

## DRAFT

### MELBOURN FUTURES WORKING PARTY

#### NOTES FROM INITIAL MEETING 20<sup>TH</sup> MARCH 2017

##### Present

Val Barrett (VB)  
Colin Connor (CC)  
Jose Hales (JH)  
Clive Maggs (CM)  
Julie Norman (JN)  
Mike Swann (MS)  
John Regan (JR)

##### Working Party Members

All present were content to become members of the newly formed Working Party having been previous members of the disbanded Futures Committee. JR was elected as Chair and JH Vice chair. JN confirmed that the WP could co-opt other members as required.

##### Terms of Reference

JR circulated draft TOR's for comment, the TOR's were loosely based on the previous TOR's for the Futures Committee but had been expanded to include new larger developments in the village. The size and scope of work delegated to the Working Party would be negotiated with the Parish Council on a case by case basis. A number of guiding principles were discussed that would influence the decision of the Parish Council in delegating work to the Working Party. Notably:

- The size and scope of the development/task
- Available skills and resources
- Application of the Grampian Rules
- Need to engage with community and infrastructure providers
- Possible changes in strategy as to how the SCDC Planning Officers and Planning Committee will deal with future developments

##### New Road Development 199 Homes plus 75 Bed Care Home

Following attendance at the Design Meeting with Hopkin Homes (the new developer) on 13<sup>th</sup> March and further review and discussion within the Working Group a number of concerns/issues were identified which need to be discussed with the developer and SCDC. They are:

- The size and location of the care home now compared with the outline application
- The scope of the care home and its car parking arrangements
- The provision of landscaping all around the site
- The need to screen the mass of the care home and development when approaching it from the A505
- Do apartments count as dwellings in the overall number?
- The positioning of apartments and consequences arising
- Application of the Grampian Rule

Members were asked to provide detail comments on these issues to JR who will summarise them in a paper for future discussion. Hopkin Homes have agreed to meet with the Parish Council on 27<sup>th</sup>

March to discuss their proposals at which members of the public would be present. It was important to stress that members of the public be informed not to challenge the decision for planning as this had already been taken but to concentrate on issues of concern where the developer may be of assistance.

**Proposed Development of 200 Homes, Curten and Company**

This new unsolicited development was discussed and it was agreed that this development should be delegated to the Working Party to take forward on behalf of the Parish Council. The developers have arranged an initial discussion with the Parish Council on 27<sup>th</sup> March to outline their proposals.

**Grampian Rule Impact Future Developments Melbourn**

One of the outcomes of discussions with Anglian Water during the appeal process for the New Road development of 199 homes and a care home was the need for Anglian Water to upgrade its infrastructure in order to cope with the increase in demand. Under the Grampian Rule it is clear that this work needs to be completed prior to any development taking place/completed.

Given the increase in unsolicited developments in Melbourn since discussions with Anglian Water it is important for the Parish Council to understand the scope/volume of the proposals for the Anglian Water upgrade in relation to the proposed new developments. An urgent meeting is to be arranged with Anglian Water via the Parish Clerk.

**Date of Next Meeting**

It was agreed that Hopkin Homes be invited to the next meeting of the Working Group and the date of the meeting would be subject to their availability.