

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of this Committee was held on Monday, 08 July 2019 in the large upstairs meeting room of Melbourn Community Hub at 7.30pm.

Members of the public are reminded that copies of reports and supporting documentation for agenda items can be obtained from the Parish Council website, <http://melbournparishcouncil.co.uk> or on request to the Clerk

Present: Cllrs Kilmurray (Chair), Clark, Cowley, Wilson

Absent: None

In attendance: Mr Simon Crocker - Parish Clerk, Mr Robert Eburne – Hopkins Homes, Eight members of the public were in attendance

PL014/19 To receive and approve apologies for absence

Apologies were received from Cllrs Hart and Buxton. Acceptable reasons had been given.

It was:

RESOLVED that the apologies be received and approved

Proposed by Cllr Clark, seconded by Cllr Wilson – All in favour

PL015/19 To receive any Declarations of Interest and Dispensations

Cllr Kilmurray declared a disclosable pecuniary interest in agenda item PL021/19 c) as a director of the Hub and a non-statutory interest in agenda item 21/19 k) as a near neighbor. There were no requests for dispensation.

PL016/19 To approve the minutes of the Planning Committee Meeting on 10 June 2019

It was:

RESOLVED that the minutes of the Planning Committee meeting held on 10 June 2019 be approved as a correct record and duly signed by the Chair.

Proposed by Cllr Cowley, seconded by Cllr Wilson – All in favour.

PL017/19 To report back on the minutes of the Planning Committee Meeting on 10 June 2019

There were no actions to report.

PL018/19 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)

The Chair suspended standing orders to allow public participation

Several members of the public commented on agenda item PL021/19 k)

Comments included:

- An adjacent property would be significantly overlooked
- The character of the proposed development was not in keeping with the surrounding area.
- The proposed density was high.
- There were access issues
- The site is currently used as informal play space.

The Chair thanked the public for their comments

The Chair re-imposed standing orders

PL019/19 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [S/1279/19/FL](#) – Two storey rear extension – 56 The Moor, Melbourn, Royston, Cambridgeshire, SG8 6ED

APPROVED

Original MPC comment: SUPPORT

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The decision notice was **noted**.

PL020/19 Hopkins Homes: To receive an update from Robert Eburne, director of planning

Mr Eburne reported that a revised application for the discharge of condition 9 (foul sewage capacity scheme) for the development of up to 199 dwellings at land off New Road.

The revised scheme entailed the provision of further off-site foul sewage mitigation attenuation tanks at various sites within the Parish, at New Road and in the High St, offering a further 25m³ of storage capacity in addition to the 80m³ already provided on-site. Mr Eburne further indicated that if the application were to be successful then Hopkins Homes may consider withdrawing the current appeal.

Members raised a number of queries which Mr Eburne answered. A full audio transcript of the meeting can be found at:

[http://melbournparishcouncil.co.uk/parish/Planning Meeting Monday 08 July 2019.MP3](http://melbournparishcouncil.co.uk/parish/Planning%20Meeting%20Monday%2008%20July%202019.MP3)

The Chair thanked Mr Eburne for his attendance.

PL021/19 Planning Applications:

- a) [S/4241/18/DC](#) - Discharge of condition 9 (foul sewage capacity scheme) of appeal decision APP/W0530/W/3131724 for outline planning application (including approval of access) for residential development of up to 199 dwellings plus a care home of up to 75 beds, new vehicular and pedestrian accesses from New Road, public open space and a landscape buffer – Land off New Road, Melbourn, New Road, Melbourn, SG8 6BY (Notice of Appeal under Section 78)

For: Mrs Sharon Levell, Hopkins Homes Ltd

It was noted the planning reference number was incorrect. The correct reference is [S/1824/19/DC](#)

It was:

RESOLVED to support the application with no further comment.

Proposed by Cllr Kilmurray, seconded by Cllr Wilson – All in favour.

- b) [S/2042/19/PO](#) – Modification of planning obligations associated with Affordable Housing (10./1 – 10.6) OF APP/W0530/W/15/3131724 (S/2791/14/OL) – Land to the east of New Road, New Road, Melbourn, SG8 6BX

For: Robert Eburne, Hopkins Homes Limited

It was:

RESOLVED to support the application with no further comment

Proposed by Cllr Clark, seconded by Cllr Cowley – All in favour

- c) [S/3385/18/FL](#) – Demolition of existing dwelling and construction of two chalet style detached dwellings – Clunchpits, 1 London Way, Melbourn, Royston, Cambridgeshire, SG8 6DJ (Notice of Appeal under Section 78)

For: Mr P Norbury

It was **noted** that the deadline for representations was 19th July 2019

- d) [S/2015/19/DC](#) - Discharge of conditions 3 (Materials - External surfaces), 6 (Boundary treatment), 7 (Details of proposed children's play area), 10 (Scheme of biodiversity enhancement), 12 (Visibility splays), 15 (Traffic Management plan), 24 (Construction and Environmental management plan (CEMP), 28 (Contamination), 37 (Written scheme of investigation) and 38 (Scheme for the provision and location of Fire Hydrants) Pursuant to planning permission S/2424/18/FL – 36 New Road, Melbourn, Royston, Cambridgeshire, SG8 6BY

For: R2 Developments Ltd

Consideration of this application was deferred pending details of the proposed LAP

- e) [S/1982/19/LD](#) – Conversion of garage to bedroom with en-suite and single storey link extension (Lawful Development Certificate) – 21 The Moor, Melbourn, Royston, Cambridgeshire SG8 6ED

For: Mr Taylor

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It was **noted** that this application had been withdrawn

- f) [S/1613/19/FL](#) – New Ground Floor Door & Window, First Floor Window and 4 no. roof-lights – 30 dolphin Lane, Melbourn, Royston, SG8 6AE

For: Mills

It was:

RESOLVED to object to the application. Committee noted the application seemed to be retrospective, had the potential to result in loss of privacy to a neighbouring plot and recommended it be referred to planning enforcement.

Proposed by Cllr Clark, seconded by Cllr Wilson – All in favour

- g) [S/0949/19/VC](#) - Variation of condition 1 (Approved Plans) of Planning permission S/0763/15/VC (for erection of 64 dwellings) to accommodate 5 additional dwellings (including those approved under planning permission S/4414/17/FL) – Land to rear of Victoria Way, Melbourn, Royston, Cambridgeshire SG8 6FE

For: Mr Brian Tyler, Granary Developments

It was:

RESOLVED to object to the application on grounds of housing density

Proposed by Cllr Cowley, seconded by Cllr Clark – All in favour

- h) [S/2264/19/TP](#) - T.1 - Lime - fell to ground level due to close proximity to Neighbouring garage. showing signs of cracking. T.2 Horse Chestnut - Remove 1X lower branch back to trunk due to excessive shading (tree is not owned by applicant however, he does have permission from tree owner) – Overhanging branch from a TPO horse chestnut tree from 34 High Street and a Conservation Area Lime tree at 2 Kays Close, Melbourn, Royston, Cambridgeshire SG8 6EJ

For: Davis

It was:

RESOLVED to support the application with no further comment

Proposed by Cllr Kilmurray, seconded by Cllr Clark – All in favour

- i) [S/2175/19/FL](#) – Demolition of existing stables/storage. Erection of dwelling and detached garage. Removal of mobile home post completion – Westfield Orchard, Old North Road, Bassingbourn Cum Kneesworth, Royston, Cambridgeshire, SG8 5JS

For: Mr Stephen Bode

The Planning Committee declined to comment

- j) [S/2199/19/DC](#) - Discharge of conditions 10 (boundary treatment), 11 (hard and soft landscape), 13 (cycle parking) and 14 (bin store) of planning permission S/4414/17/FL for re-plan of plots 25-31 to S/2048/14/FL as amended by S/0763/15/VC to accommodate 3 further dwellings (bringing the total provision to 67), and amended housing mix and scheme layout – Land at Victoria Way, Melbourn

For: Mr Tyler, Granary Developments Ltd

It was:

RESOLVED to object to the application as committee had objected to the principle of increased housing density

Proposed by Cllr Cowley, seconded by Cllr Clark – All in favour

- k) [S/2200/19/FL](#) – Erection of a pair of semi-detached houses together with parking and amenity space – Land at Back Lane, Melbourn

For: Mr J Heaps, MJL Developments Limited

It was:

RESOLVED to object to the application on grounds of loss of privacy and character not in keeping with surrounding area.

Proposed by Cllr Cowley, seconded by Cllr Clark – All in favour

- l) [S/2296/19/TC](#) - T1 Sycamore- 30% crown reduction - Interference with roof and guttering system of the house. Request from insurance company to perform work. T2 Sycamore - as T1 T3 - T12 Sycamores - reduce to a height of approx. 8 meters and reduce branches growing

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towards the building and into neighbouring property in order to create a large hedge than can subsequently be maintained as such – 90 High Street, Melbourn, Royston, SG8 6AL

For: Cecilia Murphy-Roads

It was:

RESOLVED to support the application with no further comment

Proposed by Cllr Wilson, seconded by Cllr Clark – All in favour

PL022/19

To note the date of next meeting

12 August 2019

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