

**MELBOURN PARISH COUNCIL – PLANNING COMMITTEE**  
(District of South Cambridgeshire)

A meeting of this Committee was held on Monday, 13 July 2020 at 7.30pm be held via Zoom  
<https://zoom.us/j/91347668849>

*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), Buxton, Clark, Cowley, Hart, Kent, Wilson

**Absent:**

**In attendance:** Claire Littlewood – Assistant Clerk, County Cllr van de Ven, District Cllr Hales, Richard Fitzjohn – Senior Planning Officer, 3 members of the public

**PL001/20 To receive nominations and elect the Chair of the Planning Committee**  
Cllr Kilmurray was nominated. There were no other nominations.

It was:

RESOLVED to elect Cllr Kilmurray as Chair of the Planning Committee.  
Proposed by Cllr Clark, seconded by Cllr Wilson. All in favour.

**PL002/20 To receive nominations and elect the Vice Chair of the Planning Committee**  
Cllr Wilson was nominated. There were no other nominations.

It was:

RESOLVED to elect Cllr Wilson as Vice Chair of the Planning Committee.  
Proposed by Cllr Kilmurray, seconded by Cllr Cowley. All in favour.

**PL003/20 To receive and approve apologies for absence**

None received.

**PL004/20 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.

**PL005/20 To approve the minutes of the Planning Committee Meeting on 9 March 2020**

The minutes were not available. This item to be deferred to the August meeting.

**PL006/20 To report back on the minutes of the Planning Committee Meeting on 9 March 2020**

This item to be deferred to the August meeting.

**PL007/20 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)**

No comments from members of the public.

The order of the Agenda was altered to allow for discussion to include County and District Cllrs.

**PL009/20 To receive an update regarding [20/01667/PRI06A](#) - Prior notification for the erection of a double span portal frame agricultural building - Land North Of High Street, Melbourn, Royston, SG8 6DE. Applicant: Mr Fennell**

Richard Fitzjohn, Senior Planning Officer was in attendance and provided an update and explanation of why the application for prior approval had not been validated within the requisite 28 days and how this had resulted in deemed consent. Also noted that notices had been displayed incorrectly. Mr Fitzjohn apologized on behalf of the Planning Authority and

Signed:..... Dated: 10/08/2020

noted that legal advice had been sought which indicated that Applicant has deemed consent for erection of the agricultural building but not for creation of the access to the highway. Concern was expressed as to the location and width of the existing access gate. Mr Fitzjohn noted that Applicants cannot apply for new access to the highway as part of prior approval application for the agricultural building. Highways Authority have raised safety concerns with regard to existing access. Noted that clarity was required with regard to access. Letter from Highways Authority to be shared with the Planning Committee.

A member of the public requested to address the meeting. Noted that large agricultural vehicles had been seen on the land. It appeared that access is possible via Bury Lane.

Mr Fitzjohn noted Agents for Applicant had raised a query about internal track within the site to serve the agricultural building. This would be subject to planning permission. Concern was noted that the Applicant could simply drive across their land to access the building. Noted significant concern by local residents both for safety and visual impact of the application under consideration.

A member queried what compensation or redress might be available to local residents.

Mr Fitzjohn noted that if the application has been incorrectly determined and if there is a financial impact on neighbours, this could be referred to Planning Ombudsman. Requested an opportunity to seek further advice on this.

A member noted that several mature trees had been felled in the area of the proposed agricultural building. Suggested a discussion with the Applicants to explore the possibility of relocating the building and replanting trees.

Mr Fitzjohn confirmed that he would be willing to have a conversation with Agent and Applicant.

A member of the public requested to address the meeting. Suggested investigations into whether protected / ancient trees and meadow land should be protected. Also noted voles and orchids in the area.

A member queried what can be done to stop the Applicant going ahead with the construction of the agricultural building. Mr Fitzjohn noted that the onus is on the Applicant to show that the application is a permitted building. If this is not the case, matter could be referred to Planning Authority Enforcement Team. Noted that construction of the building must commence by 10 February 2025.

A member noted that clarity is required with regard to Highways concerns. Mr Fitzjohn will look into this and revert.

The Chair thanked Mr Fitzjohn for attending the meeting.

*[20:25 Mr Fitzjohn and County Cllr van de Ven left the meeting]*

**PL008/20 Decision Notices: To receive any Decision notices issued since last meeting.**

- a) [S/3989/19/FL](#) - Date of Decision 17 April 2020 : Erection of an external building entrance with porte-cochere and new pedestrian and vehicular access with associated external works to the landscape and lower car park area at Cambridge Technology Centre Back Lane Melbourn Royston Herts SG8 6DP

**APPROVED**

MPC comment : Support

Noted

- b) [S/0149/18](#)- Proposal: Condition 9 - Traffic Management plan. Site address: 19 Greenbanks Melbourn Royston Cambridgeshire. Applicant: E W PEPPER LYF

Signed:..... Dated: 10/08/2020

## DISCHARGED IN FULL

Noted. A member noted concern that the Traffic Management Plan is not being adhered to. Has been referred to Enforcement Team.

[20:27 District Cllr Hales left the meeting]

- c) [20/1416/TTCA](#) Proposal: T.1 Ash - Ash Re-Pollard back to previous pollard points (approx 4M reduction). T.2 Leylandii - Reduce height by 50% and trim regrowth on sides to create hedge (flat top). Site address: 1 The Moor Melbourn SG8 6ED. Applicant: Matthew Jennings.

**APPROVED**

MPC: No comment

Noted

- d) [S/2941/18/FL](#) Proposal: Variation of conditions 2 (Approved plans) 7 (Arboricultural Impact Assessment) and 12 (Travel plan and Car parking management plan) pursuant to planning permission Site address: Land North Of Melbourn Science Park Melbourn Royston Herts Applicant: C/O Agent

**APPROVED SUBJECT TO CONDITIONS**

MPC: No comment

Noted

- e) APP/W0530/D/20/3245295 Town and Country Planning Act 1990. Appeal by Mr Darren Chandler. Site Address: 67 Bramley Avenue, Melbourn, ROYSTON, SG8 6HG

**APPEAL DISMISSED**

Noted that the Parish Council had supported the Application but that the appeal was dismissed on the basis of character and appearance.

- f) [20/01184/HFUL](#) Single storey side extension including link to garage following demolition of shed plus replacement of playroom and bathroom roof with flat roof. Site address: 50A Orchard Road Melbourn SG8 6BP. Applicant: Mr & Mrs Tuncer

**APPROVED**

MPC: No comment

Noted

- g) [20/01931/FUL](#) Proposal: Installation of artificial grass pitch with associated features including fencing, entrance gates, high pitch barriers, hard-standing areas with associated porous asphalt surfacing for portable goals storage, pedestrian circulation and access as well as vehicular maintenance and emergency access, maintenance equipment storage container and floodlights. Site address: Melbourn Village College The Moor Melbourn SG8 6EF. Applicant: Jan Berridge

**APPROVED**

MPC: No comment

Noted

- h) [20/01637/HFUL](#) Part two storey and single storey rear extension and single storey front extension. Site address: 38 Water Lane Melbourn Royston Cambridgeshire. Applicant: Mr Matt Simpson

**APPROVED**

MPC: No comment

Noted

### PL010/20 Planning Applications:

- a) [20/1355/TTPO](#) Proposal: T.1 - Sycamore - Reduce height by 2M and sides by 1M due to excessive debris dropping on neighbouring cars in Lantern View. T.3 - Sycamore - Reduce height by 2M and sides by 1M due to excessive debris dropping on neighbouring cars in

Lantern View. T.2 - Sycamore - Fell to ground level. Tree canopy is mostly over neighbouring cars and driveway in Lantern View. Sticky sap is attracted wasps and continuously damaging neighbours vehicles. Lantern View and Pryor's Orchard are keen for this to be felled. Site address: Trees Behind and Between 2 And 3 Lantern View On Pryors Orchard Leading To 9 Pryors Orchard Melbourn Royston. Applicant: Pryors Orchard road J Halbert

Noted that this Application had been **approved** on 8 July 2020.

- b) [20/02422/CL2PD](#). Proposal: Certificate of lawfulness for the construction of a new single storey garage. Site address: 9 Dolphin Lane Melbourn SG8 6AF. Applicant: Mr & Mrs Fox

It was:

RESOLVED to support the application with no comment.

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

- c) [20/01210/FUL](#). Proposal: New detached dwellinghouse. Site address: 38 Water Lane Melbourn Royston Cambridgeshire. Applicant: Mr Matthew Simpson

Noted that previous application had been rejected and objections remain valid. Concern with regard to limited size of new property and very limited garden space for existing property. Members noted concern as to impact of overdevelopment on future owners of the property.

It was:

RESOLVED to object to the Application for a new detached dwellinghouse on the grounds of lack of amenity space and overdevelopment. Also existing garden will be smaller than the space available to new dwelling.

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

- d) [20/1516/TTCA](#) Proposal: T1 SYCAMORE IN NO. 4 LITTLE LANE ~ reduce lateral growth overhanging garden of No. 6 by up to 2ms; T2 COPPER BEECH IN NO. 4 LITTLE LANE ~ reduce branches growing towards No. 6 by 1.5ms to provide building clearance; T3 PLUM IN NO. 6 LITTLE LANE ~ reduce height by 2ms to manage crown in small space in proximity to property; Site address: 4 and 6 Little Lane Melbourn SG8 6BU. Applicant: MRS JOSEPH

It was:

RESOLVED to support the application with no comment.

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

- e) [20/02585/HFUL](#) Proposal: Single storey rear extension following removal of existing rear conservatory. Site address: 3 Rose Lane Melbourn SG8 6AD. Applicant: Ms Sue Hill.

It was:

RESOLVED to support the application with no comment.

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

**PL011/20 Enforcement updates:** To consider any enforcement updates received since last meeting

Noted that the Traffic Management Plan under item PL008/20b) had been referred to Planning Enforcement.

**PL012/20** To note the date of next meeting :  
**10 August 2020**

The meeting closed at 20:39

## PLANNING CONSULTATION RESPONSE

To: SCDC Planning Team	<b>Highway Development Management</b> South and City Highways Station Road Whittlesford CB22 4NL
<b>App Reference:</b> 20/01667/PRI06A	<b>Contact:</b> Vikki Keppey
<b>Date:</b> 3 <sup>rd</sup> July 2020	

### Re: Land North Of High Street Melbourn Royston SG8 6DE

This Highway Authority requests that the above planning application be refused for the following reasons:-

The proposed development would lead to the creation of an access on a stretch of highway where the principal function is that of carrying traffic freely and safely between centres of population. The vehicular movements associated with the use of the proposed access would lead to conflict and interference with the passage of through vehicles to the detriment of the principle function and introduce a point of possible traffic conflict, being detrimental to highway safety.

No information with regards to the proposed access has been submitted as a part of the application in respect to its connection with the adopted public highway. The application is not supported by sufficient information to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway safety.

All vehicular access where they cross the public highway are required to be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

The Highway Authority does not recognise the vehicle access which the Highway Authority believes that the applicant proposes to utilise for agricultural use as the width of the dropped kerbs would be suitable only for small scale domestic vehicles which until recently has been significantly over grown which has now been cleared. This is not a formally constructed access onto the public adoptable highway and therefore the Highway Authority would require that the applicant not use this proposed access as a part of this application site.

The proposed development, the Local Highway Authority believes if permitted, would involve the construction of a new vehicular access onto High Street where visibility is severely restricted by the curvature of the road and existing hedge row and would therefore be detrimental to highway safety.

To overcome this recommendation of refusal:

The Highway Authority would request that the applicant use the existing access and not the proposed access onto High Street.

The dropped kerb to the High Street shall be permanently and effectively closed and a full height kerb shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority.

Reason: in the interest of highway safety

Vikki Keppey  
Development Management Engineer