



🏠 **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**
🌐 melbournparishcouncil.gov.uk

MELBOURN PARISH COUNCIL - PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of the Planning Committee held on Wednesday 13 August 2025 at 19:30
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Clark, Barnes, Alexander, Kyprianou, Redelinghuys

Absent:

In attendance: Alex Coxall (Deputy Clerk),

PLANNING COMMITTEE: MINUTES

Meeting started 19:30

In accordance with Melbourn Parish Council Standing Orders (3p) due to the Chair and Vice Chair not attending the meeting it was proposed that Cllr Clark chair the meeting.

Proposed by Cllr Barnes, seconded by Cllr Alexander. All in favour.

PL031/2526 To receive apologies for absence

Apologies received from Cllrs Wilson, Hart, and Kilmurray with acceptable reasons given.

It was RESOLVED to accept apologies of absence from Cllrs Wilson, Hart, Kilmurray.

Proposed by Cllr Barnes, seconded by Cllr Alexander. All in favour.

PL032/2526 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

None received.

PL033/2526 To approve the minutes of the Planning Committee Meeting on 9 July 2025

It was RESOLVED to approve the minutes of the Planning Committee Meeting held on 9 July 2025 as an accurate record.

Proposed by Cllr Barnes, seconded Cllr Alexander. All in favour.

PL034/2526 To report back on the minutes of the Planning Committee Meetings on 9 July 2025

Nothing to report.

PL035/2526 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)

There were no members of the public present.

PL036/2526 Decision Notices: To receive any decision notices issued since the last meeting.

- a) [25/01314/HFUL](#) | **Proposal:** Installation of air source heat pump. | **Site address:** 13 Piggott Close Melbourn Cambridgeshire SG8 6GL |
MPC Comment: Support no comment
Decision: Application permitted (1 July 2025)
The decision was noted.
- b) [25/02059/HFUL](#) | **Proposal:** Part single storey, part two storey side extension and front porch extension. | **Site address:** 16 Orchard Road Melbourn Cambridgeshire SG8 6HR |
MPC Comment: Support no comment
Decision: Granted permission (7 July 2025)
The decision was noted.

- c) [24/02082/NMA1](#) | **Proposal:** Non material amendment on application 24/02082/FUL for new patio door to replace approved window, inclusion of solar panels and air source heat pump. | **Site address:** Hillside Farm Newmarket Road Melbourn Cambridgeshire SG8 7LZ |
Decision: Application permitted (9 July 2025)
The decision was noted.
- d) [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 SG8 6BA |
MPC Comment: Concern raised by email to tree officer. Could the tree officer confirm that the tree is causing the damage. Council feel the tree should not be removed unless it has been determined as the cause of the damage to the house.
Decision: Permission granted (14 July 2025)
The decision was noted.
- e) [24/03291/CONDB](#) | **Proposal:** Submission of details required by conditions 7 (surface water drainage scheme), 8 (surface water drainage system), 9 (biodiversity net gain plan), 11(c) (remediation method statement), 15 (hard and soft landscape works), 24 (energy statement), 26 (roof materials and ridge, eaves and hip), 27 (materials) and 29 (boundary treatments) of planning permission 24/03291/S73 | **Site address:** 4 Station Road Melbourn Cambridgeshire SG8 6DX |
MPC Comment: No comment
Decision: Discharge condition in full (25 July 2025)
The decision was noted.
- f) [25/02244/CL2PD](#) | **Proposal:** Certificate of lawfulness under S192 for the enlargement of the existing dropped kerb. | **Site address:** 2 Norgetts Lane Melbourn Cambridgeshire SG8 6HS |
MPC Comment: No comment
Decision: Certificate granted (1 August 2025)
The decision was noted.
- g) [23/02556/CONDB](#) | **Proposal:** Submission of details required by conditions 3 (hard and soft landscape works), 4 (biodiversity enhancement), 5 (lighting design strategy for biodiversity), 6 (cycle parking and on site storage of waste), 8 (carbon emissions) and 10 (verification report) of planning permission 23/02556/FUL | **Site address:** New Farm Royston Road Melbourn Cambridgeshire SG8 6DH |
MPC Comment: No comment
Decision: Discharge condition in full (31 July 2025)
The decision was noted.
- h) [25/0564/TTPO](#) | **Proposal:** T1 - Holly - Crown reduce the height by 2M and prune sides by 0.5M. Reason - Re-shape tree and allow more light to the rear garden. | **Site address:** 3 Garden End Melbourn Cambridgeshire SG8 6HD |
MPC Comment: No objection
Decision: Tree application permitted (28 July 2025)
The decision was noted.
- i) [25/0565/TTPO](#) | **Proposal:** T1 - Horse Chestnut - Reduce lateral overhang into no.3 garden only by 1.5M to reduce debris falling into the garden on the new patio. | **Site address:** 4 Garden End Melbourn Cambridgeshire SG8 6HD |
MPC Comment: No objection
Decision: Tree application permitted (28 July 2025)
The decision was noted.

PL037/2526 To note the following applications for tree work:

- a) [25/0724/TTCA](#) | **Proposal:** T1: Rowan - Crown Reduction - Reducing the height and spread of the tree by up to 1 metre sympathetically to re balance the crown of the tree to allow more light into garden
T2: Lime (neighbours tree) - Reduce overhanging branches by up to 3 metres to prevent debris in garden and allow more light | **Site address:** 4 Lordship Drive Melbourn Cambridgeshire SG8 6EG | (Deadline to comment: 13 August 2025) *No objection from email.*
It was RESOLVED to not object.
Proposed by Cllr Barnes, seconded by Cllr Redelinghuys. All in favour.

PL038/2526 Planning Applications:

- a) [25/02339/HFUL](#) | **Proposal:** Conservatory roof replacement and internal alterations. | **Site address:** 127A High Street Melbourn Cambridgeshire SG8 6AP | (Deadline to comment: 15 August 2025)
It was RESOLVED to support no comment.
Proposed by Cllr Redelinghuys, seconded by Cllr Alexander. All in favour.
- b) [25/02747/FUL](#) | **Proposal:** Retrospective change of use of land to a hand car wash and the retention of ancillary structures and site hoardings | **Site address:** Melbourn Car Wash Cherry Park Industrial Estate Cambridge Road Melbourn | (Deadline to comment: 15 August 2025)
It was RESOLVED to support no comment.
Proposed by Cllr Barnes, seconded by Cllr Redelinghuys. All in favour.
- c) [25/02748/HFUL](#) | **Proposal:** Single storey rear extension | **Site address:** 38 Clover Way Melbourn Cambridgeshire SG8 6FX | (Deadline to comment: 15 August 2025)
It was RESOLVED to support no comment.
Proposed by Cllr Alexander, seconded by Cllr Barnes. All in favour.
- d) [25/02834/HFUL](#) | **Proposal:** Single storey side extension to existing single storey detached garage to form semi enclosed Car Port. | **Site address:** 5 Trayles Melbourn Cambridgeshire | (Deadline to comment: 15 August 2025)
It was RESOLVED to support no comment.
Proposed by Cllr Kyprianou, seconded by Cllr Alexander. All in favour.
- e) [25/02739/FUL](#) | **Proposal:** Construction and operation of a 25MW solar photovoltaic farm and a 25MW Battery Energy Storage System (BESS) including access, fencing, CCTV, internal service tracks, ancillary equipment and scheme of landscaping for an operational lifespan of 40 years. | **Site address:** Land To The South Of Munceys Farm London Way Melbourn | (Deadline to comment: 15 August 2025)
It was RESOLVED to support no comment.
Proposed by Cllr Redelinghuys, seconded by Cllr Barnes. All in favour.
- f) **AMENDMENT** [25/02119/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. Increase of ridge and chimney height. | **Site address:** 12 Daffodil Close Melbourn Cambridgeshire SG8 6FZ | Previous comment: Support no comment (Deadline to comment: 19 August 2025)
It was RESOLVED to support no comment.
Proposed by Cllr Barnes, seconded by Cllr Kyprianou. All in favour.

PL039/2526 Land Transfer

- a) To receive completed Land Registry documentation for land at Rosemary Place.
Documents received. ACTION: Raise an agenda item for the next Maintenance Committee meeting to discuss what Melbourn Parish Council will do with the land.

PL040/2526 Street Works

- a) To note application 25-1466 (Beechwood Ave etc) and provide updates.
Update received.
- b) To note application 25-1496 (Rose Lane) and provide updates.
Update received.
- c) To note application 25-1494 (A10 speed restrictions) and provide updates.
Update received.
- d) To note application 25-1608 (New Road) and provide updates.
Update received.

PL041/2526 Correspondence

- a) To receive Planning Application Process document from Great Cambridge Shared Planning.
Document received.
- b) To receive correspondence about planning application [25/02177/FUL](#) from Thriplow and Heathfield Parish Council and consider actions.

It was RESOLVED to respond to the application with objections:

- Odours emanating from the proposed site will cause air pollution in the same manner as the site near Baldock
- Site operations would cause additional traffic on the already busy A505 causing greater congestion
- Site would have a negative impact on the landscape, and result in loss of land
- The proposed site is too close in proximity to local businesses and communities
- Light and noise pollution emanating from the proposed site will have a negative impact on the lives of local residents
- The proposed site would have a negative impact on local wildlife and habitats

Proposed by Cllr Barnes, seconded by Cllr Kyprianou. All in favour.

PL042/2526 To note the date of the next meeting as **Wednesday 10 September 2025** at 7.30pm.

The date of the next meeting was noted as Wednesday 10 September 2025.

Meeting closed 20:36



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

A meeting of the Planning Committee held on Wednesday 9 July 2025 at 19:30
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Barnes, Clark, Kilmurray

Absent:

In attendance: Abi Williams (Parish Clerk), Cllr Redelinghuys (non-voting), Cllr Dr Tumi Hawkins (Lead Cabinet Member for Planning, South Cambridgeshire District Council), eleven members of the public.

PLANNING COMMITTEE: MINUTES

Meeting started 19:30

PL018/2526 To receive apologies for absence

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

PL019/2526 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

None received.

PL020/2526 To approve the minutes of the Planning Committee Meeting on 9 June 2025

It was **RESOLVED** to approve the minutes of the Planning Committee Meeting held on 9 June 2025 as an accurate record. Proposed by Cllr Barnes, seconded Cllr Clark. All in favour.

PL021/2526 To report back on the minutes of the Planning Committee Meetings on 9 June 2025

Nothing to report.

PL022/2526 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)

Eleven members of the public were present, all attending in relation to item PL023/2526. Due to the nature of the item no restrictions on time were placed on discussion.

PL023/2526 Welcome Cllr Dr Tumi Hawkins, ~~Chair of Joint Local Planning Advisory Group~~ Lead Cabinet Member for Planning, South Cambridgeshire District Council

Please note correction to title from published agenda.

Cllr Hawkins and members of the public discussed planning application 25/01320/PRIOR (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, 12 Rose Lane.). Members of the public raised the following concerns:

- Decision recorded on application before the expected date.
- Questioning how parameter 3 (overlooking) is deemed as not significant when proposed property will overlook numerous windows of existing properties. Guidelines state 25m preferred clearance but some measurements for this application are as low as 13m. Request was made to view the guidelines used to make the decision.
- Questions as to why Planners have overlooked the importance of the historic area of the Village – asked if a planning officer had visited site.

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

- Concerns were raised over the plans submitted with the application – some plans appear missing from the portal and others are incorrect and suggest other properties are at the same height as proposed.

Cllr Hawkins covered the following details:

- Apologies received for human error that led to a decision being published before the expected date, an extension to comment was not passed to the lead planner and was not considered.
- Explanation that a PRIOR application is for information only and it would be a planning decision to accept or reject the PRIOR application based on parameters set by Government and not the local authority. If parameters are met the application is deemed not requiring PRIOR approval and the application granted.
- ACTION:** Cllr Hawkins to investigate the guidelines used by planning officers in decisions relating to distance and parameter 3 (overlooking).
- Explanation that a PRIOR application cannot be passed to the Planning Committee. A judicial review could be held but it would likely result in the same outcome and be costly.
- Advised contact with applicant was the best and only course of action.

Cllr Dr Tumi Hawkins and eleven members of public left the meeting 20:30

PL024/2526 Decision Notices: To receive any decision notices issued since the last meeting.

- a) [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 SG8 6DX |
MPC Comment: Support no comment.
Decision: Application permitted (13 June 2025)
The decision was noted.
- b) [25/01742/CL2PD](#) | **Proposal:** Certificate of lawfulness under S192 for a single storey rear extension. |
Site address: 72 High Street Melbourn Cambridgeshire SG8 6AJ |
MPC Comment: No comment
Decision: Certificate granted (26 June 2025)
The decision was noted.
- c) [25/01576/CL2PD](#) | **Proposal:** Certificate of lawfulness under S192 for replacement of existing wooden sheds for a new concrete shed. | **Site address:** 1 Mortlock Close Melbourn Cambridgeshire SG8 6DA |
MPC Comment: No comment
Decision: Certificate granted (26 June 2025)
The decision was noted.
- d) [25/01464/HFUL](#) | **Proposal:** Single storey side extension. | **Site address:** Bridgefoot Farm, Fledgling Barn Barley Road Flint Cross Great and Little Chishill Cambridgeshire SG8 7PU |
MPC Comment: Support no comment (with a note to pass to Great & Little Chishill Parish)
Decision: Certificate Permission granted (4 June 2025)
The decision was noted.
- e) [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 SG8 6AD |
MPC Comment: Complaint raised – consideration taken and reported after decision date.
Decision: Prior approval not required (6 June 2025)
The decision was noted.
- f) [25/0428/TTCA](#) | **Proposal:** T1 - Picea Abies - Fell. | **Site address:** 33 High Street Melbourn Cambridgeshire SG8 6DZ |
MPC Comment: No objection
Decision: Application permitted (5 June 2025)
The decision was noted.

PL025/2526 To note the following applications for tree work:

- a) [25/0564/TTPO](#) | **Proposal:** T1 - Holly - Crown reduce the height by 2M and prune sides by 0.5M. | **Site address:** 3 Garden End Melbourn Cambridgeshire | (Deadline to comment: 4 July 2025) *No objection from email.*
No objection.

- b) [25/0565/TTPO](#) | **Proposal:** T1 - Horse Chestnut - Reduce lateral overhang into no.3 garden only by 1.5M to reduce debris falling into the garden on the new patio. | **Site address:** 4 Garden End Melbourn Cambridgeshire | (Deadline to comment: 4 July 2025) *No objection from email.*
No objection.
- c) [25/0617/TTPO](#) | **Proposal:** T1 - Sycamore - Crown reduce the height of the tree by 2M and reduce the lateral spread by 2M to achieve an approx. 30% crown reduction whilst retaining a healthy framework of twig growth. Reason - The tree is casting a shadow over the front of the property causing light issues and debris issues. This will help with light and debris whilst retaining the tree to a more suitable shape and size. | **Site address:** 4 Back Lane Melbourn Cambridgeshire SG8 6DD (Tree owned by 17 The Lawns) | (Deadline to comment: 18 July 2025) *No objection from email.*
No objection.

PL026/2526 Planning Applications:

- a) INFORMATION ONLY [25/01576/CL2PD](#) | **Proposal:** Certificate of lawfulness under S192 for replacement of existing wooden sheds for a new concrete shed. | **Site address:** 1 Mortlock Close Melbourn Cambridgeshire SG8 6DA |
Application noted.
- b) INFORMATION ONLY [25/02244/CL2PD](#) | **Proposal:** Certificate of lawfulness under S192 for the enlargement of the existing dropped kerb. | **Site address:** 2 Norgetts Lane Melbourn Cambridgeshire |
Application noted.
- c) INFORMATION ONLY [23/02556/CONDB](#) | **Proposal:** Submission of details required by conditions 3 (hard and soft landscape works), 4 (biodiversity enhancement), 5 (lighting design strategy for biodiversity), 6 (cycle parking and on site storage of waste), 8 (carbon emissions) and 10 (verification report) of planning permission 23/02556/FUL | **Site address:** New Farm Royston Road Melbourn Cambridgeshire SG8 6DH |
Application noted.
- d) INFORMATION ONLY [24/03291/CONDB](#) | **Proposal:** Submission of details required by conditions 7 (surface water drainage scheme), 8 (surface water drainage system), 9 (biodiversity net gain plan), 11(c) (remediation method statement), 15 (hard and soft landscape works), 24 (energy statement), 26 (roof materials and ridge, eaves and hip), 27 (materials) and 29 (boundary treatments) of planning permission 24/03291/S73 | **Site address:** 4 Station Road Melbourn Cambridgeshire SG8 6DX |
Application noted.
- e) INFORMATION ONLY [24/04121/CONDA](#) | **Proposal:** Submission of details required by condition 4 (Roof Details) and 5 (Joinery Details) of listed building consent 24/04121/LBC | **Site address:** 29 The Moor Melbourn Cambridgeshire SG8 6ED |
Application noted.
- f) [25/01554/HFUL](#) | **Proposal:** Repositioning of a portion of the existing fence within the boundary of the property. | **Site address:** 24 Greengage Rise Melbourn Cambridgeshire SG8 6DS | (Deadline to comment: 11 July 2025)
It was RESOLVED to support no comment.
Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.

PL027/2526 Land Transfer

- a) To receive completed Land Registry documentation for strategic green buffer at Hopkins Homes.
Documents received.
- b) To consider updated report on LAP and LEAP for transfer at Hopkins Homes.
Report received and accepted by committee. The report will be sent to Hopkins Homes along with request to add incidental parcels to the commuted sum calculations, and to ensure that no incidental parcels are 100m² or more and should be defined as LAP, under advice from s106 officer. **ACTION:** Office to gather quotes for maintenance of all areas to propose a suitable sum.

PL028/2526 Street Works

- a) To note ongoing concern and receive an update with regard to TTRO 25-1080 (Closures along New Road).

Update received. Traffic lights are to be installed on the A505 during the period of the TTRO in place as agreed by Cambridge Water, Highways and Street works.

Hopkins Homes representatives have met with residents over concerns raised due to work afront their properties. Contractors are confident they can work with residents to minimise impact of works.

PL029/2526 Correspondence

- a) Consider concern and consider actions to concern that works are taking place on land at Grinnel Hill / London Way.

Correspondence was noted. Office advised residents to contact Planning Compliance and follow up.

PL030/2526 To note the date of the next meeting as **Wednesday 13 August 2025** at 7.30pm.

The date of the next meeting was noted as Wednesday 13 August 2025.

Meeting closed 20:49



Official copy of register of title

Title number CB488425

Edition date 19.07.2024

- This official copy shows the entries on the register of title on 08 Jul 2025 at 14:39:44.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 08 Jul 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Peterborough Office.

A: Property Register

This register describes the land and estate comprised in the title.

CAMBRIDGESHIRE : SOUTH CAMBRIDGESHIRE

- 1 (23.12.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Rosemary Place, Melbourn, Royston.
- 2 (19.07.2024) The land has the benefit of any legal easements granted by the Transfer dated 18 July 2024 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 3 (19.07.2024) The Transfer dated 18 July 2024 referred to in the Charges Register contains a provision as to light or air and a provision relating to the creation and/or passing of easements.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (19.07.2024) PROPRIETOR: MELBOURN PARISH COUNCIL of Melbourn Community Hub, 30 High Street, Melbourn, Royston SG8 6DZ.
- 2 (19.07.2024) The price stated to have been paid on 18 July 2024 was £12,950.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (04.08.2021) The land is subject to rights of drainage.
- 2 (19.07.2024) A Transfer dated 18 July 2024 made between (1) R2 Developments Limited and (2) Melbourn Parish Council contains restrictive covenants.

Title number CB488425

C: Charges Register continued

NOTE: Copy filed.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

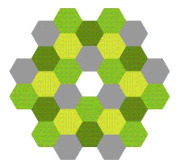
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 08 July 2025 shows the state of this title plan on 08 July 2025 at 14:39:44. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Peterborough Office .

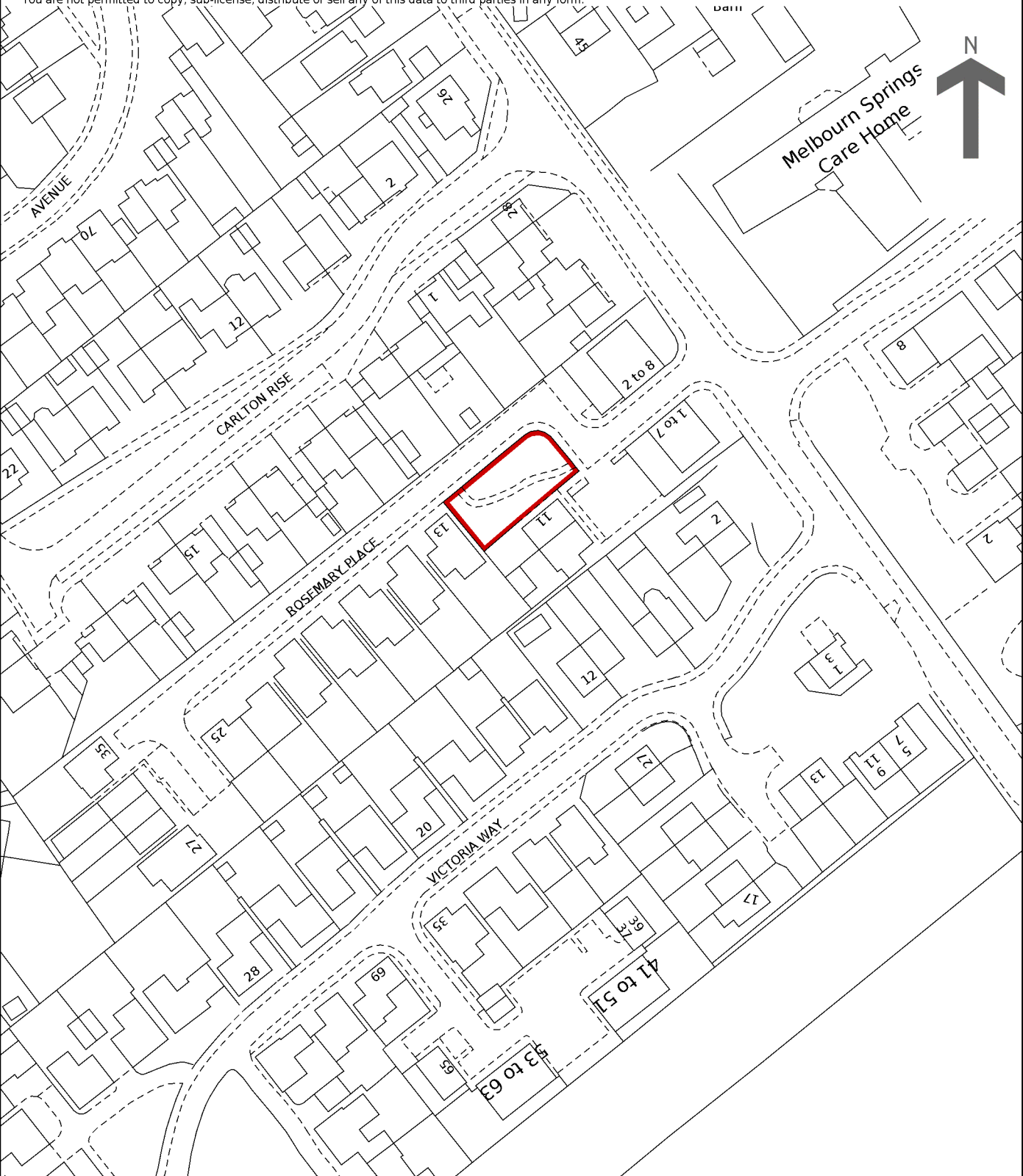
HM Land Registry

Official copy of title plan

Title number **CB488425**
Ordnance Survey map reference **TL3844SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cambridgeshire : South
Cambridgeshire**



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HCR LEGAL LLP
5 DEANSWAY
WORCESTER
WR1 2JG

Date
08 July 2025

Your Ref
MEL0123-0026/MLT

Our Ref
RCS/CB488425

HM Land Registry
Peterborough Office
PO Box 7803
Bilston
WV1 9QN

DX 427301
Bilston 3

Tel 0300 006 0007

www.gov.uk/land-registry

Completion of registration

Title number	CB488425
Property	Land At Rosemary Place, Melbourn, Royston
Registered proprietor	Melbourn Parish Council

Your application lodged on 19 July 2024 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 5pm.

If you require this correspondence in an alternative format, please let us know.

Abi Williams

From: Street Works <street.works@cambridgeshire.gov.uk>
Sent: 28 July 2025 08:02
Subject: 25-1466 Various Roads, Melbourn - Proposed road closure for water main relaying
Attachments: 25-1466 Various Roads, Melbourn INTENDS.pdf; 44524.001 Maple Way, Melbourn SG8 6BP - Road closure & diversion.pdf; 44524.002 Beechwood Avenue, Melbourn SG8 6BP - Road closure & diversion.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning

Please find attached the **draft 'Intends Notice'** for a proposed Temporary Traffic Regulation Order (TTRO), which is required to enable **On Site** to safely carry out works on behalf of **Cambridge Water**, for your information.

If you have any comments on the proposal, please respond by **06 August 2025**. Should any changes be required following feedback received by the deadline date, the draft notice will be updated accordingly before proceeding. A copy of the final Order will be circulated for information once made.

Please note:

- The attached Intends document may be circulated or displayed in the public domain.
- This circulation is part of our local coordination process and is **in addition to the statutory process** set out under the Road Traffic Regulation Act 1984. Formal notices will be issued in accordance with legal requirements where applicable.
- There is no legal requirement to formally or informally consult on Temporary Traffic Regulation Orders (TTROs), as they are short-term measures designed to facilitate essential works and ensure public safety. The statutory consultation process applies only to permanent traffic regulation orders.
- In the interests of transparency and partnership, Cambridgeshire County Council circulates TTRO applications to key stakeholders, such as elected members, emergency services, and others, offering the opportunity to comment. While there is no obligation to take these comments into account, CCC is committed to promoting openness and will consider all feedback received. In cases where significant concerns are raised, we will work with the works promoter to explore and, where possible, address them. Although it may not be feasible to accommodate every suggestion, the promoter will be expected to demonstrate to CCC that alternative options have been fully considered and, if discounted, provide clear justification. If no concerns are raised, the legal process will proceed, including public advertisement of the notice in a locally circulating newspaper, at which point members of the public may also comment.

Kind regards

Cambridgeshire County Council
Beechwood Avenue, Maple Way And Orchard Avenue, Melbourn
(Temporary Prohibition Of Through Traffic)
Order 2025-1466

NOTICE is given that Cambridgeshire County Council intends to make an Order pursuant to the Road Traffic Regulation Act 1984, as amended by the Road Traffic (Temporary Restrictions) Act 1991, the effect of which is to stop any vehicle from proceeding along Beechwood Avenue, Maple Way and Orchard Avenue, Melbourn as lies between Water Lane and New Road; Beechwood Avenue and Orchard Road; numbers 52 and 56 respectively.

Access will be maintained to properties affected by this order.

The alternative route for vehicles is via New Road; Orchard Road; Water Lane and vice versa; Beechwood Avenue; Water Lane; Orchard Road and vice versa; New Road; Beechwood Avenue; Water Lane and vice versa respectively.

The proposed Order is necessary to facilitate water mains relaying and associated works which are being carried out on or near this highway and it will come into operation on 1 September 2025 and continue until these works have finished or on the 28 February 2027 whichever is the earlier.

It is anticipated that these works will be carried out between 1 September and 9 November 2025.

The Order shall not apply to any persons lawfully engaged in connection with any works for which it is made, any member of the Police Force, Fire and Rescue Service, Ambulance Service, a vehicle being used by Special Forces during the execution of their duties or to any person acting with the permission or upon the direction of a Police Officer in uniform.

Frank Jordan, Executive Director, Place and Sustainability, New Shire Hall, Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE

KEY

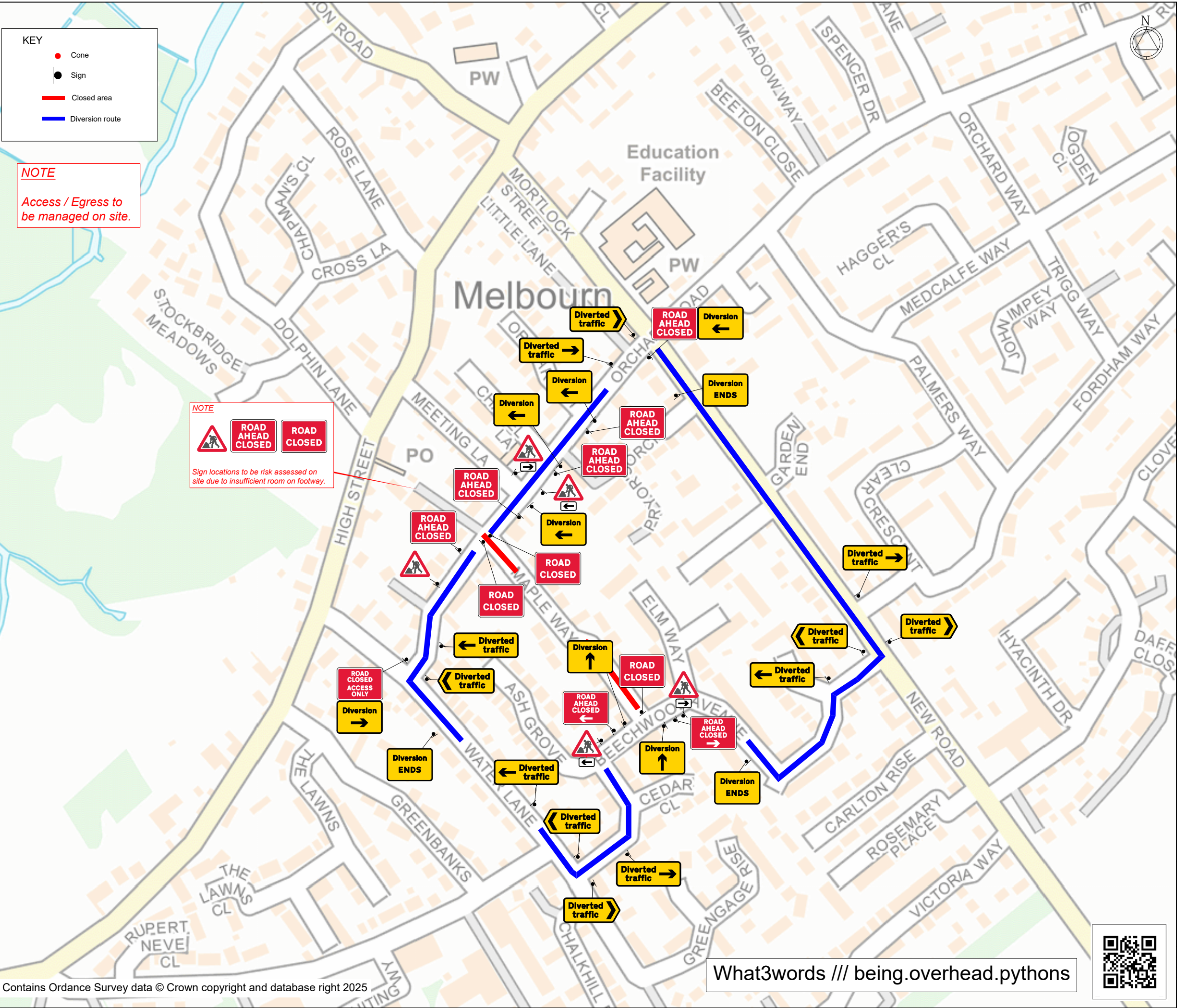
- Cone
- Sign
- Closed area
- Diversion route

NOTE

Access / Egress to be managed on site.

NOTE

Sign locations to be risk assessed on site due to insufficient room on footway.



KIT LIST

Qty 1 Ref: 13-9-RCAG Road Closed Access Only	
Qty 1 Ref: 13-9-7010 ROAD AHEAD CLOSED LEFT	
Qty 1 Ref: 13-9-7010 ROAD AHEAD CLOSED RIGHT	
Qty 3 Ref: 2702 End of temporary diversion route	
Qty 2 Ref: 2702 Start of temporary diversion route	
Qty 4 Ref: 2702 Start of temporary diversion route	
Qty 1 Ref: 2702 Start of temporary diversion route	
Qty 3 Ref: 2703 Direction of temporary diversion route from junction ahead	
Qty 3 Ref: 2703 Direction of temporary diversion route from junction ahead	
Qty 3 Ref: 2704 Direction of temporary diversion route	
Qty 3 Ref: 2704 Direction of temporary diversion route	
Qty 2 Ref: 573 Direction to hazard right	
Qty 2 Ref: 573 Direction to hazard left	
Qty 5 Ref: 7011 Road works ahead	
Qty 3 Ref: 7010-FP-13-9 Nature of temporary hazard ahead - Road Closed	
Qty 5 Ref: 7010-FP-13-9 Nature of temporary hazard ahead - Road Ahead Closed	

Rev	Description	By	Chkd	Date
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Revisions

Client

South Staffs Water

Project

Maple Way
Melbourn, SG8 6BP
Grid Ref: 538315 , 244291

Title

Road closure
and diversion

DOOCEY
Traffic Management

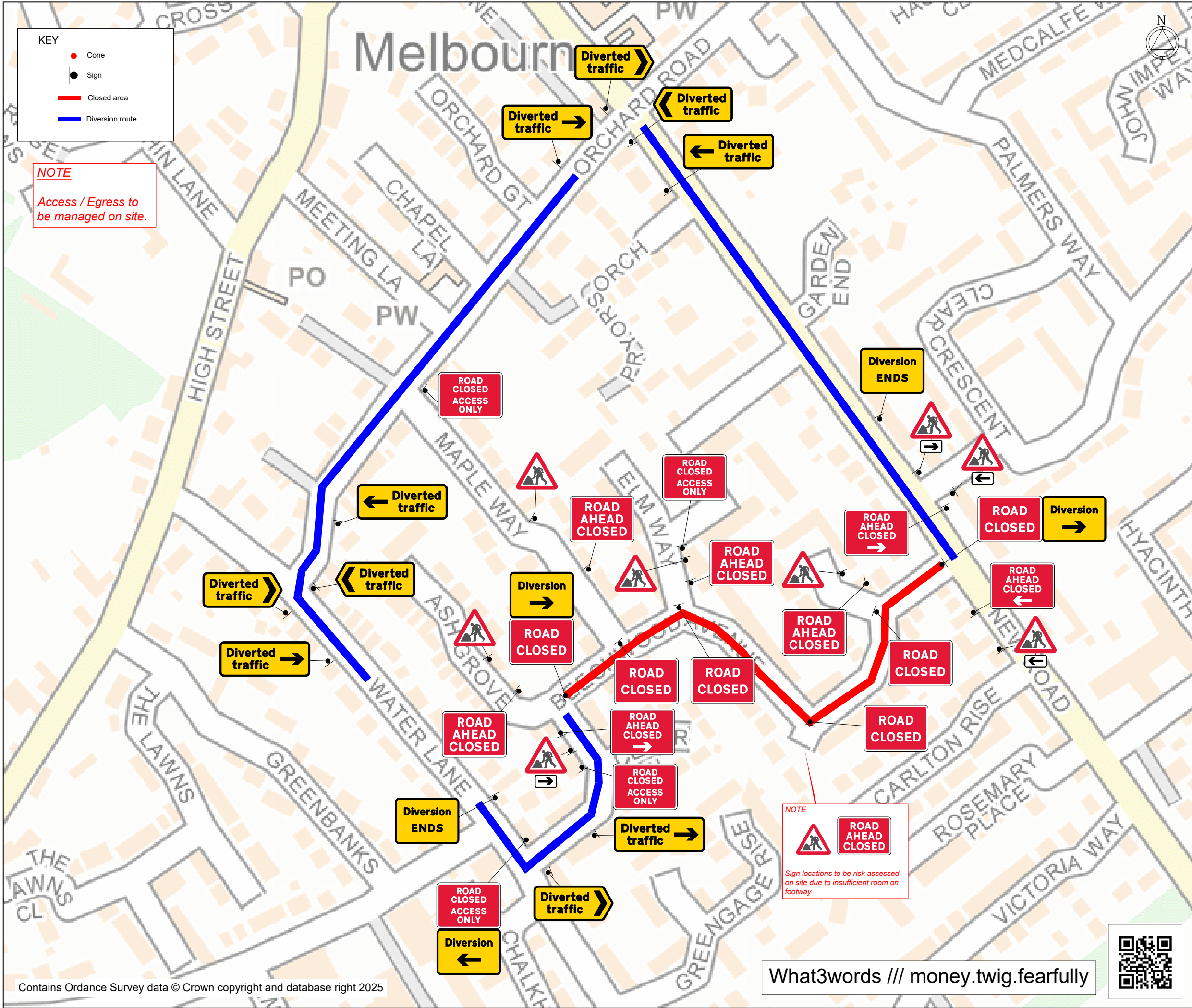
Design: ALB	Drawn: ALB	Chkd: TH
Date: 19/03/25	Date: 19/03/25	Date: 19/03/25
Scale: NTS	@ A3	Status: PROPOSED
Drawing No	44524.001	
		Rev:

KEY

- Cone
- Sign
- Closed area
- Diversion route

NOTE

Access / Egress to be managed on site.



KIT LIST

Qty: 2 Ref: 13-9-RCAO Road Closed Access Only	
Qty: 1 Ref: 13-9-7010 ROAD AHEAD CLOSED LEFT	
Qty: 2 Ref: 13-9-7010 ROAD AHEAD CLOSED RIGHT	
Qty: 2 Ref: 2702 Start of temporary diversion route	
Qty: 1 Ref: 2702 Start of temporary diversion route	
Qty: 2 Ref: 2702 End of temporary diversion route	
Qty: 2 Ref: 2703 Direction of temporary diversion route from junction ahead	
Qty: 3 Ref: 2703 Direction of temporary diversion route from junction ahead	
Qty: 2 Ref: 2704 Direction of temporary diversion route	
Qty: 3 Ref: 2704 Direction of temporary diversion route	
Qty: 2 Ref: 573 Direction to hazard left	
Qty: 2 Ref: 573 Direction to hazard right	
Qty: 5 Ref: 7001 Road works ahead	
Qty: 5 Ref: 7010-FP-13-9 Nature of temporary hazard ahead - Road Closed	
Qty: 1 Ref: 7010-FP-13-9 Nature of temporary hazard ahead - Road Ahead Closed	

Rev	Description	By	Chkd	Date
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Revisions

Client

South Staffs Water

Project

Beechwood Avenue
Melbourn, SG8 6BP
Grid Ref: 538355 , 244205

Title

Road closure
and diversion



Design: ALB	Drawn: ALB	Chkd: TH
Date: 19/03/25	Date: 19/03/25	Date: 19/03/25
Scale: NTS	@ A3	Status: PROPOSED
Drawing No	44524.002	
		Rev:

Abi Williams

From: Street Works <street.works@cambridgeshire.gov.uk>
Sent: 28 July 2025 14:04
Subject: 25-1496 Rose Lane, Melbourn - Road closure to facilitate telecommunications works
Attachments: 25-1496 Rose Lane, Melbourn INTENDS.pdf; 5725 - WG6CVC9M - Road Closure Rose Lane.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Please find attached the draft 'Intends Notice' for a proposed Temporary Traffic Regulation Order (TTRO), which is required to enable Hague Telecom Services to safely carry out works on behalf of Openreach, for your information.

If you have any comments on the proposal, please respond by 06/08/2025. Should any changes be required following feedback received by the deadline date, the draft notice will be updated accordingly before proceeding. A copy of the final Order will be circulated for information once made.

Please note:

- The attached Intends document may be circulated or displayed in the public domain.
- This circulation is part of our local coordination process and is in addition to the statutory process set out under the Road Traffic Regulation Act 1984. Formal notices will be issued in accordance with legal requirements where applicable.
- There is no legal requirement to formally or informally consult on Temporary Traffic Regulation Orders (TTROs), as they are short-term measures designed to facilitate essential works and ensure public safety. The statutory consultation process applies only to permanent traffic regulation orders.
- In the interests of transparency and partnership, Cambridgeshire County Council circulates TTRO applications to key stakeholders, such as elected members, emergency services, and others, offering the opportunity to comment. While there is no obligation to take these comments into account, CCC is committed to promoting openness and will consider all feedback received. In cases where significant concerns are raised, we will work with the works promoter to explore and, where possible, address them. Although it may not be feasible to accommodate every suggestion, the promoter will be expected to demonstrate to CCC that alternative options have been fully considered and, if discounted, provide clear justification. If no concerns are raised, the legal process will proceed, including public advertisement of the notice in a locally circulating newspaper, at which point members of the public may also comment.

Kind Regards,


Permit Officer

Highways Service
Cambridgeshire County Council
Tel: 01480 372444



@Cambs_Traffic



For more information regarding forthcoming click [here](#)

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CAMBRIDGESHIRE COUNTY COUNCIL

Rose Lane, Melbourn

TEMPORARY PROHIBITION OF THROUGH TRAFFIC

ORDER 25-1496

NOTICE is given that Cambridgeshire County Council intends to make an Order pursuant to the Road Traffic Regulation Act 1984, as amended by the Road Traffic (Temporary Restrictions) Act 1991, the effect of which is to stop any vehicle from proceeding along Rose Lane, Melbourn as lies between High Street and Cross Lane.

Access will be maintained to properties affected by this order.

The alternative route for vehicles is via High Street, Station Road, Dolphin Lane, Rose Lane and vice versa.

The proposed Order is necessary to facilitate telecommunications and associated works which are being carried out on or near this highway and it will come into operation on 1 September 2025 and continue until these works have finished or on the 28 February 2027 whichever is the earlier.

It is anticipated that these works will be carried out between 1 September 2025 and 3 September 2025.

The Order shall not apply to any persons lawfully engaged in connection with any works for which it is made, any member of the Police Force, Fire and Rescue Service, Ambulance Service, a vehicle being used by Special Forces during the execution of their duties or to any person acting with the permission or upon the direction of a Police Officer in uniform.

**Frank Jordan, Executive Director, Place and Sustainability, New Shire Hall,
Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE**

From: Street Works <street.works@cambridgeshire.gov.uk>
Sent: 01 August 2025 09:30
Subject: 25-1494 Melbourn Bypass A10, Melbourn - Proposed temporary speed limit for electrical ducting installation works
Attachments: 25-1494 Melbourn Bypass A10, Melbourn INTENDS.pdf; SZ0819au - Royston Rd Royston SG8 7DF - 2WTL - A3.pdf; SZ0819aw - Royston Rd Royston SG8 7DF - 2WTL - A3.pdf; SZ0819o - Royston Rd, Royston SG8 6DH V1.2 - 2WTL (Rolling) - A3.pdf; SZ0819av - Royston Rd Royston SG8 7DF - 2WTL - A3.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning

Please find attached the **draft 'Intends Notice'** for a proposed Temporary Traffic Regulation Order (TTRO), which is required to enable **MAC Civils** to safely carry out works on behalf of **UK Power Distribution**, for your information.

If you have any comments on the proposal, please respond by **6 August 2025**. Should any changes be required following feedback received by the deadline date, the draft notice will be updated accordingly before proceeding. A copy of the final Order will be circulated for information once made.

Please note:

- The attached Intends document may be circulated or displayed in the public domain.
- This circulation is part of our local coordination process and is **in addition to the statutory process** set out under the Road Traffic Regulation Act 1984. Formal notices will be issued in accordance with legal requirements where applicable.
- There is no legal requirement to formally or informally consult on Temporary Traffic Regulation Orders (TTROs), as they are short-term measures designed to facilitate essential works and ensure public safety. The statutory consultation process applies only to permanent traffic regulation orders.
- In the interests of transparency and partnership, Cambridgeshire County Council circulates TTRO applications to key stakeholders, such as elected members, emergency services, and others, offering the opportunity to comment. While there is no obligation to take these comments into account, CCC is committed to promoting openness and will consider all feedback received. In cases where significant concerns are raised, we will work with the works promoter to explore and, where possible, address them. Although it may not be feasible to accommodate every suggestion, the promoter will be expected to demonstrate to CCC that alternative options have been fully considered and, if discounted, provide clear justification. If no concerns are raised, the legal process will proceed, including public advertisement of the notice in a locally circulating newspaper, at which point members of the public may also comment.

Kind regards

**Cambridgeshire County Council
Melbourn Bypass A10, Melbourn
(Temporary 40mph Speed Limit)
Order 2025-1494**

NOTICE is given that Cambridgeshire County Council intends to make an Order pursuant to the Road Traffic Regulation Act 1984, as amended by the Road Traffic (Temporary Restrictions) Act 1991, the effect of which is to impose a 40mph speed limit along Melbourn Bypass A10, Melbourn as lies between Melbourn Road Roundabout and Melbourn Footpath 4.

The Order will be effective, for safety purposes, when signs are in place indicating the speed limit along the whole or any part of the above mentioned length of road whilst works are in progress or temporarily suspended.

The proposed Order is necessary to facilitate electrical duct installation and associated works which are being carried out on or near this highway and it will come into operation on 6 September 2025 and continue until these works have finished or on the 5 March 2027 whichever is the earlier.

It is anticipated that these works will be carried out between 6 September and 16 September 2025.

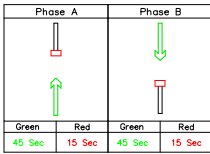
The Order shall not apply to any persons lawfully engaged in connection with any works for which it is made, any member of the Police Force, Fire and Rescue Service, Ambulance Service, a vehicle being used by Special Forces during the execution of their duties or to any person acting with the permission or upon the direction of a Police Officer in uniform.

**Frank Jordan, Executive Director, Place and Sustainability, New Shire Hall,
Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE**

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S

SAFETY ZONE DIMENSIONS
Permanent speed limit 40mph
Sideways safety zone 0.5m
Longways safety zone 15m
(Dimensions are minima)



Adjusting the red timers

Measure the distance between "WAIT HERE" signs, or the "WAIT HERE" sign and datum point, (see page 7), and use the table below:

Distance (metres)	0	50	100	150	200	250	300
All-Red time (seconds)	5	10	15	20	25	30	30

NOTE: On some controllers the All-Red switch may be marked in metres and the equipment converts to seconds automatically.

Method of selection and values may differ



If the site is on a steep gradient, you may need to increase the indicated All-Red value for the uphill direction incrementally until vehicles clear safely.
If there are large numbers of slow-moving vehicles that have difficulty in clearing the works before the lights have changed, increase indicated values of the relevant All-Red settings incrementally until vehicles clear safely.

Adjusting the Maximum Green settings

Measure the distance between "WAIT HERE" signs, or the "WAIT HERE" sign and datum point, (see page 7), and use the table below:

Distance (metres)	30	75	135	195	300
Green time (seconds)	25	30	45	50	50

NOTE: On some controllers the Maximum Green switch may be marked in metres, and the equipment converts to seconds automatically.

Method of selection and values may differ



Set the Maximum Green times to the appropriate settings.
If substantial queues begin to form and vehicles take more than one green period to get through the site, then adjust the setting incrementally. For each new setting allow a few green periods to assess the difference. It is normal to increase the setting but, if this increases the queue, reduce the setting, again allowing time to assess the result.

DETAIL B B

Single/Dual carriageway 40mph or less - 450mm traffic cones, spacing 1.5m.
Single/Dual carriageway 50mph or more - 750mm traffic cones, spacing 1.5m.
Dual carriageway national speed limit - 750mm traffic cones, spacing 1.5m, relaxation 3m.

Notes:

- During darkness, warning lights to BS EN 12352:2006 should be provided in accordance with Table A1.3 (Appendix 1).
- 45" tapers have 1.5m spacing, no relaxations.
- On motorways and NSL AP duals with hard shoulders, 1m cones will be required for both standard and relaxation works for lead tapers and the facing wall of lane changes.

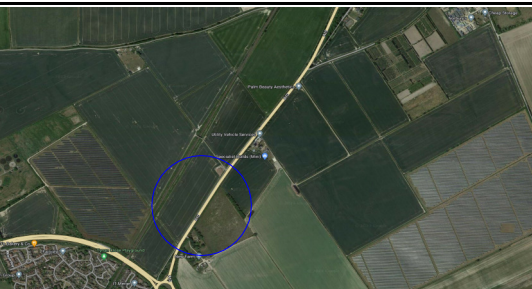
DETAIL D D

Single/Dual carriageway 40mph or less - 450mm traffic cones, spacing 1.5m.
Single/Dual carriageway 50mph or more - 750mm traffic cones, spacing 1.5m.

Notes:

- During darkness, warning lights to BS EN 12352:2006 should be provided in accordance with Table A1.3 (Appendix 1).
- Detail D applies only to relaxation cases.

	Standard: Normal traffic including buses and HGVs	Restricted: Cars and light vehicles only
Two-way working	6.75 m minimum	5.5 m minimum
Shuttle working	3.25-3.50 m desirable width range 3.0 m absolute minimum	3.25 m desirable minimum width 2.5 m absolute minimum



TEMPORARY
TRAFFIC MANAGEMENT
PLAN

Issue	1
Date	10/11/23
Drawn by	CT011

2 WAY TRAFFIC LIGHTS
ROYSTON ROAD
ROYSTON , SG8 6DF

KEY

- Traffic sign
- Traffic cone
- Traffic signals to Diagram 3000.1
- Working Space
- Pedestrian Barrier

Drawing No - SZ0819au

MAC CIVILS

Original drawing size A3 - NTS

9:30 - 3:30 MANNED AT ALL TIMES

40

S

SAFETY ZONE DIMENSIONS
Permanent speed limit 40mph
Sideways safety zone 0.5m
Longways safety zone 15m
(Dimensions are minima)

Phase A		Phase B	
Green	Red	Green	Red
45 Sec	15 Sec	45 Sec	15 Sec

Adjusting the red timers

Measure the distance between "WAIT HERE" signs, or the "WAIT HERE" sign and datum point, (see page 7), and use the table below:

Distance (metres)	0	50	100	150	200	250	300
All-Red time (seconds)	5	10	15	20	25	30	35

NOTE: On some controllers the All-Red switch may be marked in metres and the equipment converts to seconds automatically.

Method of selection and values may differ



If the site is on a steep gradient, you may need to increase the indicated All-Red value for the uphill direction incrementally until vehicles clear safely.
If there are large numbers of slow-moving vehicles that have difficulty in clearing the works before the lights have changed, increase indicated values of the relevant All-Red settings incrementally until vehicles clear safely.

Adjusting the Maximum Green settings

Measure the distance between "WAIT HERE" signs, or the "WAIT HERE" sign and datum point, (see page 7), and use the table below:

Distance (metres)	30	75	135	195	300
Green time (seconds)	25	30	35	45	50

NOTE: On some controllers the Maximum Green switch may be marked in metres, and the equipment converts to seconds automatically.

Method of selection and values may differ



Set the Maximum Green times to the appropriate settings.
If substantial queues begin to form and vehicles take more than one green period to get through the site, then adjust the setting incrementally. For each new setting allow a few green periods to assess the difference. It is normal to increase the setting but, if this increases the queue, reduce the setting, again allowing time to assess the result.

DETAIL B B

Single/Dual carriageway 40mph or less - 450mm traffic cones, spacing 1.5m.
Single/Dual carriageway 50mph or more - 750mm traffic cones, spacing 1.5m.
Dual carriageway national speed limit - 750mm traffic cones, spacing 1.5m, relaxation 3m.

Notes:

- During darkness, warning lights to BS EN 12352:2006 should be provided in accordance with Table A1.3 (Appendix 1).
- 45" tapers have 1.5m spacing, no relaxations.
- On motorways and NSL AP duals with hard shoulders, 1m cones will be required for both standard and relaxation works for lead tapers and the facing wall of lane changes.

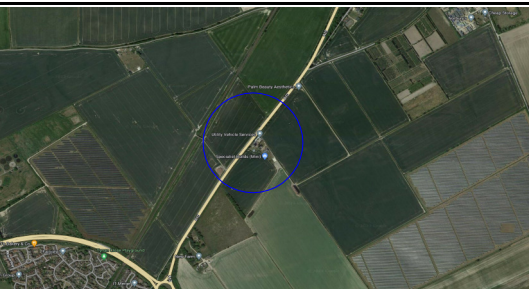
DETAIL D D

Single/Dual carriageway 40mph or less - 450mm traffic cones, spacing 1.5m.
Single/Dual carriageway 50mph or more - 750mm traffic cones, spacing 1.5m.

Notes:

- During darkness, warning lights to BS EN 12352:2006 should be provided in accordance with Table A1.3 (Appendix 1).
- Detail D applies only to relaxation cases.

	Standard: Normal traffic including buses and HGVs	Restricted: Cars and light vehicles only
Two-way working	6.75 m minimum	5.5 m minimum
Shuttle working	3.25-3.50 m desirable width range 3.0 m absolute minimum	3.25 m desirable minimum width 2.5 m absolute minimum



TEMPORARY TRAFFIC MANAGEMENT PLAN

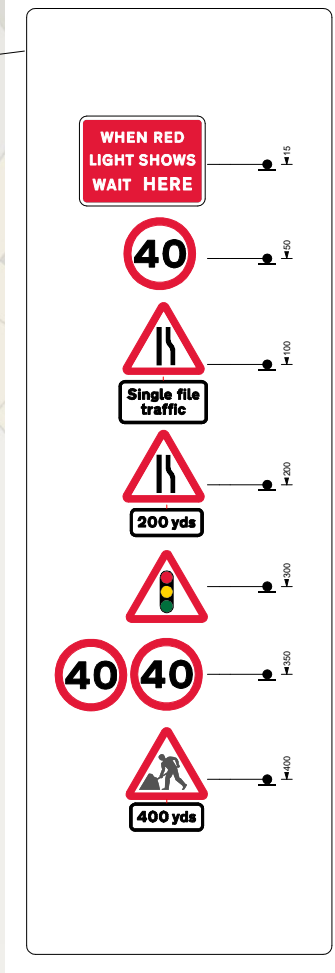
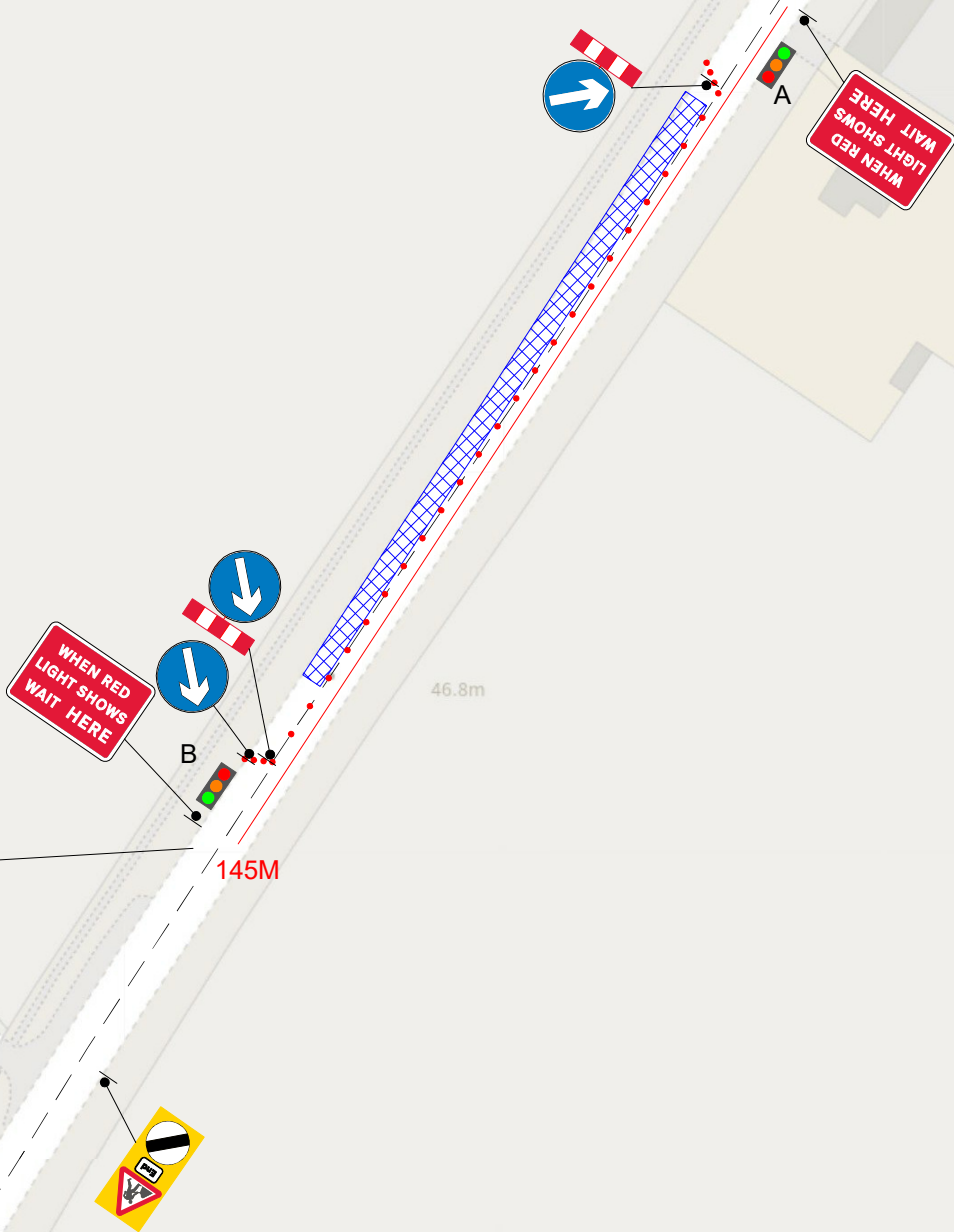
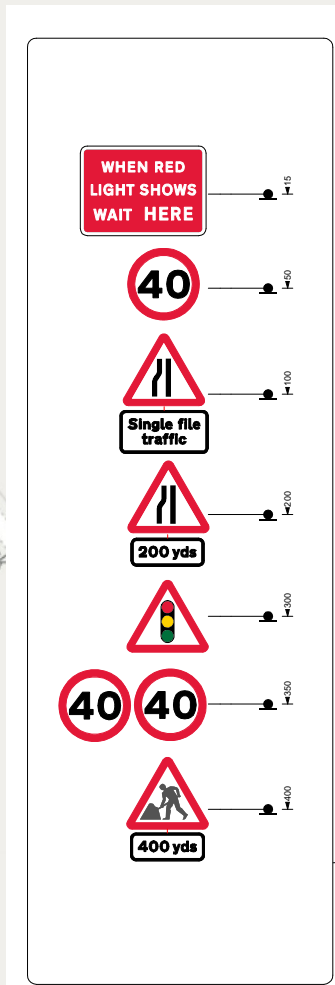
Issue	1
Date	10/11/23
Drawn by	CT011

2 WAY TRAFFIC LIGHTS
ROYSTON ROAD
ROYSTON , SG8 6DF

Drawing No - SZ0819av

MAC CIVILS

Original drawing size A3 - NTS



BUS STOP TO BE
SUSPENDED AND
RELOCATED FOR THE
DURATION OF THE WORKS

9:30 - 3:30 MANNED AT ALL TIMES

KEY

- Traffic sign
- Traffic cone
- Traffic signals to Diagram 3000.1
- Working Space
- Pedestrian Barrier

40

S

SAFETY ZONE DIMENSIONS
Permanent speed limit 40mph
Sideways safety zone 0.5m
Longways safety zone 15m
(Dimensions are minima)

Phase A		Phase B	
Green	Red	Green	Red
45 Sec	15 Sec	45 Sec	15 Sec

Adjusting the red timers

Measure the distance between "WAIT HERE" signs, or the "WAIT HERE" sign and datum point, (see page 7), and use the table below:

Distance (metres)	0	50	100	150	200	250	300
All-Red time (seconds)	5	10	15	20	25	30	35

NOTE: On some controllers the All-Red switch may be marked in metres and the equipment converts to seconds automatically.

Method of selection and values may differ



If the site is on a steep gradient, you may need to increase the indicated All-Red value for the uphill direction incrementally until vehicles clear safely.
If there are large numbers of slow-moving vehicles that have difficulty in clearing the works before the lights have changed, increase indicated values of the relevant All-Red settings incrementally until vehicles clear safely.

Adjusting the Maximum Green settings

Measure the distance between "WAIT HERE" signs, or the "WAIT HERE" sign and datum point, (see page 7), and use the table below:

Distance (metres)	30	75	135	195	300
Green time (seconds)	25	30	35	45	50

NOTE: On some controllers the Maximum Green switch may be marked in metres, and the equipment converts to seconds automatically.

Method of selection and values may differ



Set the Maximum Green times to the appropriate settings.
If substantial queues begin to form and vehicles take more than one green period to get through the site, then adjust the setting incrementally. For each new setting allow a few green periods to assess the difference. It is normal to increase the setting but, if this increases the queue, reduce the setting, again allowing time to assess the result.

DETAIL B B

Single/Dual carriageway 40mph or less - 450mm traffic cones, spacing 1.5m.
Single/Dual carriageway 50mph or more - 750mm traffic cones, spacing 1.5m.
Dual carriageway national speed limit - 750mm traffic cones, spacing 1.5m, relaxation 3m.

Notes:

- 1) During darkness, warning lights to BS EN 12352:2006 should be provided in accordance with Table A1.3 (Appendix 1).
- 2) 45° tapers have 1.5m spacing, no relaxations.
- 3) On motorways and NSL AP duals with hard shoulders, 1m cones will be required for both standard and relaxation works for lead tapers and the facing wall of lane changes.

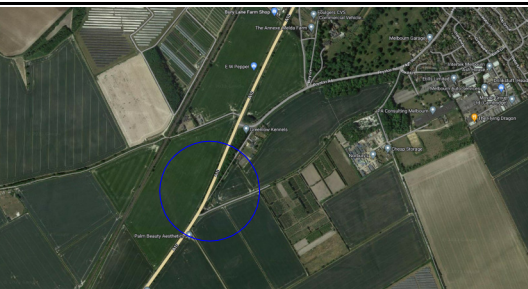
DETAIL D D

Single/Dual carriageway 40mph or less - 450mm traffic cones, spacing 1.5m.
Single/Dual carriageway 50mph or more - 750mm traffic cones, spacing 1.5m.

Notes:

- 1) During darkness, warning lights to BS EN 12352:2006 should be provided in accordance with Table A1.3 (Appendix 1).
- 2) Detail D applies only to relaxation cases.

	Standard: Normal traffic including buses and HGVs	Restricted: Cars and light vehicles only
Two-way working	6.75 m minimum	5.5 m minimum
Shuttle working	3.25-3.50 m desirable width range 3.0 m absolute minimum	3.25 m desirable minimum width 2.5 m absolute minimum



TEMPORARY TRAFFIC MANAGEMENT PLAN

Issue	1
Date	10/11/23
Drawn by	CT011

2 WAY TRAFFIC LIGHTS ROYSTON ROAD ROYSTON , SG8 6DF

9:30 - 3:30 MANNED AT ALL TIMES

KEY

- Traffic sign
- Traffic cone
- Traffic signals to Diagram 3000.1
- Working Space
- Pedestrian Barrier

Drawing No - SZ0819aw

MAC CIVILS

Original drawing size A3 - NTS

40

S

SAFETY ZONE DIMENSIONS
Permanent speed limit 40mph
Sideways safety zone 0.5m
Longways safety zone 15m
(Dimensions are minima)

Adjusting the red timers

Measure the distance between "WAIT HERE" signs, or the "WAIT HERE" sign and datum point, (see page 7), and use the table below:

Distance (metres)	0	50	100	150	200	250	300
AI-Red time (seconds)	5	10	15	20	25	30	35

NOTE: On some controllers the AI-Red switch may be marked in metres and the equipment converts to seconds automatically.

Method of selection
and values may differ

If the site is on a steep gradient, you may need to increase the indicated AI-Red value for the uphill direction incrementally until vehicles clear safely.
If there are large numbers of slow-moving vehicles that have difficulty in clearing the works before the lights have changed, increase indicated values of the relevant AI-Red settings incrementally until vehicles clear safely.

Adjusting the Maximum Green settings

Measure the distance between "WAIT HERE" signs, or the "WAIT HERE" sign and datum point, (see page 7), and use the table below:

Distance (metres)	30	75	135	195	300
Green time (seconds)	35	40	45	50	55

NOTE: On some controllers the Maximum Green switch may be marked in metres, and the equipment converts to seconds automatically.

Method of selection
and values may differ

Set the Maximum Green times to the appropriate settings.
If substantial queues begin to form and vehicles take more than one green period to get through the site, then adjust the setting incrementally. For each new setting allow a few green periods to assess the difference. It is normal to increase the setting but, if this increases the queue, reduce the setting, again allowing time to assess the result.

DETAIL B B

Single/Dual carriageway 40mph or less - 450mm traffic cones, spacing 1.5m.
Single/Dual carriageway 50mph or more - 750mm traffic cones, spacing 1.5m.
Dual carriageway national speed limit - 750mm traffic cones, spacing 1.5m, relaxation 3m.

Notes:

- 1) During darkness, warning lights to BS EN 12352:2006 should be provided in accordance with Table A1.3 (Appendix 1).
- 2) 45" tapers have 1.5m spacing, no relaxations.
- 3) On motorways and NSL AP duals with hard shoulders, 1m cones will be required for both standard and relaxation works for lead tapers and the facing wall of lane changes.

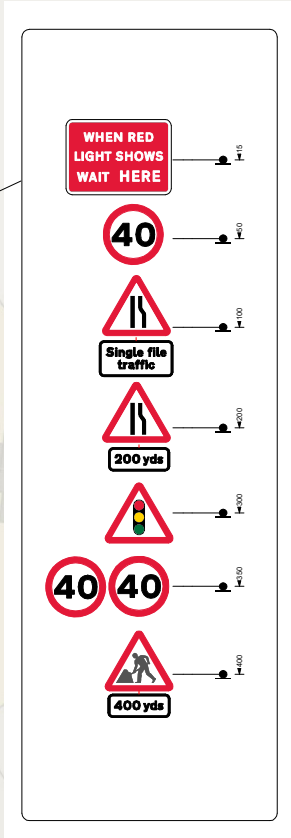
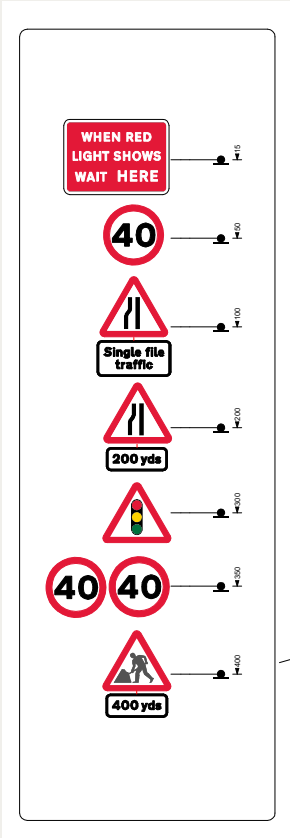
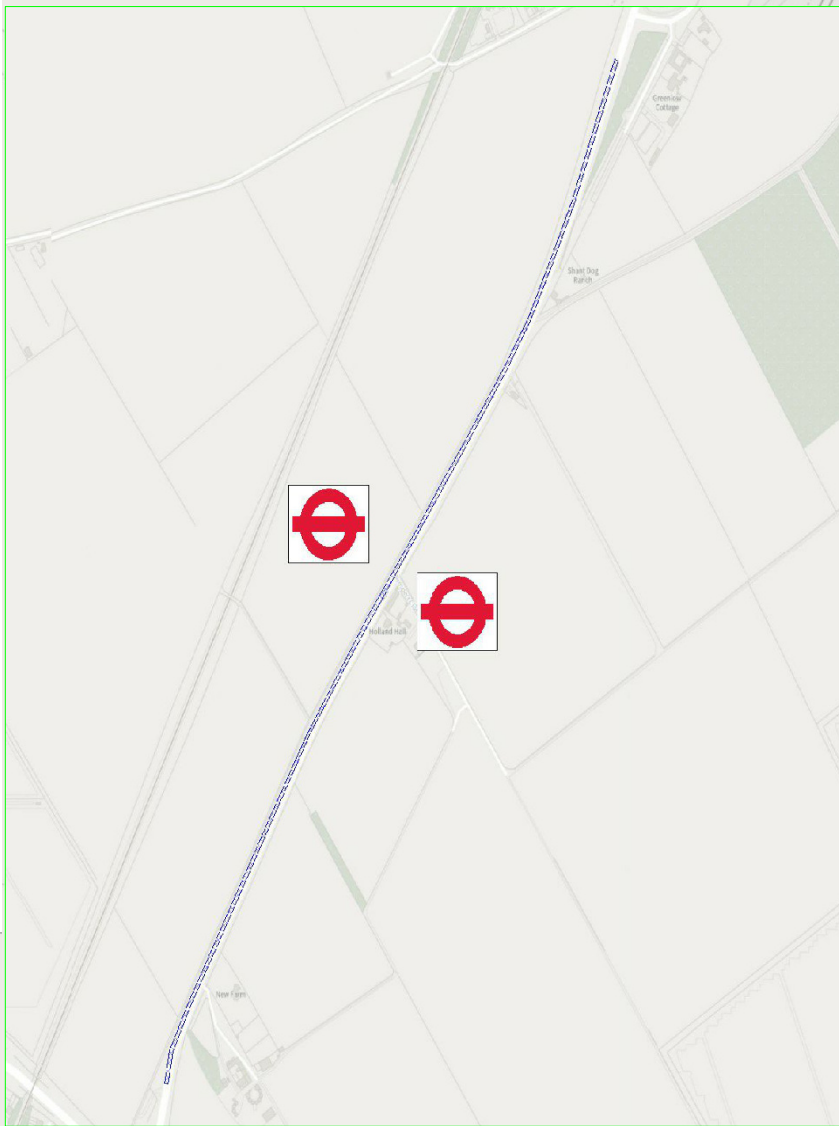
DETAIL D D

Single/Dual carriageway 40mph or less - 450mm traffic cones, spacing 1.5m.
Single/Dual carriageway 50mph or more - 750mm traffic cones, spacing 1.5m.

Notes:

- 1) During darkness, warning lights to BS EN 12352:2006 should be provided in accordance with Table A1.3 (Appendix 1).
- 2) Detail D applies only to relaxation cases.

	Standard: Normal traffic including buses and HGVs	Restricted: Cars and light vehicles only
Two-way working	6.75 m minimum	5.5 m minimum
Shuttle working	3.25-3.50 m desirable width range 3.0 m absolute minimum	3.25 m desirable minimum width 2.5 m absolute minimum



BUS STOP TO BE
SUSPENDED AND
RELOCATED FOR THE
DURATION OF THE WORKS

FULL LENGTH OF WORKS UNDER 2 WAY
ROLLING TRAFFIC LIGHTS
9:30 - 3:30 MANNED AT ALL TIMES

KEY	
⊥	Traffic sign
•	Traffic cone
←	Traffic signals to Diagram 3000.1
▨	Working Space
⚓	Pedestrian Barrier



TEMPORARY
TRAFFIC MANAGEMENT
PLAN

Issue	2
Date	10/11/23
Drawn by	CT011

2 WAY TRAFFIC LIGHTS (ROLLING)
ROYSTON ROAD
ROYSTON , SG8 6DH

Drawing No - SZ0819o

MAC CIVILS

Original drawing size A3 - NTS

Emailed concerns to streetworks 01/08/25

Thank you for the opportunity to comment.

By no means a conclusive response but one that needs raising quickly I believe.

When talking to the contractors about this work it was indicated that this would be pushed until another school holiday to lessen the impact it will have on a major thoroughfare for the village. New Road will be open for a few days and then closed again – this will rightly cause concern for residents and question why the works could not take place at the same time as the current closure. Some distance between the dates may help with this – or bringing it forward to the current works.

It is unclear from the image where the road closure is – could you please confirm.

We truly appreciate the condition for traffic signals on the A505.

Could you please comment on our concerns – I am sure there will be more when residents have had the chance to review.

Response from streetworks 08/08/25

Thank you for your email.

As per paragraph 2 of my covering email, I have requested new dates due to the clash of works with Cambridge Water. Unfortunately, they are unable to collaborate as both contractors are working in different locations. I have proceeded with the TTRO application process so the Order is in place ready for when the works can take place.

The Streetworks Inspector for this area has recommended that the works are carried out during the Easter holiday 2026.

We will update you when new dates have been advised.

Abi Williams

From: Street Works <street.works@cambridgeshire.gov.uk>
Sent: 01 August 2025 12:06
Subject: 25-1608 New Road, Melbourn - Proposed road closure for S278 sewer connection works
Attachments: 25-1608 New Road, Melbourn INTENDS.pdf; Diversion.jpg
Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon

Please find attached the **draft 'Intends Notice'** for a proposed Temporary Traffic Regulation Order (TTRO), which is required to enable **Tamdown** to safely carry out works on behalf of **Hopkins Homes**, for your information.

If you have any comments on the proposal, please respond by **06 August 2025**. Should any changes be required following feedback received by the deadline date, the draft notice will be updated accordingly before proceeding. A copy of the final Order will be circulated for information once made. **Please be aware: New dates have been requested due to the clash of works with Cambridge Water. It has also been requested that Portable Traffic Signals are place on the junction of New Road and A505 for safety.**

Please note:

- The attached Intends document may be circulated or displayed in the public domain.
- This circulation is part of our local coordination process and is **in addition to the statutory process** set out under the Road Traffic Regulation Act 1984. Formal notices will be issued in accordance with legal requirements where applicable.
- There is no legal requirement to formally or informally consult on Temporary Traffic Regulation Orders (TTROs), as they are short-term measures designed to facilitate essential works and ensure public safety. The statutory consultation process applies only to permanent traffic regulation orders.
- In the interests of transparency and partnership, Cambridgeshire County Council circulates TTRO applications to key stakeholders, such as elected members, emergency services, and others, offering the opportunity to comment. While there is no obligation to take these comments into account, CCC is committed to promoting openness and will consider all feedback received. In cases where significant concerns are raised, we will work with the works promoter to explore and, where possible, address them. Although it may not be feasible to accommodate every suggestion, the promoter will be expected to demonstrate to CCC that alternative options have been fully considered and, if discounted, provide clear justification. If no concerns are raised, the legal process will proceed, including public advertisement of the notice in a locally circulating newspaper, at which point members of the public may also comment.

Kind regards

**Cambridgeshire County Council
New Road, Melbourn
(Temporary Prohibition Of Through Traffic)
Order 2025-1608**

NOTICE is given that Cambridgeshire County Council intends to make an Order pursuant to the Road Traffic Regulation Act 1984, as amended by the Road Traffic (Temporary Restrictions) Act 1991, the effect of which is to stop any vehicle from proceeding along New Road, Melbourn as lies between Victoria Way and Rosemary Place.

Access will be maintained to properties affected by this order.

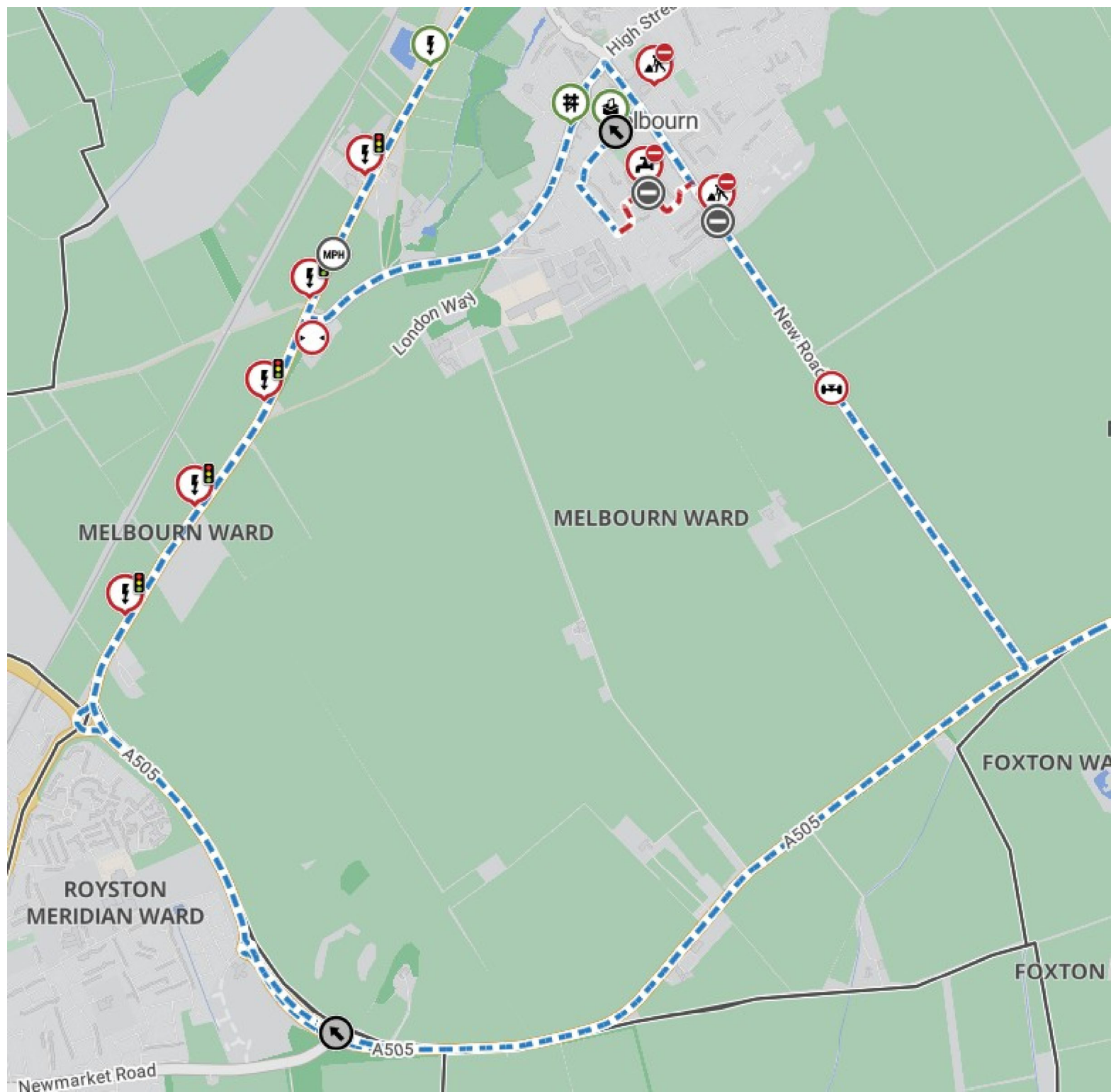
The alternative route for vehicles is via High Street; Royston Road; A10; A505; New Road and vice versa.

The proposed Order is necessary to facilitate S278 sewer connection and associated works which are being carried out on or near this highway and it will come into operation on 8 September 2025 and continue until these works have finished or on the 7 March 2027 whichever is the earlier.

It is anticipated that these works will be carried out between 8 September and 26 September 2025.

The Order shall not apply to any persons lawfully engaged in connection with any works for which it is made, any member of the Police Force, Fire and Rescue Service, Ambulance Service, a vehicle being used by Special Forces during the execution of their duties or to any person acting with the permission or upon the direction of a Police Officer in uniform.

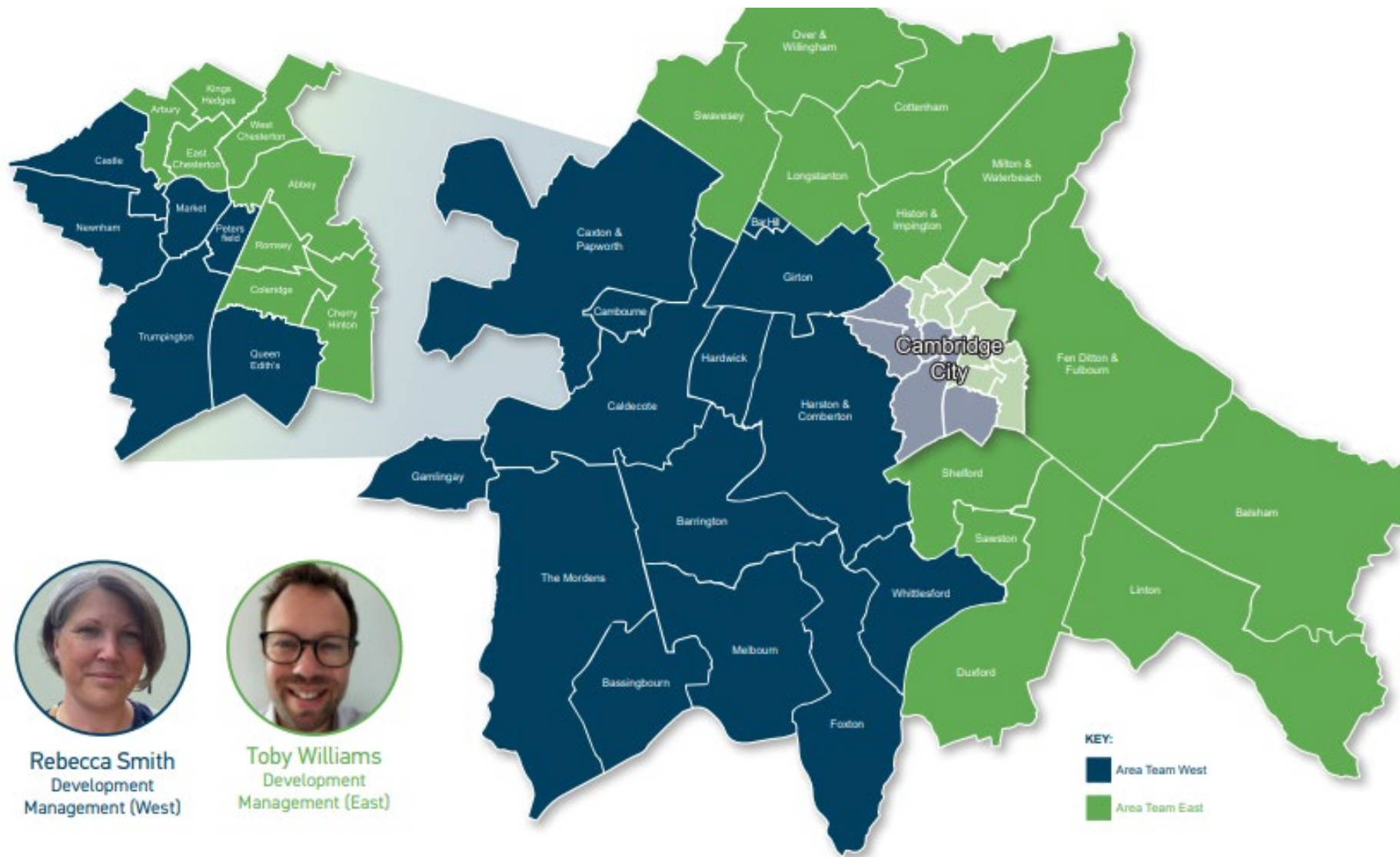
**Frank Jordan, Executive Director, Place and Sustainability, New Shire Hall,
Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE**



Parish Council Planning information June 2025



Focus on Delivery - Development Management



Compliance and S106

Chris Braybrooke



Planning Compliance
Manager

James Fisher



S106 Manager

Hierarchy of Plans and Policies

National Planning Policy Framework 2024



National Planning Policy Guidance



Development Plans



Neighbourhood Plans

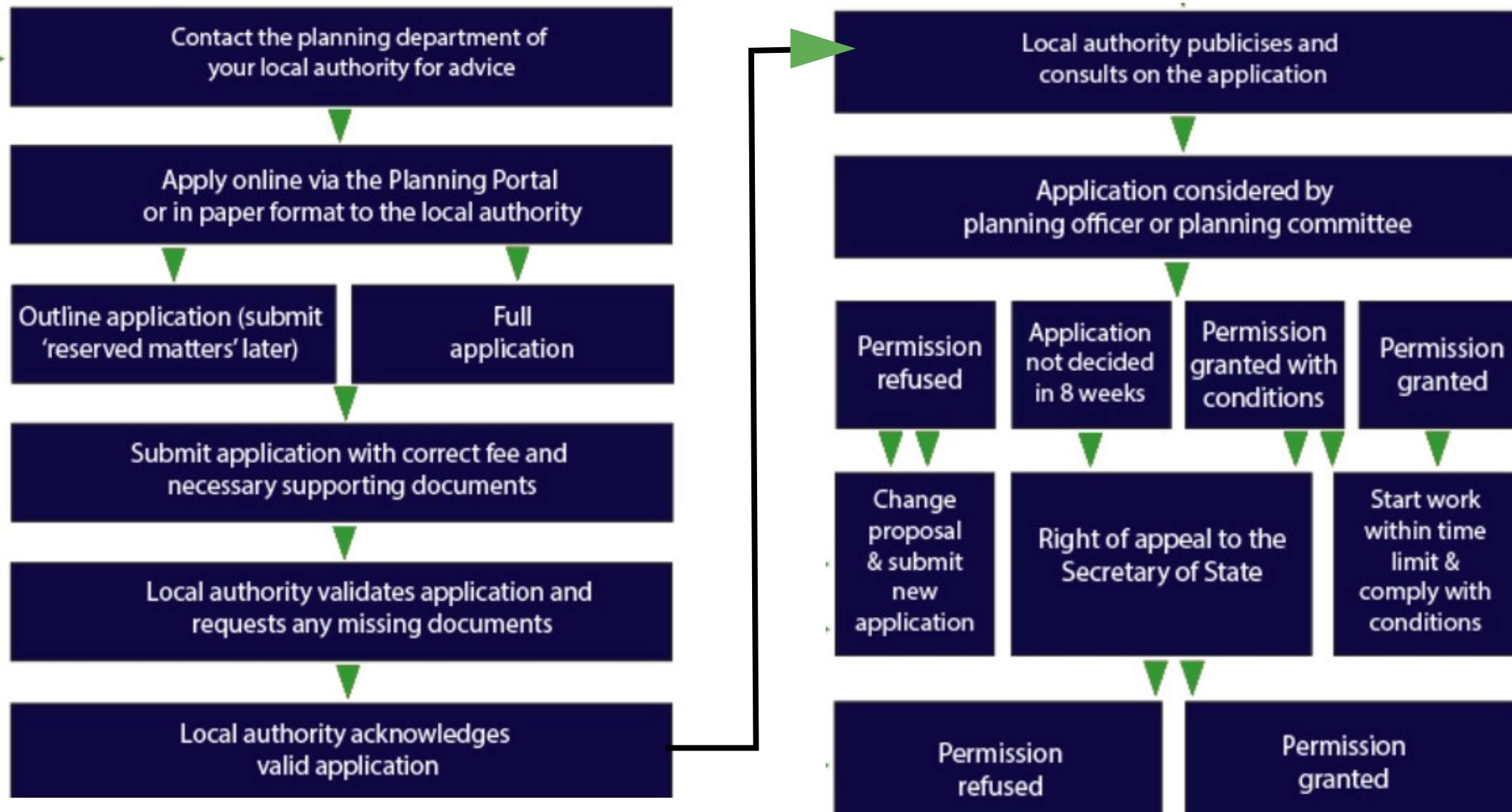


Supplementary Planning Documents



National Planning Policy Framework

Path of a planning application



The Path of a Planning Application: Timescales

Householders
Minor Commercial
Minor Residential up-to 10
Advertisements
S73's



8 weeks

Major applications for 10 or more
dwellings
Over 1,000 net square metres floorspace



13 weeks

Applications with Environmental
Statement



16 weeks

Planning Performance Agreements

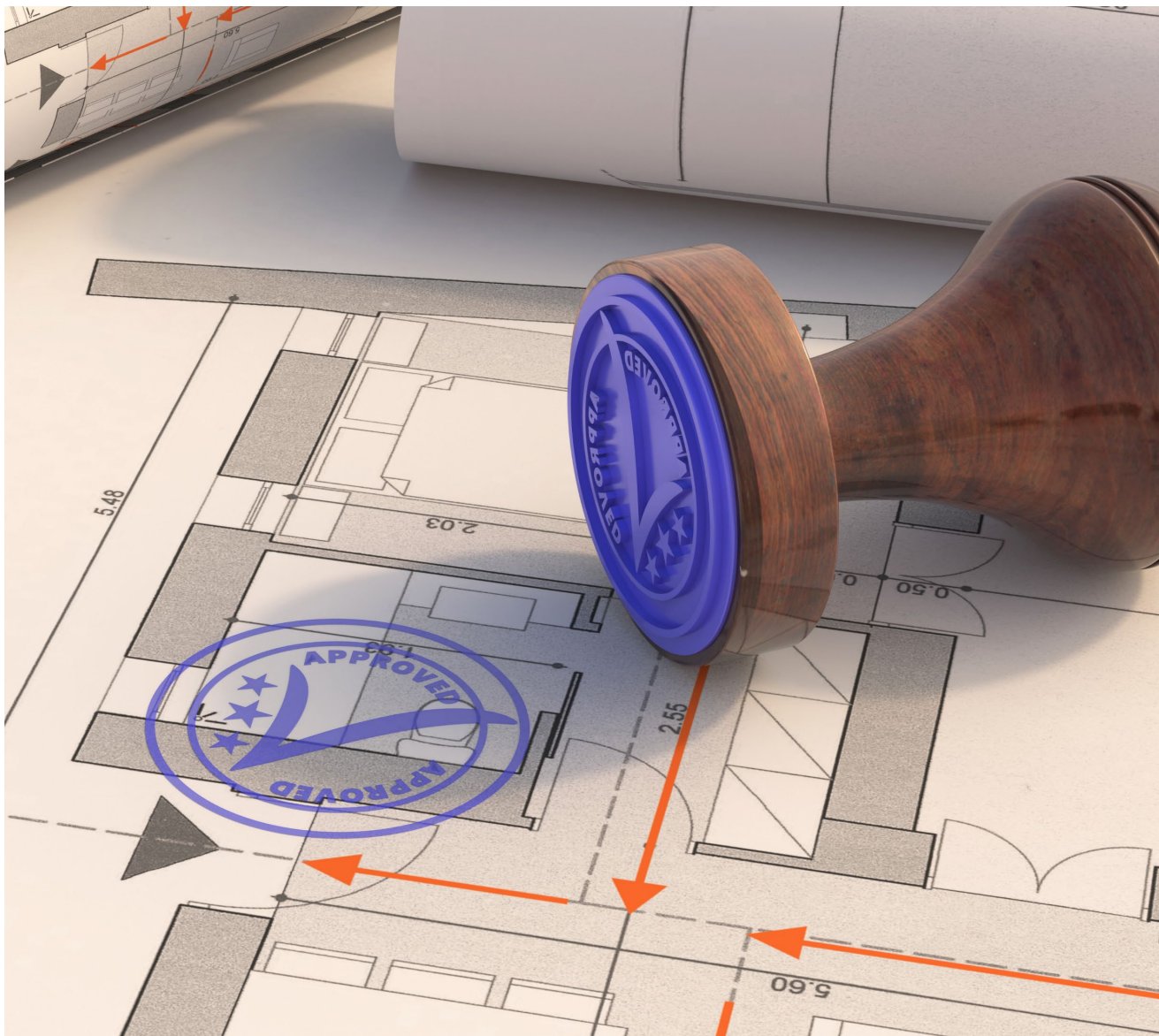


As agreed

Extensions of Time

Beyond any of these deadlines the applicant could appeal against non-determination and/or may be able to seek a refund of their planning fee after 26 weeks.

Types of Application



Full:

All changes of use.
For building works – covers the principle and detail of proposals

Outline:

Only for the erection of a building and where one or more details are reserved: access, appearance, landscaping, layout and scale

Reserved matters:

The details relating to access, appearance, landscaping, layout and scale

Application for Full Planning Permission

What do they normally cover?

All types of building structures

- Extensions
- Walls
- Houses
- Outbuildings
- Flats
- Schools
- Industry
- Hospitals
- Sporting facilities
- Retail buildings
- Demolition



...changes of use

Planning permission is not normally required for internal structural alterations to buildings

An exception to this would be for the creation of mezzanine floors in retail.....

Internal alterations to the fabric of listed buildings is covered under separate LBC legislation.

Definitions: Outline and Full

What is an application for full planning permission?

- Detailed proposal of how a site can be developed
- If granted, subject to conditions and / or S106

What is an outline planning application?

- Seeks a decision on the general principles of how a site can be developed
- If granted, subject to conditions and / or S106 requiring:
- Approval of one or more 'reserved matters'

Reserved Matters?

Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application (i.e. they can be 'reserved' for later determination)

- Landscaping
- Access
- Layout
- Appearance
- Scale

S73/S96s - What's the difference?

Minor Material (S73)

- Vary or remove conditions
- Amendment to approved plans
- Registered and consulted normally
- Cannot be used to extend the time
- Cannot be used where mods. fundamental or substantial
- Only issues relevant are the condition(s) being amended
- Previous unaltered conditions copied over
- Effect is a new permission

Non-Material Amendment (S96a)

- No definition of 'non-material'
- An amendment that is non-material in one context may be material in another.
- No further consultation necessary
- Can be used to amend conditions
- Can impose new conditions
- The LPA must be satisfied it is non-material to grant
- Effect sits alongside existing pp
- New permission not issued

What's the difference?

Minor Material (S73)



Condition hours of use 11am-11pm



Proposed change from 11am-12pm



Only consider extra hour as impact



Refused or Approved on this basis

Non Material Amendment (S96a)

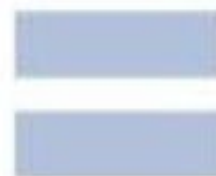


Permission in Principle: PIP

Permission
in Principle
(PIP)



Technical
Details
Consent
(TDC)



Permission
to Build

For developments of between 1 and 9 dwellings, total development of under 1,000 square metres and a site of under 1 hectare.

It cannot be used for larger developments.

It is time limited to 5 weeks from validation

No plans of dwellings are required at the 1st stage

Applicants don't need to specify the number of dwellings.

Consideration of PIPs is limited to:

- **location of the site**
- **the type of land use proposed**
- **the amount of development.**

Conditions cannot be applied at the PIP stage

Decision Making Principles



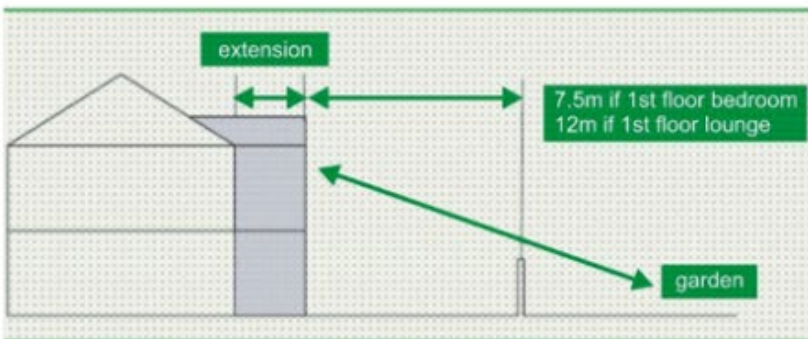
- ➡ Start with the Development Plan
- ➡ Relevant policy considerations.
- ➡ Results of the technical consultation.
- ➡ All other views, if material.
- ➡ Look at the application on its own merits in its context.
- ➡ Come to your own view in light of the officer recommendation.

Material Considerations: The Planning Balance

- what they are and are not - decided by statements of national policy or by decisions of the courts
- the weight that should be attached to each consideration in any particular case is for the decision maker

Material Considerations: What's in

- Overlooking / loss privacy
- Loss of light / overshadowing
- Effect on listed building
- Layout, density
- Development plan
- Previous decisions/appeals
- Natural environment
- Flood risk
- Parking
- Highway safety
- Traffic
- Noise
- Design, materials
- Govt. policy
- Disabled access



Material Considerations: What's out

- House prices and house insurance
- Personal circumstances
- The conduct of the applicant
- The strength or volume of opposition / objection
- Loss of a *private* view
- Damage to property or Party Wall Act matters
- Loss of trade
- Boundary disputes or covenants



The Planning Balance

