



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

👤 **Abi Williams, Clerk**
👤 **Alex Coxall, Deputy Clerk**
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5 March 2026

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 11 March 2026 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 11 March 2026 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 11 March 2026 at 7.30pm for the purpose of transacting the following business:

Abi Williams

Clerk to the Parish Council

PLANNING COMMITTEE: AGENDA

PL109/2526 To receive apologies for absence

PL110/2526 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

PL111/2526 To approve the minutes of the Planning Committee Meeting on 11 February 2026

PL112/2526 To report back on the minutes of the Planning Committee Meetings on 11 February 2026

PL113/2526 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)

PL114/2526 Decision Notices: To receive any decision notices issued since the last meeting.

- a) [25/04664/CL2PD](#) | **Proposal:** Certificate of lawfulness under S192 for dropped kerb and new driveway front, erection of new 0.9m high close-boarded fence and/or hedging to side. | **Site address:** 48 Orchard Road Melbourn Cambridgeshire SG8 6BP | **Decision:** Certificate Granted (4 February 2026)
- b) [25/03568/FUL](#) | **Proposal:** Change of use from agricultural land to a secure dog walking/ exercising/ training area. Erection of secure boundary fencing, gates, a hard standing parking area and mobile field shelter on timber skids (retrospective). | **Site address:** London Way Melbourn Cambridgeshire | **Decision:** Application Permitted (5 February 2026)
- c) [25/04809/LBC](#) | **Proposal:** Remove existing cloakroom and reposition existing kitchen door. | **Site address:** 29 The Moor Melbourn Cambridgeshire SG8 6ED | **Decision:** Application Permitted (11 February 2026)
- d) [26/0034/TTCA](#) | **Proposal:** T1 – Elm – Fell to ground level – Dead tree T4 – Yew – Crown reduction to laterals, reducing lateral spread by up to 2.5m to achieve adequate clearance from the house, retaining natural form. | **Site address:** 38 High Street Melbourn Cambridgeshire SG8 6DZ | **Decision:** No Objection (13 February 2026)

PL115/2526 To note the following applications for tree work:

- a) **INFORMATION ONLY** [26/0117/TTCA](#) | **Proposal:** Spruce - Fell | **Site address:** 2 Water Lane Melbourn Cambridgeshire SG8 6AY | (Deadline to comment: 26 February 2026) *No objection from email.*

- b) **INFORMATION ONLY** [26/0137/TTCA](#) | **Proposal:** T1 – Horse Chestnut (rear garden) – Previously pruned approx. 12m in height: re-pollard equating to reduction of 1.5ms of regrowth to leave at approx 10.5m | **Site address:** 27 Station Road Melbourn Cambridgeshire SG8 6DX | (Deadline to comment: 27 February 2026) *No objection from email.*
- c) [26/0190/TTPO](#) | **Proposal:** Sycamore – Crown Reduce by 3m and Crown thin by 30%. Reason – This application seeks consent for proactive, preventative maintenance of a mature Sycamore, balancing the ongoing preservation of the tree with the legitimate safety concerns of the neighbouring property. | **Site address:** 9 The Lawns Melbourn Cambridgeshire | (Deadline to comment: 18 March 2026)
- d) [26/0191/TTCA](#) | **Proposal:** T.1 Silver birch - Reduce the overall height of the tree by approximately 2.5 metres and reduce the lateral spread by approximately 1.5 metres by means of a crown reduction, retaining the main framework of the crown. Reduce selected lateral branches to provide a minimum clearance of 1.5 metres from the dwelling. Reasons for work are close proximity to the dwelling. The proposed reduction will help ensure suitable clearance from the property and allow the tree to be managed at an appropriate size for its surroundings, whilst maintaining its health and amenity value. T.2 Silver birch - Reduce the overall height of the tree by approximately 2.5 metres and reduce the lateral spread by approximately 1.5 metres by means of a crown reduction, retaining the main framework of the crown. Reasons for work are close proximity to the dwelling and neighbouring dwelling. The proposed reduction will help ensure suitable clearance from the property and allow the tree to be managed at an appropriate size for its surroundings, whilst maintaining its health and amenity value. T.3 Box Elder - Reduce the overall height of the tree by approximately 2.5 metres and reduce the lateral spread by approximately 1.5 metres by means of a crown reduction, retaining the main framework of the crown. Reasons for work are close proximity to the dwelling and neighbouring dwelling. The proposed reduction will help ensure suitable clearance from the property and allow the tree to be managed at an appropriate size for its surroundings, whilst maintaining its health and amenity value. | **Site address:** 1 Kays Close Melbourn Cambridgeshire | (Deadline to comment: 19 March 2026)
- e) **STATUS UPDATE** [26/0222/TTPO](#) | **Proposal:** T.1, Ash - (Crown reduce by ~5 metres (fungal decay present in a busy location) | **Site address:** Access Road To Houses From Orchard Road Melbourn Cambridgeshire SG8 6HR |

PL116/2526 Planning Applications:

- a) [25/02534/S73](#) | **Proposal:** S73 to vary condition 3 of planning permission S/1902/14/FL (approved drawings amended by Section 73 ref. S/2289/15/FL) for Solar Farm and Associated Development - to extend the period of the lifetime of the asset for a further 10 years and 6 months and removal of condition 6 (implementation of landscaping), condition 7 (replacement planting) and condition 8 (Traffic Management Plan). | **Site address:** Black Peak Farm London Road Melbourn Cambridgeshire | (Deadline to comment: 12 March 2026)
- b) [26/00702/S73](#) | **Proposal:** S73 to vary condition 2 (approved drawings) of planning permission 25/04034/HFUL (First floor rear extension, addition of rear rooflight and new window to side elevation) to change approved material to horizontal cladding. | **Site address:** 75C High Street Melbourn Cambridgeshire | (Deadline to comment: 19 March 2026)
- c) [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: 25 March 2026)

PL117/2526 Government consultation on a proposed Greater Cambridge Development Corporation

- a) To consider the response to the proposed Greater Cambridge Development Corporation.
<https://www.gov.uk/government/consultations/establishing-a-development-corporation-in-greater-cambridge>

PL118/2526 To note the date of the next meeting as **Wednesday 8 April 2026** at 7.30pm.