



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

👤 **Abi Williams, Clerk**
👤 **Alex Coxall, Deputy Clerk**
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4 December 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 10 December 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 10 December 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 10 December 2025 at 7.30pm for the purpose of transacting the following business:

Abi Williams

Clerk to the Parish Council

PLANNING COMMITTEE: AGENDA

PL076/2526 To receive apologies for absence

PL077/2526 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

PL078/2526 To approve the minutes of the Planning Committee Meeting on 12 November 2025

PL079/2526 To report back on the minutes of the Planning Committee Meetings on 12 November 2025

PL080/2526 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)

PL081/2526 Decision Notices: To receive any decision notices issued since the last meeting.

- a) [25/1042/TTPO](#) | **Proposal:** T1 Maple - Fell to ground level. | **Site address:** Brantwych 5 New Road Melbourn Cambridgeshire SG8 6BX |
Decision: Tree application permitted (17 November 2025)
- b) [25/0986/TTPO](#) | **Proposal:** T1: Old coppiced Sycamore 9m high – Re-coppice 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 Cambridgeshire SG8 6NA |
Decision: Tree application permitted I (17 November 2025)
- c) [25/1063/TTPO](#) | **Proposal:** T1: Yew - Remove 1no. partially failed branch at 5 metres. | **Site address:** 8 Pryors Orchard Melbourn Cambridgeshire SG8 6UT |
Decision: Tree application permitted (17 November 2025)

PL082/2526 To note the following applications for tree work:

- a) [25/1269/TTCA](#) | **Proposal:** T1 and T2 Lime: Reduce overhanging lateral growth by approximately 2m. T3 Amelanchier: Reduce overall height by 2m and lateral spread by 1m. | **Site address:** 2 Lordship Drive Melbourn Cambridgeshire SG8 6EG | (Deadline to comment: 2 December 2025) *No objection from email.*

- b) **INFORMATION ONLY Proposal:** Five Day Notice Birch (dead) - Fell and clear, for safety reasons | **Site address:** The Vicarage Vicarage Close Melbourn Cambridgeshire SG8 6DY |
- c) [25/1378/TTCA](#) | **UPDATE Proposal:** Crab apple, species Profusion (dead) - Remove Crab apple, species Golden Hornet - Remove Replace the trees with laurel bushes and let them grow to a height in line with the other laurel bushes present | **Site address:** 124 High Street Melbourn Cambridgeshire SG8 6AL | **Deadline to comment:** 19 December 2025

PL083/2526 Planning Applications:

- a) **WITHDRAWAL OF APPLICATION** [25/02177/FUL](#) | **Proposal:** Construction of an anaerobic Digestion Plant with carbon capture including an improved access from the A505, an ecological enhancement scheme and associated infrastructure (change of use of arable land to a renewable energy facility). | **Site address:** Land North Of A505 South Of Thriplow Village Thriplow Cambridgeshire |
- b) [25/04589/S73](#) | **Proposal:** S73 to vary conditions of ref: 23/01134/FUL (Demolition of 13,594sqm of existing buildings, alterations and extensions by 1,127 sqm to retained buildings to allow use within Class E within Ash House, Class E(b) within Moat House and Class C1 within the new wing rear of Moat House, development of 46,031 sqm of new office and technology research facilities (Class E(g)(i), (ii) and (iii)) including continued use of DaVinci building and 22,941 sqm of ancillary buildings for vehicle and cycle parking, together with temporary and permanent plant and infrastructure works including formation of two additional vehicular accesses and one additional vehicular egress from Cambridge Road and landscaping), i) vary condition 2 (approved plans) of that planning permission in relation to a change to the location and appearance of an electricity substation and waste store ii) make changes to conditions to enable that substation and waste store to be commenced in advance of the submission and approval of details required by conditions 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 24, 28, 29, 31, 34, 35, and 37 iii) remove condition 9 (contamination) as the assessment now submitted demonstrates that no further investigation is required. | **Site address:** Land At Melbourn Science Park Cambridge Road Melbourn Cambridgeshire | **Deadline to comment:** 29 December 2025

PL084/2526 Street Works

- a) To note Clear Crescent resident letter informing of surface treatment commencing on 14 January 2026 for one day.

PL085/2526 Hopkins Homes

- a) **Motion to exclude Public and Press: Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that as publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be transacted at Agenda item – PL085/2526b)**
- b) To review and consider actions based on s106 review of Hopkins Homes LEAP and LAP.
- c) **Motion to reopen meeting to the Public and Press.**

PL086/2526 To note the date of the next meeting as **Wednesday 21 January 2026** at 7.30pm (note NOT 2nd Wednesday).