

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

A meeting of this Committee was held on Monday, 9 November 2020 at 7.30pm be held via Zoom
<https://zoom.us/j/94869682914>

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, Wilson

Absent:

In attendance: Claire Littlewood – Parish Clerk, District Cllr Hales and three members of the public

PL044/20 To receive and approve apologies for absence

Apologies received from Cllr Kent. Acceptable reasons were given.

It was:

RESOLVED to accept Cllr Kent's apologies for absence.

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

PL045/20 To receive any Declarations of Interest and Dispensations

a) To receive declarations of interest from councillors on items on the agenda

Cllr Hart declared an interest in item PL051/20d) as a friend of the applicant and confirmed that she would not participate in the discussion.

b) To receive written requests for dispensations for disclosable pecuniary interests (if any)

c) To grant any requests for dispensation as appropriate

PL046/20 To approve the minutes of the Planning Committee Meeting on 12 October 2020

It was:

RESOLVED to approve the minutes of the Planning Committee Meeting on 12 October 2020 as an accurate record.

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

PL047/20 To report back on the minutes of the Planning Committee Meetings on 12 October 2020

There was nothing to report

PL048/20 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)

A member of the public addressed the meeting with regard to 151-155 High Street. Noted that a previous planning application had been withdrawn. Further information was provided with regard to concerns raised over access and visibility splays in the previous application. Chair noted the comments and confirmed that a further planning application would be considered by Planning Committee once received.

PL049/20 Decision Notices: To receive any Decision notices issued since last meeting.

a) [20/01210/FUL](#) : New detached dwellinghouse. 38 Water Lane, Melbourn.

GRANTED

MPC comment : Object

It was noted that the decision notice relates to a detached dwellinghouse whereas the property under development appears to be a semi-detached dwelling. This is to be clarified with the Planning Authority.

Signed:..... Dated:

PL050/20 Correspondence

- a) Consultation concerning movement of mapped footpath Melbourn Village College Playing Field

Noted that the movement of the footpath will be required during the construction of MVC's astro pitch.

It was:

RESOLVED to recommend to full Council to support this application.

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

- b) Notice of Withdrawal - [20/03726/FUL](#) : Demolition of existing cottage and the erection of a replacement dwelling with a detached single storey workshop / secure store. Summer House Farm, Summer House Cottage, New Road, Melbourn SG8 6DL. Applicant : Mr and Mrs Green.

The Notice was withdrawal was **noted**.

- c) Notice of Withdrawal – [20/02901/FUL](#) : Demolition of the existing workshop, conversion of the frontage building to a retail (Class A1) and/or office/financial and professional services (Class B1(a)/A2) use and 3 flats and the erection of two dwellings to the rear. 7-9 Station Road, Melbourn SG9 6DX. Applicant : Terry Dash.

The Notice of Withdrawal was **noted**.

A member noted an appeal under ref APP/W0530/W/20/3258959 (20/01268/FUL 11 Portway). ACTION: Further information to be forwarded to the Clerk.

PL051/20 Planning Applications:

- a) [S/1279/19/NMA1](#) : Non material amendment on application for S/1279/19/FL for the installation of four rooflights to existing side extension. 56 The Moor, Melbourn. Applicant : Dr and Mrs Kanagarathnam

Noted that there is email correspondence on the planning portal indicating that this application is to be withdrawn although no formal Notice of Withdrawal has been received.

- b) [20/04085/HFUL](#) : New front boundary wall and railings, new porch and dormer roof adaptation – resubmission of 20/02893/HFUL. 116 High Street, Melbourn. Applicant : Mr and Mrs Carter.

It was:

RESOLVED to support the application with no comment.

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

- c) [20/2115/TTPO](#) : T1 Maple – Fell ground level due to severe cracking of building. T2 Maple – Fell ground level due to severe cracking of building. T3 Maple – Fell ground level due to severe cracking of building. T4 Maple – Fell ground level due to severe cracking of building. T 4 Sycamore – Fell ground level due to severe cracking of building. 3 Back Lane, Melbourn. Applicant : Econogard.

Discussion with regard to the Structural Engineers' Report which notes the location of the building on the site of a former clunch pit. The report does not support the view that the cracks are due to mature trees. It was suggested that a request should be made for the SCDC Tree Officer to inspect the area with a further structural engineer's if necessary.

It was:

RESOLVED to object as follows:

- The Kirkwood Structures report (June 2020), in particular sections 3.4 (location of the building with regard to the site of an old clunch pit where the building is positioned on solid ground to the rear and made ground to the front) and 3.11 (cracking is not assessed to be associated with mature trees).
- The Parish Council would wish to see a report from the SCDC Tree Officer and a further structural engineer's report.
- The Parish Council further point out that taking out a number of large mature trees will harm the visual aspect of Back Lane and the entrance to the industrial estate.

Signed:..... Dated:

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

- d) [20/04196/HFUL](#) : Two storey side extension. 77 Orchard Road, Melbourn SG8 6BB.
Applicant : Mr and Mrs Kulina.
Cllr Hart did not participate in the discussion for this agenda item.

It was:

RESOLVED to support the application with no comments.

Proposed by Cllr Wilson, seconded by Cllr Cowley. In favour: Cllrs Clark, Kilmurray, Buxton. Abstain: Cllr Hart.

- e) [20/04214/HFUL](#) : Conversion of attached garage to dayroom. 12 Elm Way, Melbourn SG8 6UH. Applicant : Mr Tamas Monos.

It was:

RESOLVED to support the application with no comments.

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

20:17 District Cllr Hales noted that he had to leave the meeting before the discussion at PL053/20 but noted concern with regard to proposed s106 amendments in the White Paper.

- f) [20/04181/HFUL](#) : Single storey front extension. 4 Rose Lane, Melbourn SG8 6AD.
Applicant : Mr and Mrs Keclik

It was:

RESOLVED to support the application with no comments.

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

- g) [S/1413/18/NMA1](#) : Non material amendment to planning permission S/1413/18/FL for alteration to roof. 24 Ash Grove, Melbourn. Applicant : Mr Malcolm Croxford.

It was:

RESOLVED to support the application with no comments:

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

- h) [20/04284/HFUL](#) : Extension of front porch with new rooflight. 6 Norgetts Lane, Melbourn SG8 6HS. Applicant : Mr R Ahmett.

It was:

RESOLVED to support the application with no comments:

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

- i) [20/04368/HFUL](#) : Internal and external repairs and alterations. 3 The Moor, Melbourn.
Applicant : Mr and Mrs Thomas and Rebecca Shirley And Comber

It was:

RESOLVED to support the application with no comments:

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

PL052/20 Enforcement updates: To consider any enforcement updates received since last meeting
None received.

PL053/20 Planning White Paper: To consider making a formal response to the Planning for the Future White Paper

Noted that the consultation period was from 6 August for 12 weeks.

ACTIONS:

- Clerk to seek extension within which to submit a formal response
- Clerk to circulate formal responses from Foxton and Fowlmere Parish Councils
- Clerk to circulate link for webinar
- Chair to draft response for consideration by full Council at the meeting on 23 November.

PL054/20 To note the date of next meeting :

Noted that the next meeting would take place on 14 December 2020

The meeting closed at 20:31

Signed:..... Dated:

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

A meeting of this Committee was held on Monday, 12 October 2020 at 7.30pm be held via Zoom
<https://zoom.us/j/94086385794>

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

Absent:

In attendance: Claire Littlewood – Parish Clerk

PL034/20 To receive and approve apologies for absence

Apologies received from Cllr Kent.

It was:

RESOLVED to accept the apologies received.

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

PL035/20 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

PL036/20 To approve the minutes of the Planning Committee Meeting on 14 September 2020

It was:

RESOLVED to approve the minutes of the Planning Committee Meeting on 14 September 2020 as an accurate record.

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

PL037/20 To report back on the minutes of the Planning Committee Meetings on 14 September 2020

- PL030/20a) Objection was made to suggested road names. Response to be discussed under item PL040/20b) Correspondence
- PL027/20 Clarification received from Richard Fitzjohn. Application refers to some minor amendments to application for the new dwelling. No comments

PL038/20 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 members of the public in attendance.

PL039/20 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [20/02422/CL2PD](#) – Certificate of lawfulness for the construction of a new single storey garage. 9 Dolphin Lane, Melbourn SG8 6AF. Mr and Mrs Fox.

CERTIFICATE GRANTED

Original MPC Comment : Support

The decision was noted.

- b) [20/02724/HFUL](#) – Erection of a single storey garden room. 1 The Moor, Melbourn SG8 6ED. Louisa Jennings.

APPROVED

Signed:..... Dated: 09/11/2020

Original MPC Comment : Support

The decision was noted.

- c) [20/02734/HFUL](#) First Floor rear and side extension, roof extension including change to gable ended roof and the erection of a detached double garage (amendment). 167 High Street, Melbourn, SG8 6AT. Mr Ian Wilkinson

APPROVED

Original MPC Comment : Support

The decision was noted.

PL040/20 Correspondence

- a) [20/01145/HFUL](#) – Notification of a Planning Appeal. Replacement of existing ground floor bedroom and attached garage with two storey side extension with two balconies. Hillside House, Newmarket Road, Melbourn SG8 7LZ. Mrs Wendy Bishop. *Appeal start date 10 September 2020.*

The Appeal was noted.

- b) Letter from 3C Shared Services, Address Management Officer re Street Name, Dev off The Moor, Melbourn

The correspondence was noted.

- c) [20/02893/HFUL](#) – Notice of withdrawal of Application. Demolition of existing storage outhouse and the erection of a new porch, two storey rear extension, front boundary wall, driveway gates and adaptation of existing roof dormer windows. 116 High Street, Melbourn SG8 6AL.

The Notice of Withdrawal was noted.

- d) [20/02773/FUL](#) – Notice with Withdrawal of Application. Construction of a single storey dwelling with flat green roof and car parking. Land to the rear of 151 to 155 High Street, Melbourn, SG8 6AT.

The Notice of Withdrawal was noted.

- e) [20/03769/PRI03C](#) – Notice of Withdrawal of Application. Prior approval for change of use for the division into (1) Coffee shop, (2) 2 No on site car washing and valeting and (3) Part of the unit to remain as B2 use (storage and office). 3 Back Lane, Melbourn.

The Notice of Withdrawal was noted.

- f) 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

Noted that Planning Officer is considering TPOs on the land. Highways have indicated that they will not consent to use of the existing gateway on to the High Street. Planning Officer has requested Applicants to consider re-locating the building within the site. **ACTION:** Clerk to follow up with Planning Authority with regard to protection of ancient trees, meadow land, voles and orchids in the area.

PL041/20 Planning Applications:

- a) [20/03726/FUL](#) Demolition of existing cottage and the erection of a replacement dwelling with a detached single storey workshop/secure store. Summer House Farm, Summer House Cottage, New Road, Melbourn SG8 6DL. Mr and Mrs Green.

It was:

RESOLVED to support the application with no comment.

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

- b) [S/0153/20/CONDB](#) Submission of details required by condition 20 (Written Scheme of Investigation 9WSI)) of planning permission S/0153/20/VC. Land to the rear of 46-56 The Moor, Melbourn SG8 6ED. Sean Stonebond Properties Ltd.

Noted – *No Comment*

- c) [20/03585/FUL](#) Demolition Of an existing single storey porch structure and the construction of a new 2 storey front extension to comprise a porch area and bedroom extension. 29 and 31 Fordham Way, Melbourn. Mrs Jenny Riggs.

It was:

RESOLVED to support the application with no comment.

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

[19h50 Cllr Wilson joined the meeting and advised that he had experienced some technical difficulties logging in]

- d) [20/03485/HFUL](#) Application to vary Planning Permission S/0103/20/FL by including a garage. 9 Dolphin Lane, Melbourn SG8 6AF. Mr and Mrs K Fox.

It was:

RESOLVED to support the application with no comment.

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

PL042/20 Enforcement updates: To consider any enforcement updates received since last meeting

None received

PL043/20 To note the date of next meeting

The date of the next meeting was noted : 9 November 2020

The meeting closed at 19h55