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

Abi Williams, Clerk
Alex Coxall, Deputy Clerk
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5 November 2026

Dear Councillor

You are hereby summoned to attend a meeting of the **Planning Committee** to be held in the Austen Room of The Hub, 30 High Street, Melbourn, Cambridgeshire, SG8 6DZ on Wednesday 11 November 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 Austen Room of The Hub, 30 High Street, Melbourn, Cambridgeshire, SG8 6DZ on Wednesday 11 November 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 Austen Room of The Hub, 30 High Street, Melbourn, Cambridgeshire, SG8 6DZ on Wednesday 11 November 2026 at 7.30pm for the purpose of transacting the following business:

Abi Williams

Clerk to the Parish Council

PLANNING COMMITTEE: AGENDA

PL066/2627 To receive apologies for absence

PL067/2627 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

PL068/2627 To approve the minutes of the Planning Committee Meeting on 14 October 2026

PL069/2627 To report back on the minutes of the Planning Committee Meetings on 14 October 2026

PL070/2627 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)

PL071/2627 Decision Notices: To receive any decision notices issued since the last meeting.

a) 21/03616/CONDA | **Proposal:** Submission of details required by conditions 3 (External Materials), 3 (Hard and soft Landscaping), 4 (Biodiversity Enhancement), 5 (Construction Environmental Management plan), 6 (Visibility splays), 7 (Traffic Management plan) and 8 (Boundary Treatment) of planning permission 21/03616/FUL. | **Site address:** Land Rear Of 90 High Street Melbourn Cambridgeshire SG8 6AL |
MPC Comment: no comment.
Decision: Discharge Condition in Full (16 October 2026)

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) alteration of condition 9 (contamination) and condition 42 (used of buildings) to enable substation to be commenced | **Site address:** Land At Melbourn Science Park Cambridge Road Melbourn Cambridgeshire |
MPC Comment: It was RESOLVED to support no comment.

Decision: Application Permitted (15 October 2026)

c) 26/03429/HFUL | **Proposal:** Retrospective conservatory extension | **Site address:** 117 High Street Melbourn Cambridgeshire SG8 6AP |
MPC Comment: It was RESOLVED to support the application, with the comment that changing the roof would be detrimental to cost and environmental purposes and would affect residents' year-round use of the conservatory. The roof in its current condition has no visual impact and is not directly connected to the listed building, only the 1980's extension.
Decision: Permission Granted (29 October 2026)

d) 26/03430/LBC | **Proposal:** Retention of conservatory extension | **Site address:** 117 High Street Melbourn Cambridgshire SG8 6AP |
MPC Comment: It was RESOLVED to support the application, with the comment that changing the roof would be detrimental to cost and environmental purposes and would affect residents' year-round use of the conservatory. The roof in its current condition has no visual impact and is not directly connected to the listed building, only the 1980's extension.
Decision: Permission Granted (29 October 2026)

PL072/2627 Tree Works:

a) 26/1156/TTCA | **Proposal:** T1 – Acer platanoides – Crown reduce the height of the tree by 2M and lateral spread by 2M (back to historic pruning cuts). Raise canopy to 3M by removing secondary lateral growth leaving major scaffold limb. Reason – The tree is in close proximity to the house and the neighbouring house, creates excessive shading to the rear patio | **Site address:** 91 High Street Melbourn Cambridgeshire SG8 6AA |
No comments from email request

b) 26/1186/TTCA | **Proposal:** G1 Leyland cypress hedge - Reduce height by 7 metres leaving 15 metres from ground level, Prune lateral growth on 19A side only by up to 1.5 metres whilst retaining live growth to reduce wind sail and potential failure | **Site address:** 19 High Steet Melbourn Cambridgeshire |
No comments from email request

c) 26/1222/TTCA | **Proposal**: T1 - T6 Lawson Cypress - Fell to ground level | **Site address:** Brantwych 5 New Road Melbourn Cambridgeshire |
Deadline for comment: 17 November 2026

d) 26/1221/TTPO | **Proposal:** T.1 Sycamore - Crown reduce height by 3m and lateral spread by 3m to allow increased light into the rear garden and house. | **Site address:** 11 The Lawns Melbourn Cambridgeshire SG8 6BA
Deadline for comment: 17 November 2026

e) 26/1252/TTCA | **Proposal:** Plum tree x 2 – Remove Plum tree 1 has snapped during the storm and is now laying on the clients roof, this will need full removal and Removal of a second plum tree which will be unsafe as it has grown at a 50-60 degree angle away from the main one. Once we remove the first one this will then become unsafe. |
Deadline for comment: 24 November 2026

PL073/2627 Planning Applications:

a) **INFORMATION ONLY** 26/03858/CL2PD | **Proposal:** Certificate of lawfulness under S192 for a single storey replacement side extension. | **Site address:** 65 Orchard Road Melbourn Cambridgeshire SG8 6BB|

b) 26/03588/FUL | **Proposal:** Change of use of existing 4bed residential dwelling to a 4bed Children's home. | **Site address:** 92 High Street Melbourn Cambridgeshire SG8 6AL |
Deadline for comment: 18 November 2026

c) 26/03725/OUT | **Proposal:** Outline application with all matters reserved accept access for the erection of up to twenty three dwellings and associated parking and landscaping. | **Site address:** Land Off The Moor Melbourn Cambridgeshire SG8 6ED |
Deadline for comment: 25 November 2026

PL074/2627 Steet Works

a) To note the Temporary Traffic Regulation Order (TTRO) for High Street.

PL075/2627 Section 106

a) To receive and consider correspondence from S106 officer regarding planning application 26/03725/OUT.

PL076/2627 Planning Appeals

a) 6010543 | 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 Cambridgeshire SG8 7PU |
MPC Comment: It was RESOLVED to object to this application on the grounds of:
** Noise disturbance ' evidence of unacceptable noise disturbance from residents.*
** Highways safety ' property is still unofficially using the A505 entrance (that does not have planning permission) ' this is not safe and has been raised as an issue previously.*
It is also noted that the housing of dogs causing animal welfare concerns and should be raised with the relevant authorities.
Decision: Appeal Allowed (16 October 2026)

PL077/2627 Hopkins Homes

a) To receive an update on the Hopkins Homes land transfer.

PL078/2627 To note the date of the next meeting as **Wednesday 9 December 2026** at 7.30pm.