

# MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

**A meeting of this Committee was held on Monday, 10 June 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, Hart, Wilson

**Absent:** None

**In attendance:** Mr Simon Crocker - Parish Clerk, District Cllr J Hales, Mr Robert Eburne & Mr Simon Bryan – Hopkins Homes, One member of the public was in attendance

**PL001/19 To receive nominations and elect the Chair of the Planning Committee**

Cllr Kilmurray was nominated, there were no other nominations.

It was:

**RESOLVED** that Cllr Kilmurray be elected Chair of the Planning Committee for the forthcoming year.

*Proposed by Cllr Hart, seconded by Cllr Clark – All in favour.*

**PL002/19 To receive nominations and elect the Vice-Chair of the Planning Committee**

Cllr Wilson was nominated, there were no other nominations.

It was:

**RESOLVED** that Cllr Wilson be elected Vice-Chair of the Planning Committee for the forthcoming civic year.

*Proposed by Cllr Clark, seconded by Cllr Hart – All in favour.*

**PL003/19 To receive and approve apologies for absence**

Apologies were received from Cllrs Cowley and Buxton, acceptable reasons had been given.

It was:

**RESOLVED** that the apologies be received and approved

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

**PL004/19 To receive any Declarations of Interest and Dispensations**

Cllr Hart declared a disclosable pecuniary interest in agenda item PL011/19 c) as a neighbor of the applicant. There were no requests for dispensation.

**PL005/19 To approve the minutes of the Planning Committee Meeting on 13 May 2019**

It was:

**RESOLVED** that the minutes of the Planning Committee Meeting held on 13 May 2019 be approved as a correct record and duly signed by the Chair.

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

**PL006/19 To report back on the minutes of the Planning Committee Meeting on 13 May 2019**

There were no actions to report

**PL007/19 Correspondence:** To consider correspondence within the remit of the Planning Committee

- a) Correspondence from South Cambs District Council regarding application [S/2424/18/FL](#) – Construction of 22 dwellings together with associated open space, landscaping, highway and drainage infrastructure – 36 New Rd, Melbourn, SG8 6BY

The Parish Clerk reported shared planning services had written and thanked Cllr Travis for attending the March Planning Meeting at South Cambs District Council, and reported that his comments had aided greatly in the formulation of planning conditions.

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The Correspondence was **noted**.

- b) Correspondence from Foxtton Parish Council on the [pre-submission consultation draft](#) of the Foxtton Neighbourhood Plan

The correspondence was **noted**. Committee declined to comment.

**PL008/19 Hopkins Homes:** To receive a presentation from Robert Eburne, director of planning, on foul drainage capacity planning obligations.

Representatives from Hopkins homes reported on plans to discharge condition nine (Foul water sewage) of the planning consent. It was reported that in addition to the existing on-site attenuation (80m<sup>3</sup>), further off-site capacity (50m<sup>3</sup>) was planned and a number of areas within the Parish had been identified as suitable locations, including New Rd, High St and The Moor.

Members indicated their preferred location would be the High St, and pointed out the cul-de-sac nature of the Moor, along with the proximity of Melbourn Village College, would cause traffic and access issues should construction take place there, especially if a need to effect full or partial road closures was identified.

It was noted that the original application to discharge the condition had been refused, and was now the subject of an appeal, and the revised proposals had been submitted to the Planning Authority as a new application.

The Chair thanked Mr Eburne and Mr Bryan for their attendance.

**PL009/19 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***

A member of the public queried if the discharge of conditions would delay the occupation of any of the new homes. Mr Eburne reported that it would not delay the sale of homes, and expected to have met the conditions in time to allow prospective residents to move in

***The Chair re-imposed Standing orders***

**PL010/19 Decision Notices: To receive any Decision notices issued since last meeting.**

- a) [S/3385/18/FL](#) – Demolition of existing dwelling and construction of two chalet style detached dwellings – Clunchpits, 1 London Way, Melbourn, SG8 6DJ

**REFUSED**

*Original MPC comment: OBJECT.*

- b) [S/2424/18/FL](#) – Construction of 22 dwellings together with associated open space, landscaping, highway and drainage infrastructure – 36 New Road, Melbourn, SG8 6BY

**APPROVED**

*Original MPC comment: OBJECT*

- c) [S/1203/19/FL](#) – Single Storey front extension – 5, Trayles, Melbourn, SG8 6PH

**APPROVED**

*Original MPC comment: SUPPORT*

It was noted the decision for agenda item PL010/19 a) had been incorrectly entered in the agenda. The Correct decision was **REFUSED**. The decision notices were **noted**.

**PL011/19 Planning Applications:**

- a) [S/1546/19/FL](#) – Refurbishment of the sports changing rooms and WC facilities to include a single storey extension – Melbourn Village College, The Moor, Melbourn, SG8 6EF

**For: Berridge, Cam Academy Trust**

It was:

**RESOLVED** to support the application with no further comment.

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

- b) [S/1600/19/FL](#) – Temporary haul road at Cambridge Road, Melbourn, to support development of new office and technology research facilities north of Melbourn science park – Land adjacent to

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Melbourn Science Park

**For: Melbourn Science Park Limited**

It was:

**RESOLVED** to support the application with the comment that the management plan must be strictly adhered to..

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

**Cllr Hart left the meeting at this point**

- c) [S/1681/19/FL](#) – Two storey rear extension – 64 High St, Melbourn, SG8 6AJ

**For: J @ K Sime, Holden @ Sime**

It was:

**RESOLVED** to support the application with no further comment.

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

**Cllr Hart re-joined the meeting**

- d) [S/1345/19/FL](#) – Retrospective two storey side extension, front porch and single storey rear extension – 10 Fordham Way, Melbourn, SG8 6JB

**For: Mr Andrew Thomas**

It was:

**RESOLVED** to object to the application due to perceived encroachment on an adjacent plot.

*Proposed by Cllr Hart, seconded by Cllr Clark – All in favour.*

- e) [S/1735/19/TC](#) – Works to Trees in a conservation area – 59 High St, Melbourn, SG8 6DZ

**For: Denn Architects**

It was:

**RESOLVED** to enter a holding objection and request the planning authority undertake a site visit with a view to establishing if the tree root system could compromise the foundations of the adjacent dwelling.

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

- f) [S/1722/19/DC](#) – Discharge of conditions 29 (cycle stands), 30 (bus stop), 31 (speed management scheme), 32 (footway improvements), 33 (speed cushion), 34 (footway/cycleway) and 36 (car parking and cycle parking) of planning permission S/2791/14/OL 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

**For: Mrs Sharon Levell, Hopkins Homes Limited**

Committee deferred consideration of this application and request further information as the proposed discharge seemed to be in conflict with the approved plans.

- g) [S/1791/19/TP](#) – Works to Trees under a protection order – Building 3, Whiting Way, Melbourn, SG8 6NA

**For: Mr Phil Grove**

Committee deferred consideration of this application as it was believed the site was on County Council land.

- h) [S/1738/19/NM](#) – Non-material amendment to planning permission S/3448/17/RM - Land east of, New Road, Melbourn SG8 6BX

**For: Mr J P Singleton, McGoff Construction Ltd**

It was:

**RESOLVED** to object to the application due to the perception that the change in proposed materials did not constitute a non-material amendment.

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

- i) [S/1750/19/NM](#) – Non material amendment of planning permission S/3448/17/RM for the raising the level of 2 no. lift shaft roofs by 120mm to accommodate insulated roof build up from level of

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38140 to a new level of 38260 - Land East of, New Road, Melbourn, SG8 6BX

**For: Mr J P Singleton, McGoff Construction Ltd**

The application was **noted**

- j) [S/1613/19/FL](#) - New Ground Floor Door & Window and First Floor Window - 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 Kilmurray, seconded by Cllr Hart – All in favour.*

- k) [S/1578/19/FL](#) - Erection of 2 storey extension to side to be used as a separate dwelling and rear single storey extension - 21, Orchard Road, Melbourn, SG8 6HL

**For: Mr David Cooper**

It was:

**RESOLVED** to support the application with no further comment.

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

**PL012/19 Enforcement updates: To consider any enforcement updates received since last meeting**

There were no updates.

**PL013/19** To note the date of next meeting

**08 July 2019**

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