



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

👤 **Abi Williams, Clerk**
👤 **Alex Coxall, Deputy Clerk**
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2 October 2025

Dear Councillor

You are hereby summoned to attend a meeting of the **Planning Committee** to be held in the Dickens Room of The Hub, 30 High Street, Melbourn, Cambridgeshire, SG8 6DZ on Wednesday 8 October 2025 at 7.30pm 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 Dickens Room of The Hub, 30 High Street, Melbourn, Cambridgeshire, SG8 6DZ on Wednesday 8 October 2025 at 7.30pm 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 Dickens Room of The Hub, 30 High Street, Melbourn, Cambridgeshire, SG8 6DZ on Wednesday 8 October 2025 at 7.30pm for the purpose of transacting the following business:

Abi Williams

Clerk to the Parish Council

PLANNING COMMITTEE: AGENDA

PL056/2526 To receive apologies for absence

PL057/2526 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

PL058/2526 To approve the minutes of the Planning Committee Meeting on 10 September 2025

PL059/2526 To report back on the minutes of the Planning Committee Meetings on 10 September 2025

PL060/2526 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)

PL061/2526 Decision Notices: To receive any decision notices issued since the last meeting.

- a) [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 SG8 6PH | *MPC Comment: Support no comment*
Decision: Application permitted (8 September 2025)
- b) [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 | **Decision:** Discharge Agreement Compliance (22 September 2025)
- c) [25/00812/FUL](#) | **Proposal:** Flat roof extension and raised deck with covered pergola to rear garden. | **Site address:** 105 High Street Melbourn Cambridgeshire SG8 6AP | *MPC Comment: Support no comment*
Decision: Application permitted (23 September 2025)
- d) [25/0844/TTCA](#) | **Proposal:** T4 - Beech approx 8ms in height - Reduce back to previous pruning points, equating to a reduction of 1.5ms regrowth, to leave shaped and balanced. | **Site address:** 2-4 Little Lane Melbourn Cambridgeshire SG8 6BU | *MPC Comment: No objection*
Decision: No objection (22 September 2025)
- e) [25/03101/CL2PD](#) | **Proposal:** Certificate of lawfulness under S192 for demolition of existing side porch, single storey rear extension and outbuildings. Single storey rear extension, front porch, freestanding cycle and bin store to side, installation of front hard surface, new window and door to side elevation, new gated fence to side/front and rear patio. | **Site address:** 12 Rose Lane Melbourn Cambridgeshire SG8 6AD | *Further to previous correspondence relating to the above matter I write to*

inform you that the applicant has asked for the application to be withdrawn. Accordingly, we have stopped all work on processing the application and no decision will be made. There is no right of appeal against such a decision.

PL062/2526 To note the following applications for tree work:

- a) [25/0986/TTPO](#) | **Proposal:** T1: Old coppiced Sycamore 9m high - Recoppice to 0.2m stump. This is to keep the root system which helps keeping the bank stable whilst not allowing the coppiced trees growing to large. This will also clear branches from the buildings roof. T2: Old coppiced Sycamore 9m high - Recoppice to 0.2m stump. This is to keep the root system which helps keeping the bank stable whilst not allowing the coppiced trees growing to large. This will also clear branches from the buildings roof. T3: Fallen Ash tree - Dismantle to ground as it fallen onto building. G1: Mixed trees and shrubs - cut back from emergency exit route back by 1m from bank edge. This is to make a clear passageway for the emergency exit from the building as it is currently obscured by overgrown branches currenting a safety hazard. | **Site address:** East Of England Ambulance Service HART Base Building 2 Whiting Way Melbourn | (Deadline to comment: 15 October 2025) *No objection from email.*
- b) [25/1027/TTCA](#) | **Proposal:** Ash - Reduce back the re-growth that has occurred since 2013 and bring the tree back to what was done then - that is the previous pollard point of around 3 meters from the ground. This re-growth is dead. | **Site address:** 69 High Street Melbourn Cambridgeshire SG8 6DZ | (Deadline to comment: 16 October 2025) *No objection from email.*
- c) [25/1042/TTPO](#) | **Proposal:** T1 Maple - Fell to ground level. | **Site address:** Brantwych 5 New Road Melbourn Cambridgeshire | (Deadline to comment: 21 October 2025) *No objection from email.*
- d) [25/1069/TTCA](#) | **Proposal:** T2 Beech - Remove the large limb extending over the side garden of No. 8, (at the fork of lower branch) Reduce the remaining adjacent lateral branch by up to 3m. | **Site address:** Brantwych 5 New Road Melbourn | (Deadline to comment: 21 October 2025) *No objection from email.*

PL063/2526 Planning Applications:

- a) [25/03529/LBC](#) | **Proposal:** Replace horizontal oak beam beneath lime plaster supporting SW facing bedroom floor at first floor level between garden door and corner of house infested and rotted by death watch beetle. | **Site address:** 12 High Street Melbourn Cambridgeshire SG8 6EB | (Deadline to comment: 10 October 2025 *extension granted*)
- b) **INFORMATION ONLY** [24/02082/CONDA](#) | **Proposal:** Submission of details for conditions 3 (surface water and foul water), 4 (contamination), 5 (construction management plan), 6 (biodiversity enhancement), 7 (external materials), 10 (hard and soft landscape works), 11 (boundary treatments), 12 (cycle parking), 13 (energy statement) and 16 (lighting design strategy for biodiversity) of planning permission [24/02082/FUL](#) | **Site address:** Hillside Farm Newmarket Road Melbourn Cambridgeshire SG8 7LZ |
- c) **INFORMATION ONLY - AMENDMENT** [25/03202/FUL](#) | **Proposal:** Demolition of existing foyer and erection of a single storey front extension to create foyer/entrance. | **Site address:** Kingsway Golf Centre Cambridge Road Melbourn | (Deadline to comment: 9 October 2025)
Note: Previously resolved as support no comment (PL050/2526b) – amendment does not seem to change material consideration
- d) [25/03217/FUL](#) | **Proposal:** Change of use of part of the former poultry farm from agriculture to the keeping and training of a small number of dogs for security purposes (retrospective). | **Site address:** Bridgefoot Farm Barley Road Flint Cross Great And Little Chishill | (Deadline to comment: 14 October 2025)
- e) **INFORMATION ONLY - AMENDMENT** [24/01252/NMA1](#) | **Proposal:** Non material amendment on application 24/01252/FUL for change of wall material from brick and steel corrugated cladding to steel corrugated cladding only. | **Site address:** Recreation Ground The Moor Melbourn Cambridgeshire |
Note: Previously resolved as support no comment (24/01252/FUL)
- f) **INFORMATION ONLY** [25/03651/CL2PD](#) | **Proposal:** Certificate of lawfulness under S192 for demolition of existing conservatory and new proposed single storey rear extension with new window to the front elevation and 3no roof lights to side elevation. | **Site address:** 42 Hale Close Melbourn Cambridgeshire SG8 6ET |
- g) [25/03689/HFUL](#) | **Proposal:** Roof extension with raising the ridge height, dormer to rear and 3 dormers to the front elevation. Alterations to the floor layout, replacing anthracite windows, walls rendered white with a grey tiled roof. | **Site address:** 10 Chapel Lane Melbourn Cambridgeshire SG8 6BN | (Deadline to comment: 20 October 2025)

PL064/2526 To note the date of the next meeting as Wednesday 12 November 2025 at 7.30pm.