



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

👤 Abi Williams, Clerk
👤 Alex Coxall, Deputy Clerk
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4 June 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 9 June 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 Monday 9 June 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 Monday 9 June 2025 at 8.00pm for the purpose of transacting the following business:

Abi Williams

Clerk to the Parish Council

PLANNING COMMITTEE: AGENDA

PL001/2526 To receive nominations and elect a Chair of the Planning Committee

PL002/2526 To receive nominations and elect a Vice Chair of the Planning Committee

PL003/2526 To receive apologies for absence

PL004/2526 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

PL005/2526 To approve the minutes of the Planning Committee Meeting on 6 May 2025

PL006/2526 To report back on the minutes of the Planning Committee Meetings on 6 May 2025

PL007/2526 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)

PL008/2526 To receive update from TTP Group on plans at TTP Campus. (James McCrone and James Seaman attending).

PL009/2526 Decision Notices: To receive any decision notices issued since the last meeting.

- a) [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 SG8 6AP | *MPC Comment: Support no comment*
Decision: Application permitted (9 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 Cambridgeshire SG8 7LZ | *MPC Comment: It was resolved to SUPPORT the application in principal of the erection of a boundary fence, electric operated gate, construction of 2 sheds and 1 summer house with comment. Concern raised about any removal of the hedging / foliage from the area as this would be detrimental to the property and a great loss of habitat.* **Decision:** Granted permission (23 May 2025)

- c) [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 SG8 6DX |
MPC Comment: No objection
Decision: No objection (20 May 2025)
- d) [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 SG8 6UT |
MPC Comment: No objection
Decision: Granted permission (20 May 2025)
- e) [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|
MPC Comment: No objection
Decision: Granted permission (20 May 2025)
- f) [25/01258/HFUL](#) | **Proposal:** Garage conversion to home office and store replacing garage door with bifold doors. | **Site address:** 18 Clover Way Melbourn Cambridgeshire SG8 6FX |
MPC Comment: Support no comment
Decision: Granted permission (28 May 2025)
- g) [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 SG8 6BZ |
MPC Comment: Support no comment
Decision: Granted permission (30 May 2025)

PL010/2526 To note the following applications for tree work:

- a) [25/0428/TTCA](#) | **Proposal:** T1 - Picea Abies - Fell. | **Site address:** 33 High Street Melbourn Cambridgeshire | (Deadline to comment: 23 May 2025) *No objection from email.*
This application relates to a previously approved application [21/0658/TTCA](#)

PL011/2526 Planning Applications:

- a) INFORMATION ONLY [25/01742/CL2PD](#) | **Proposal:** Certificate of lawfulness under S192 for a single storey rear extension. | **Site address:** 72 High Street Melbourn Cambridgeshire |
- b) INFORMATION ONLY [24/02082/NMA1](#) | **Proposal:** Non material amendment on application 24/02082/FUL for new patio door to replace approved window, inclusion of solar panels, bin/bike store and air source heat pump. | **Site address:** Hillside Farm Newmarket Road Melbourn Cambridgeshire SG8 7LZ |
- c) [25/01734/FUL](#) | **Proposal:** Erection of 1 No. dwelling and associated detached cartlodge/garage to the rear with vehicular access from Cambridge Road. | **Site address:** Land Adjacent To Blakeney Cambridge Road Melbourn | (Deadline to comment: 10 June 2025)
- d) [25/01320/PRIOR](#) | **Proposal:** Demolition of existing single storey side extension and rear extension, and construction of additional storey over the main/original dwelling footprint with pitched roof and additional front and rear windows. | **Site address:** 12 Rose Lane Melbourn Cambridgeshire | (Deadline to comment: 17 June 2025)
- e) [25/01314/HFUL](#) | **Proposal:** Installation of air source heat pump | **Site address:** 13 Piggott Close Melbourn Cambridgeshire | (Deadline to comment: 10 June 2025)
- f) [25/02059/HFUL](#) | **Proposal:** Part single storey, part two storey side extension and front porch extension | **Site address:** 16 Orchard Road Melbourn Cambridgeshire | (Deadline to comment: 19 June 2025)
- g) [25/002119/HFUL](#) | **Proposal:** Single storey side extension, part two storey and part single storey rear extension. Roof extension with front dormer windows and skylights to front and rear elevations and associated works | **Site address:** 12 Daffodil Close Melbourn Cambridgeshire SG8 6FZ | (Deadline to comment: 24 June 2025)

PL012/2526 Notification of Planning Appeal

- a) To receive notification of planning appeal for application [24/04289/HFUL](#)
MPC Comment December 2024: 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.

(Deadline to withdraw any representations previously made 20 June 2025)

PL013/2526 Compliance

- a) To receive an update on compliance case EN/00392/24 (PL036/24a).

PL014/2526 Land Transfer

- a) To consider recommendation of paying the interim invoice 262533, at a cost of £960.00 for the professional charges from HCR Hewitsons for the works associated with land transfer at Greengage Rise.

PL015/2526 Street Works

- a) To note application 25-1080 New Road, Melbourn - Proposed Road Closure along with response from Office, response from South Staffs Water and to receive notice of closure.

PL016/2526 Correspondence

- a) To receive notice of North Herts Council invitation to consultation of the review of their Local Plan.
- b) To receive Greater Cambridge Supplementary Planning Documents – notification of adoption and revocation.

PL017/2526 To note the date of the next meeting as **Wednesday 9 July 2025** at 7.30pm (noting day change).