

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of this Committee was held on Monday, 10 February 2020 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 Wilson (Chair), Buxton, Clark, Cowley

Absent:

In attendance: Mr Simon Crocker - Parish Clerk, Claire Littlewood – Assistant Clerk, Julie Norman – Futures Working Party, Sean Marten – Stonebond Properties, 3 members of the public

PL076/19 To receive and approve apologies for absence

Apologies received from Cllrs Kilmurray and Hart.

It was:

RESOLVED to approve the apologies received.

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

PL077/19 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

None received

PL078/19 To approve the minutes of the Planning Committee Meeting on 27 January 2020

It was:

RESOLVED to approve the minutes as written.

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

PL079/19 To report back on the minutes of the Planning Committee Meeting on 27 January 2020

No actions to report on.

PL080/19 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)

19:31 The Chair suspended Standing Orders

A representative from Stonebond Properties was in attendance (development at The Moor S/0153/20/VC) and to answer questions regarding application for variation of conditions.

Applicant for S/0218/20/FL was in attendance to answer questions from the Committee. The Applicant noted that she is employed by SCDC.

19:33 The Chair re-imposed Standing Orders

PL081/19 Decision Notices: To receive any Decision notices issued since last meeting.

- a) S/4196/19/FL – Two storey side extension and single storey rear extension – 22 Fordham Way, Melbourn,

Signed:..... Dated: ...09.../...03.../2020

APPROVED

Original MPC Comment: SUPPORT

The decision was NOTED.

PL082/19 Greater Cambridge Local plan

a) **To consider a draft response to the issues and options consultation**

19:34 The Chair suspended Standing Orders

A representative from the Futures Working Party updated the meeting. Noted that experience gained from the 199 houses process had informed the draft response. It was suggested that the draft response should be made available both online and in hardcopy to encourage greater engagement and that the Climate Change section be amended to read 'low carbon' rather than 'efficient'.

It was:

RESOLVED to accept the draft response subject to the amendment to the Climate Change section and that the response should be made available both online and in hardcopy.

Proposed by Cllr Clark, seconded by Cllr Buxton. All in favour.

19:38 The Chair re-imposed Standing Orders.

b) **To consider a local briefing produced by the Melbourn Futures Working Party**

Noted that the briefing is intended to provide information and also to gauge interest for a Neighbourhood Plan. It was suggested the briefing should be delivered to all properties in the village. To be discussed further at Parish Council meeting on 24 February 2020.

It was:

RESOLVED to adopt the draft briefing

Proposed by Cllr Clark, seconded by Cllr Buxton. All in favour.

PL083/19 To consider correspondence from the S106 officer.

This item was deferred to full council for discussion on 24 February 2020.

PL084/19 Planning Applications:

a) S/0125/20/PA – Single storey rear extension – 27 Maple Way, Melbourn, SG8 6BD

For: Mr & Mrs Pinney

It was:

RESOLVED to support the application with no comment.

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

b) S/0218/20/FL – Construction of a new dwelling & associated alterations to the existing site entrance – Land rear of 90 High St, Melbourn, SG8 6AL

For: Cecilia Murphy-Rhodes

19:46 The Chair suspended Standing Orders

The applicant was in attendance. Committee considered the visual impact statement.

19:52 The Chair re-imposed Standing Orders.

It was:

RESOLVED to support the application with no comment.

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

- c) S/0153/20/VC – Variation of conditions 2 (Approved plans), 4 (Hard and Soft Landscapes), 6 (Boundary Treatment), 15 (Prevention of Airborne Dust), 17 (External Lighting Scheme), 20 (Noise Impact) and 21 (Fire Hydrants) of planning permission S/1032/17/FL – Land to the rear of 46-56 The Moor, Melbourn, Royston

For: Stonebond Properties Ltd.

19:55 The Chair suspended Standing Orders

Noted that the original application for development was considered in 2017. A representative from Stonebond addressed the meeting. The current application to vary conditions relates to design only. Noted that ratio of affordable houses was unchanged. Representative responded to questions on various conditions:

Condition 20 (noise impact) – refers to ASHP and wind turbine but these will not be used during construction so not applicable.

Condition 17 (external lighting scheme) – road will not be adopted so not necessary.

Condition 21 (fire hydrants) – condition will be fulfilled prior to occupation.

Condition 6 (boundary treatment) – only under consideration as plans have been changed.

Concern was noted that original application had been considered at length in 2017. Noted that current application could result in different outcome to that previously discussed. Representative from Stonebond indicated that the developer would be willing to present the design changes to the public.

20:13 The Chair re-imposed Standing Orders.

It was:

RESOLVED to defer a decision on this application until after public presentation by Stonebond.

Proposed by Cllr Clark, seconded by Cllr Wilson. In favour Cllrs Clark, Wilson and Buxton. Against Cllr Cowley.

- d) S/0198/20/VC – Variation of conditions 2 (Approved Plans) and 36 (Second floor window obscured) of planning permission S/2424/18/FL – 36 New Road, Melbourn, Royston

For: Prime Crest Homes Ltd

Noted that developer will not be building 3 storey properties so this condition is no longer relevant.

It was:

RESOLVED to support the application with the comment that the development must proceed as amended.

Proposed by Cllr Cowley, seconded by Cllr Buxton. All in favour.

PL085/19 Enforcement updates: To consider any enforcement updates received since last meeting

Noted that a letter has been sent to the Planning Department noting concern about the development at 59 High Street.

PL086/19 To note the date of next meeting

09 March 2020

The meeting closed at 20:20.