meeting was noted as Monday 7 April. Consideration will be taken by Full Council to move the start time of Planning Committee Meetings to 8pm.

*Meeting closed 19:45*

## Abi Williams

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**From:** [REDACTED]@hcrlaw.com>  
**Sent:** 06 March 2025 17:30  
**To:** Abi Williams  
**Subject:** Land at Greengage Rise, Melbourn [HCRLAW-LIVE.FID664161]  
**Attachments:** Public Open Space Transfer - Land at Greengage Rise, Melbourn, Cambridge(238146195.1).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Abi,

I am pleased to confirm I have finally received a response from the developer's solicitor regarding this transaction.

I attach a copy of the draft transfer which shows the extent of the land to be transferred to the Parish Council edged red on the transfer plan. Would you like the usual conveyancing searches (local, drainage, environmental and chancel) to be carried out against the land?

Kind regards

**Mandy Taylor**  
**Senior Legal Advisor**  
**Real Estate Team**

For and on behalf of HCR Legal LLP

T: +44 1604 463 171 | [REDACTED]

HCR Hewitsons, Lancaster House  
Nunn Mills Road, Northampton, Northamptonshire NN1 5GE, United Kingdom

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# Project Greengage Rise Quote



HCR Legal LLP  
 Overross House Ross Park Wye Valley  
 Ross-on-Wye  
 HR9 7US

Matter: 17822-23  
 Quote Date: 10/03/2025  
 Properties: 1  
 Total: £961.88

If submitted today, the final search is expected to be returned 21/03/2025

## Project Summary

QTY	Search	TAT
1	South Cambridgeshire District Council: Official Local Authority Search Commercial (CON29R)	9
1	Official Local Authority Search Commercial (LLC1)	9
1	Drainage & Water Search (Commercial)	9
1	Groundsure Screening (0 - 15 ha)	4
1	Plan	
1	PinPoint Chancel Check (Commercial) (0 - 1.21 ha)	1

## Property Breakdown

	TAT	Cost	VAT	Total
<b>Land at Greengage Rise, Melbourn, Royston</b>				
South Cambridgeshire District Council: Official Local Authority Search Commercial (CON29R)	9	£263.75	£52.75	£316.50
Official Local Authority Search Commercial (LLC1)	9	£45.00	£0.00	£45.00
Drainage & Water Search (Commercial)	9	£232.67	£46.53	£279.20
Groundsure Screening (0 - 15 ha)	4	£232.70	£46.54	£279.24
Plan		£3.25	£0.65	£3.90
PinPoint Chancel Check (Commercial) (0 - 1.21 ha)	1	£31.70	£6.34	£38.04
	Property Total	£809.07	£152.81	£961.88
<b>Hazards (Landmark)</b>				
Energy				
Planning				



Address: Land at, Greengage Rise, Melbourn, Royston

Scale: 904

Grid Reference: 538467E 244003N

Local Authority: South Cambridgeshire District Council



1:904 10.03.2025

This plan has been automatically generated by InfoTrack. It shows the general position of the boundaries, including boundaries, which have been highlighted in online mapping tool. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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HM Land Registry  
Transfer of part of registered title(s)

TP1

1. Title number(s) out of which the property is transferred: CB16371
2. Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3. Property: Land at Greengage Rise, Melbourn, Cambridge The property is identified <input checked="" type="checkbox"/> on the attached plan and shown: edged red <input type="checkbox"/> on the title plan(s) of the above titles and shown:
4. Date:
5. Transferor: <u>HAMME CONSTRUCTION LIMITED</u> <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 3080982 <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in the United Kingdom including any prefix:
6. Transferee for entry in the register: <u>MELBOURN PARISH COUNCIL</u> <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in the United Kingdom including any prefix:
7. Transferee's intended address(es) for service for entry in the register: Land at Greengage Rise, Melbourn, Cambridge
8. The transferor transfers the property to the transferee
9. Consideration <input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): One Pound £1.00

The transfer is not for money or anything that has a monetary value

Insert other receipt as appropriate:

10. The transferor transfers with

full title guarantee

limited title guarantee

11. Declaration of trust. The transferee is more than one person and

they are to hold the property on trust for themselves as joint tenants

they are to hold the property on trust for themselves as tenants in common in equal shares

they are to hold the property on trust:

12. **Additional provisions**

12.1 **Definitions**

**“Authorities”** means any relevant local authority, statutory undertaker, drainage authority, the Local Highways Authority and any service company responsible for the supply of Services

**“Conduits”** means sewers, drains, watercourses pipes, soakaways, cables and wires and other channels, installations or conduits for the passage of Services

**“Projections”** means all foundations, chimneys, flues, meters, eaves, guttering, drainpipes, fences, walls and similar projections

**“Plan”** the plan attached hereto

**“Retained Land”** means the remainder of the land in the above referred to title but excluding the Property and references to “Retained Land” in this Transfer include to each and every part thereof

**“Services”** means water, gas, electricity, telecommunications, surface water drainage, foul drainage, fuel oil and other similar services

**“Transferee’s Property”** means the property registered under the title number in panel 2

**“TW”** means Taylor Wimpey UK Limited whose registered office is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR (Company Registration number 01392762) or any company from time to time within the same group of companies as Taylor Wimpey UK Limited

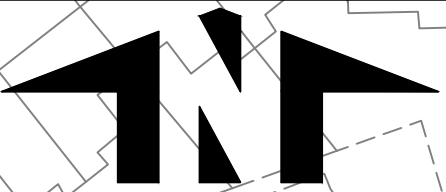
**“Title Number”** means the title number contained within Panel 1 above of this Transfer


12.2 **Rights reserved for the benefit of the property**

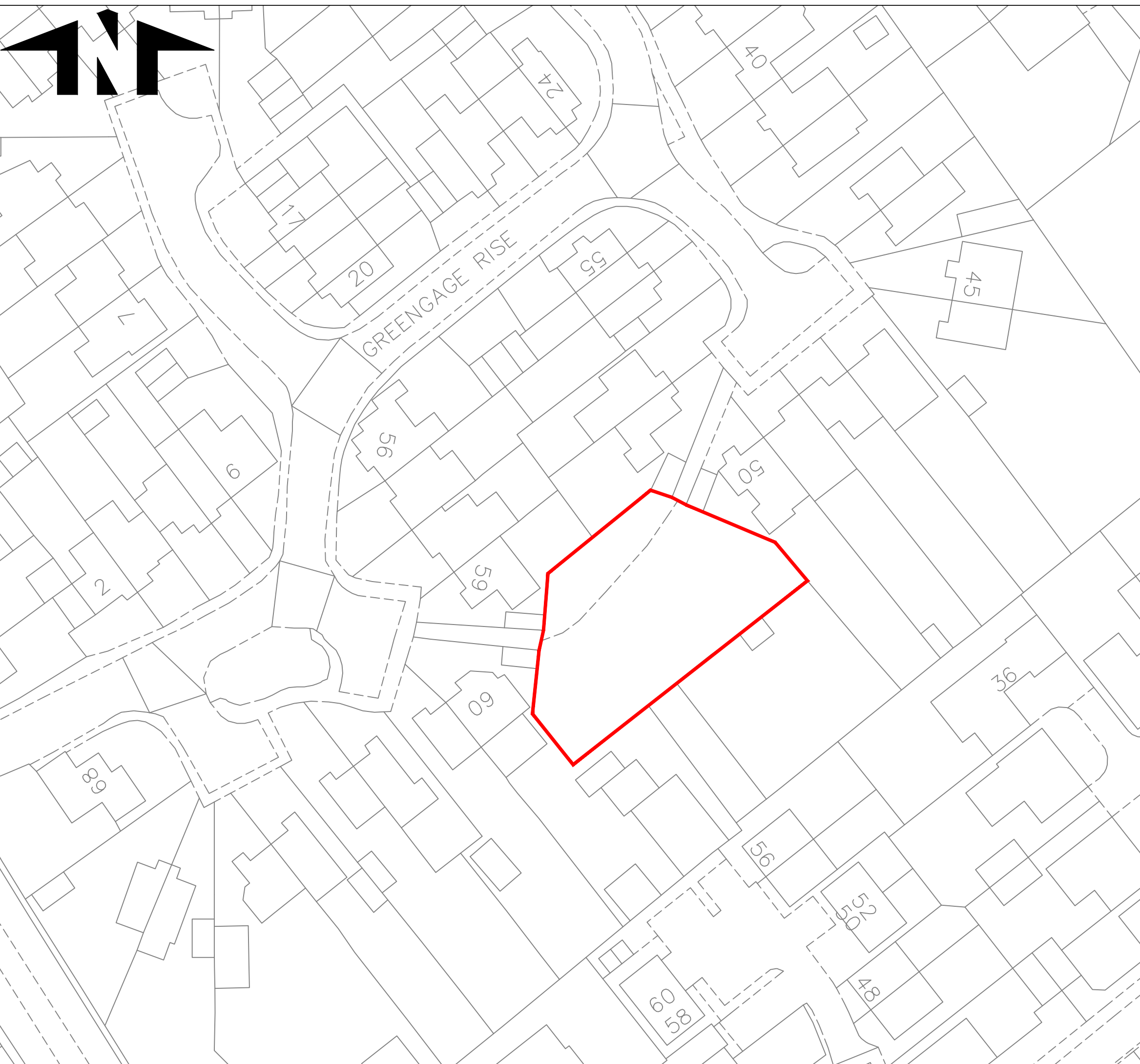
None

12.3 **Rights reserved for the benefit of other land**

12.3.1 There is excepted and reserved out of the Property in favour of the Transferor all persons authorised by the Transferor, the Authorities and the Transferor’s successors in title owners and occupiers for the time being of the Retained Land the following rights:



KEY:  
 Land to be transferred



Greengage Rise, Melbourn, Royston		
POS Land Transfer Plan		DATE 13.10.21
SCALE 1:500 @ A3	DRAWN RC	CHECKED AM
Taylor Wimpey South Midlands Ltd		

- 12.3.1.1 to use any Conduits now or in future in, on, under or over the Property for the free running and passage of Services to and from the Retained Land;
- 12.3.1.2 of support and protection for the Retained Land and any buildings on it from the Property and for any Projections of any dwellings or other structures now or in future constructed upon the Retained Land to protrude in, on, under or over the Property;
- 12.3.1.3 uninterrupted and unimpeded access of light and air over the Property to any buildings now or in future on the Retained Land;

subject to causing as little damage as is possible to the Property and making good to the reasonable satisfaction of the Transferee any damage caused in the exercise of such right of entry upon so much of the Property as required at all reasonable times (and at any time in an emergency) for the purpose of connecting into laying inspecting maintaining repairing and renewing the Conduits now or in future in, on, under or over the Property as from time to time serve the Retained Land and/or so far as the same may be required so as to comply with any planning, statutory or other consent or requirements in respect of the Retained Land or the Property.

#### 12.4 **Restrictive covenants by the Transferee:**

12.4.1 The Transferee covenants with TW so as to bind the whole of the Property and each and every part thereof and for the benefit of the Retained Land and each and every part thereof with the intention that the burden and the benefit of this covenant will run with the Property and the Retained Land respectively:

- 12.4.1.1 not use the property for any purpose other than to provide Public Open Space;
- 12.4.1.2 not to use the Property for any purpose that might contradict any S106 Agreement restrictions that might be in place; (If any)
- 12.4.1.3 not allow the Property or any part of it to be in separate ownership from the Transferee's Property;
- 12.4.1.4 not erect any permanent structure or building on the Property (provided always that this covenant shall not prevent the erection of boundary features in accordance with plans previously approved by TW, or the like for like replacement thereof);
- 12.4.1.5 not grant any vehicular access over the land;
- 12.4.1.6 not do or neglect to do or suffer to be done or neglected to be done on any part of the Property anything which shall be or become a nuisance annoyance damage or injury to TW or the owners of the Retained Land;
- 12.4.1.7 not plant or permit to be planted any trees plants hedges or other flora which would interfere with any visibility splays or any other rights or requirements of the Local Highway Authority;

#### 12.5 **Positive covenants by the Transferee**

None

#### 12.6 **Personal covenants by the Transferee**

12.6.1 The Transferee covenants with TW for the benefit of TW only that the Transferee will:

- 12.6.1.1 pay to TW on demand any sum received by way of compensation or refund (in the case of any security or deposit paid by or on behalf of TW) from any Authority in relation to the construction and use of the Conduits and the roads, footpaths and verges now or formerly comprised within the Title Number and intended by TW for adoption

**12.7 Indemnity Covenant by the Transferee**

The Transferee covenants with the Transferor to observe and perform all the covenants, obligations, stipulations and other matters contained or referred to in the Charges Register of the above mentioned Title Number so far as they affect the Property and the Transferee shall indemnify the Transferor for all actions proceedings costs claims charges and demands arising in respect of any future non-observance non-performance or breach of the same.

1.

**Execution**

EXECUTED as a DEED  
By HAMME CONSTRUCTION LIMITED

acting by two authorised Attorneys

Attorney

in the presence of:  
Witness Signature:  
Name:  
Address:

Attorney

in the presence of:  
Witness Signature:  
Name:  
Address:

EXECUTED as a DEED by

Melbourn Parish Council

In the presence of:

Witness Signature:

Name:

Address:

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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