

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of this Committee was held on, Monday, 8 February 2021 at 7.30pm via Zoom link <https://zoom.us/j/98077082997>

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, District Cllr Hales

Absent:

In attendance: Claire Littlewood – Parish Clerk, 3 members of the public

PL075/20 To receive and approve apologies for absence

Cllr Hart and District Cllr Hales noted that they would need to leave the meeting at 20:00 to attend another meeting but would try to re-join later.

PL076/20 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

- a) Cllr Kilmurray noted an interest in items PL082/20g) and m)
Cllr Cowley noted an interest in item PL082/20o)

PL077/20 To approve the minutes of the Planning Committee Meeting on 25 January 2021

It was:

RESOLVED to approve the minutes of the Planning Committee meeting on 25 January 2021 as a accurate record.

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

PL078/20 To report back on the minutes of the Planning Committee Meetings on 25 January 2021

PL071/20a) : Information to report back at discussion under PL081/20a) Conservation Area Appraisal

PL079/20 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 and presented additional information to the Committee. The Chair thanked the member of the public and confirmed that the application would be considered further under PL082/20b).

A member of the public addressed the meeting with regard to item PL081/20a). Noted concern that his property is to be included in the proposed revised Conservation Area (CA) as it is within Meldreth parish boundary (noted that Meldreth Parish Council support the resident's objection). Also, property is walled and therefore not visible and tree management on the property would be difficult if included within the CA. Resident has written to Planning Authority with concerns – correspondence was circulated to the meeting. The Chair thanked the member of the public and confirmed that this would be discussed further under PL081/20a).

PL080/20 Decision Notices: To receive any Decision notices issued since last meeting.

- a) 20/05024/PR103M Proposal: Prior approval for change of Use from Class A1 (Hairdressers) to Class C3 (Dwellinghouse) Site address: 10 The Moor Melbourn Royston Cambridgeshire.

Decision: Prior approval not required.

MPC original comment: Object

The decision was noted but disappointment expressed at the loss of a commercial property.

PL081/20 Correspondence

- a) To consider a response to SCDC re Conservation Area Appraisals

Signed:..... Dated:

Discussion with regard to 58 Station Road (including 60 and 62) as highlighted under PL079/20. Noted that our response to the Planning Authority would support the resident's request not to be included in the extended Conservation Area (CA). Other comments of the Planning Committee on the CA appraisal document were circulated to the meeting and discussed:

[19:55 Cllr Hart and District Cllr Hales made apologies and left the meeting]

Comments to be made to Planning Authority include:

- Check population of village – understated in Appraisal document
- Spelling of Melbourne to be corrected.
- Car park at The Star on High Street to be included.
- 1 Greenbanks – no objection to inclusion of this property but trees have now been removed.
- 6, 7, 8 The Lawns – no objection to removal but 9 The Lawns should be removed as well.
- Properties 'Sharin', 2 and 2A High Street should not be removed as they front on to High Street

It was:

RESOLVED to submit comments above (including support for 58, 60 and 62 Station Road not to be included in Conservation Area) in response to the Conservation Area Appraisal.

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

- b) To consider submitting comments with regard to Foxton's Neighbourhood Plan
Noted that Foxton's Neighbourhood Plan was well written and comprehensive. No further comments to be submitted.

PL082/20 Planning Applications:

- a) S/2627/19/VC. Proposal: Variation of conditions 4 (Hard and soft landscapes) 5 (Hard and soft landscapes) and 6 (Metal railings) of planning permission S/3448/17/RM (Reserved matters application for the approval of details of appearance scale layout and landscaping for the construction of a 75-bed care home new vehicular and pedestrian access in respect of outline planning permission ref: S/2791/14/OL). Site address: Land East Of New Road New Road Melbourn SG8 6BX. Applicant: McGoff Construction Ltd.

It was:

RESOLVED to support no comment.

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

- b) 20/04927/FUL Proposal: Construction of a single storey dwelling with flat green roof and car parking (resubmission of 20/02773/FUL). Site address: Land To The Rear Of 151 To 155 High Street Melbourn SG8 6AT Applicant: Mr Graham Newton

Concern noted with regard to:

- Visibility splays
- Insufficient parking to the rear of the property
- Lack of turning circle in parking area
- Proximity of building to wooden fence at the rear

Support for design of the property was noted. Also support for the area to be developed as it is currently neglected.

It was:

RESOLVED to object with the following comments on the planning portal 'The Parish Council does not object to the development in principle but has the following objections noted below:

- Lack of information relating to drainage
- Proximity to existing dwellings
- Insufficient parking/turning circle for existing residents'

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

- c) 20/05197/HFUL Proposal: New porch at the front of house. Rear single-storey infill extension. Replacement garage with new first floor extension (Re-submission of 20/03602/HFUL) Site address: 2 Chapmans Close Melbourn SG8 6AH Applicant: Johnson-Smith.

It was:

Signed:..... Dated:

RESOLVED to object to the first floor extension over the garage as over development. No objections were noted to the rear extension and front porch.
Proposed by Cllr Kilmurray, seconded by Cllr Buxton. In favour: Cllrs Kilmurray, Buxton Clark, Cowley. Against: Cllr Kent.

- d) S/4535/19/CONDA Proposal: Submission of details required by condition 23 Part C (Verification Report) of planning permission S/4535/19/VC Site address: Melbourn Science Park Cambridge Road Melbourn Cambridgeshire Applicant: Melbourn Science Park Limited

It was:

RESOLVED to support no comment.

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

- e) 20/01931/CONDA Proposal: Submission of details required by condition 4 (Planting Plan), 5 (Construction Ecological Management Plan), 6 (Landscape & Ecological Management Plan), 7 (Right of Way), 8 (Surface Water), 9 (Management & Maintenance of Surface Water Drainage) & 10 (Lighting Design Strategy for Biodiversity) of planning permission 20/01931/FUL Site address: Melbourn Village College The Moor Melbourn SG8 6EF Applicant: Mr Jan Berridge.

It was:

RESOLVED to support no comment.

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

- f) 20/04882/HFUL Proposal: Erection of wooden shed in the front garden. Site address: 1A Trigg Way Melbourn Royston Cambridgeshire Applicant: Shire Tree Ltd .

It was:

RESOLVED to support no comment.

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

- g) S/3989/19/CONDA Proposal: Submission of details required by conditions 3 (Surface Water Drainage), 4 (Surface Water Maintenance), 5 (Foul Drainage), 9 (Arboricultural Method Statement), 10 (Scheme of Ecological Enhancement), 11 (Materials) and 12 (Lighting) of planning permission S/3989/19/FL Site address: Cambridge Technology Centre Back Lane Melbourn Royston Applicant: GTA Interior

[Cllr Kilmurray declared an interest. Cllr Wilson took the Chair]

It was:

RESOLVED to support no comment.

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

[Chair altered the order of the Agenda to deal with item PL082/20m]

- m) 20/05238/S73 Proposal: S73 application to vary conditions 2 (Approved Drawings) and 8 (Hard and Soft Landscaping) of planning permission S/3989/19/FL (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) to amend the access material and clarify the roof of the canopy. Site address: Cambridge Technology Centre Back Lane Melbourn SG8 6DP Applicant: GTA Interior

It was:

RESOLVED to support no comment.

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

[Cllr Kilmurray re-took the Chair]

- h) 20/04639/FUL Proposal: Demolition of existing cottage and the erection of a replacement dwelling with associated workshop and cartlodge (resubmission of 20/03726/FUL). Site address: Summer House Cottage Summer House Farm New Road Melbourn Applicant: Mr PH & Mrs EJ Green Wedd & Green.

It was:
RESOLVED to support no comment.
Proposed by Cllr Clark, seconded by Cllr Cowley. All in favour

- i) 20/05163/FUL Proposal: Flexible change of use to enable an MOT Centre including servicing and repairs and retention of the B1 (Light Industrial Use) Site address: Unit 2 Saxon Way Melbourn Royston Applicant: Mr Edmans.

Noted that drawings supporting the application are of poor quality. Query response to question 16 with regard to industrial waste.

It was:
RESOLVED to support with a comment regarding the response to question 16 relating to Industrial Waste.
Proposed by Cllr Kilmurray, seconded by Cllr Clark. All in favour

- j) S/4333/19/CONDA Proposal: Submission of details required by condition 4 (Tree Protection strategy) of planning permission S/4333/19/FL Site address: 43 High Street Melbourn Royston Cambridgeshire Applicant: Mr Paul Dalton-Borge

It was:
RESOLVED to support no comment.
Proposed by Cllr Clark, seconded by Cllr Buxton. All in favour

- k) S/4484/19/CONDA Proposal: Submission of details required by conditions 3 (Metalwork) and 4 (Stonework) of listed building consent S/4484/19/LB. Site address: 43 High Street Melbourn SG8 6DZ Applicant: Mr Paul Dalton-Borge.

It was:
RESOLVED to support no comment.
Proposed by Cllr Clark, seconded by Cllr Buxton. All in favour

- l) S/2424/18/CONDC Proposal: Submission of details required by condition 20 (Prevention of increased risk of flooding) of planning permission S/2424/18/FL Site address: 36 New Road Melbourn SG8 6BY Applicant: Prime Crest Homes Ltd

Discussion with regard to flooding and water run-off. Route for flood water appears to be to the play area and community orchard. Noted that these areas are low points on the development and are below the level of the road. Also concern that water will run across rear gardens of some properties on Carlton Rise. Noted requirement that surface water should be captured within the development.

It was:
RESOLVED to object on the following grounds

- the flood mapping is lacking detail
- it is unclear where the water goes once it leaves site? The Parish Council would seek assurance that water will not flow into gardens in Carlton Rise.
- We would like assurance of what happens to flood water, having regard to the play area and the community orchard as these are both low points on site.

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

- n) 20/05281/HFUL Proposal: New outbuilding within garden Site address: Langdale Farm Cambridge Road Melbourn SG8 6EY Applicant: Mr Jason Usher

It was:
RESOLVED to support no comment.
Proposed by Cllr Kilmurray, seconded by Cllr Buxton. All in favour

- o) 20/05403/CL2PD Proposal: Lawful development certificate for a proposed single storey rear extension Site address: 7 Pryors Orchard Melbourn Royston Cambridgeshire Applicant: Mr & Mrs Fowell

It was:
RESOLVED to support no comment.

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

PL083/20 Enforcement updates: To consider any enforcement updates received since last meeting
None received.

PL084/20 To note the date of next meeting
8 March 2021

The meeting closed at 21:15

Signed:..... Dated:

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of this Committee was held on, Monday, 25 January 2021 at 7.30pm via Zoom link
<https://zoom.us/j/92923351315>

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, Cowley, Hart, Kent

Absent:

In attendance: Claire Littlewood – Parish Clerk, 3 members of the public

Chair noted that the Cambridgeshire Shared Services Planning Portal had been unavailable all day and online applications could not be viewed in advance of the meeting. In the circumstances, items requiring discussion under PL072/20 would be deferred to the next Planning Committee Meeting on 8 February and extensions for comments requested.

PL065/20 To receive and approve apologies for absence

Apologies received from Cllr Wilson.

It was:

RESOLVED to accept Cllr Wilson apologies.

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

PL066/20 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

a) Cllr Kilmurray declared an interest in items PL072/20i) and p).

PL067/20 To approve the minutes of the Planning Committee Meeting on 14 December 2020

It was:

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

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

PL068/20 To report back on the minutes of the Planning Committee Meetings on 14 December 2020

Clerk noted that as the application under PL062/20c) had been refused, no letter had been sent to CHS at this time. ACTION: Clerk to obtain contact details for CHS from District Cllr Hales.

PL069/20 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 was in attendance with regard to item PL072/20c). The Chair thanked the member of the public for attending and for forwarding planning documents for consideration. However, Chair advised that as the online Planning Portal was unavailable, it would not be possible to fully consider this item at the meeting as other consultee comments were not available.

PL070/20 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [20/04181/HFUL](#) Proposal: Single storey front extension Site address: 4 Rose Lane Melbourn SG8 6AD

Decision: Permission granted

MPC Original comment: Support

Noted

- b) [20/04368/HFUL](#) Proposal: Internal and external repairs and alterations. Site address: 3 The Moor Melbourn Royston Cambridgeshire

Signed:..... Dated:

Decision: Permission granted
MPC Original comments: Support
Noted

- c) [20/04196/HFUL](#) Proposal: Two storey side extension. Site address: 77 Orchard Road Melbourn SG8 6BB

Decision: Permission granted
MPC Original comment: Support
Noted

- d) [20/04382/FUL](#) Proposal: Change of use of former public house to dwelling and erection of 4 no. dwellings with associated development. Site address: 29 High Street Melbourn Royston Cambridgeshire

Decision: Refused
MPC Original comment: Object
Noted

PL071/20 Correspondence

- a) To consider correspondence from SCDC re Conservation Area Appraisals

Discussion with regard to proposed changes to Conservation Area. **ACTION:** Members to email comments to the Clerk for collating and discussion at the Planning Committee meeting on 8 February and to respond to the consultation before the deadline on 15 February 2021.
ACTION: Clerk to check boundary of 1 Greenbanks with regard to recent removal of trees and installation of wooden fencing.

- b) To consider correspondence re Sunnica Energy Farm : Statutory Consultation

Noted that this solar farm is in Burwell. **ACTION:** Clerk to respond advising that we have no comments.

- c) To note correspondence regarding Buildings at Risk Register, South Cambridgeshire: 59-61 High Street, Melbourn

The correspondence was noted.

- d) To note correspondence regarding carriageway patching : Cambridge Road (A10 to speed limit)

This was noted

- e) To consider submitting comments with regard to Foxton's Neighbourhood Plan

Discussion with regard to Neighbourhood Plans generally and their benefit with regard to future unwanted development. **ACTION:** Comments to be forwarded to the Clerk to be collated for discussion at the Planning Committee meeting on 8 February 2020.

- f) To note changes to processing of tree work applications

The correspondence was noted.

PL072/20 Planning Applications:

- a) [S/2627/19/VC](#). Proposal: Variation of conditions 4 (Hard and soft landscapes) 5 (Hard and soft landscapes) and 6 (Metal railings) of planning permission S/3448/17/RM (Reserved matters application for the approval of details of appearance scale layout and landscaping for the construction of a 75-bed care home new vehicular and pedestrian access in respect of outline planning permission ref: S/2791/14/OL). Site address: Land East Of New Road New Road Melbourn SG8 6BX. Applicant: McGoff Construction Ltd.

Item to be deferred to Planning Committee meeting on 8 February 2021

- b) [20/05074/TELNOT](#) Proposal: Installation of 2 x 9m wooden poles (7.2m above ground). Site address: Land At East Farm Bramley Avenue Melbourn Royston. Applicant: Openreach .

It was:

RESOLVED to support the application with no comment.

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

- c) [20/04927/FUL](#) Proposal: Construction of a single storey dwelling with flat green roof and car parking (resubmission of 20/02773/FUL). Site address: Land To The Rear Of 151 To 155 High Street Melbourn SG8 6AT Applicant: Mr Graham Newton

Item to be deferred to Planning Committee meeting on 8 February 2021

- d) [20/04174/LBC](#) Proposal: Re-glazing of selected external windows with double glazed glass panes. Existing single glazed panes will be replaced by thin heritage double glazed units fitted in existing window frames in the older part of the building. Site address: The Pink Geranium 25 Station Road Melbourn Royston

Noted that this application had been withdrawn.

- e) [20/05197/HFUL](#) Proposal: New porch at the front of house. Rear single-storey infill extension. Replacement garage with new first floor extension (Re-submission of 20/03602/HFUL) Site address: 2 Chapmans Close Melbourn SG8 6AH Applicant: Johnson-Smith.

Item to be deferred to Planning Committee meeting on 8 February 2021

- f) [S/4535/19/CONDA](#) Proposal: Submission of details required by condition 23 Part C (Verification Report) of planning permission S/4535/19/VC Site address: Melbourn Science Park Cambridge Road Melbourn Cambridgeshire Applicant: Melbourn Science Park Limited

Item to be deferred to Planning Committee meeting on 8 February 2021

- g) [20/01931/CONDA](#) Proposal: Submission of details required by condition 4 (Planting Plan), 5 (Construction Ecological Management Plan), 6 (Landscape & Ecological Management Plan), 7 (Right of Way), 8 (Surface Water), 9 (Management & Maintenance of Surface Water Drainage) & 10 (Lighting Design Strategy for Biodiversity) of planning permission 20/01931/FUL Site address: Melbourn Village College The Moor Melbourn SG8 6EF Applicant: Mr Jan Berridge.

Item to be deferred to Planning Committee meeting on 8 February 2021

- h) [20/04882/HFUL](#) Proposal: Erection of wooden shed in the front garden. Site address: 1A Trigg Way Melbourn Royston Cambridgeshire Applicant: Shire Tree Ltd .

Item to be deferred to Planning Committee meeting on 8 February 2021

- i) [S/3989/19/CONDA](#) Proposal: Submission of details required by conditions 3 (Surface Water Drainage), 4 (Surface Water Maintenance), 5 (Foul Drainage), 9 (Arboricultural Method Statement), 10 (Scheme of Ecological Enhancement), 11 (Materials) and 12 (Lighting) of planning permission S/3989/19/FL Site address: Cambridge Technology Centre Back Lane Melbourn Royston Applicant: GTA Interior .

Item to be deferred to Planning Committee meeting on 8 February 2021

- j) [20/04639/FUL](#) Proposal: Demolition of existing cottage and the erection of a replacement dwelling with associated workshop and cartlodge (resubmission of 20/03726/FUL). Site address: Summer House Cottage Summer House Farm New Road Melbourn Applicant: Mr PH & Mrs EJ Green Wedd & Green.

Item to be deferred to Planning Committee meeting on 8 February 2021

Signed:..... Dated:

- k) [20/05163/FUL](#) Proposal: Flexible change of use to enable an MOT Centre including servicing and repairs and retention of the B1 (Light Industrial Use) Site address: Unit 2 Saxon Way Melbourn Royston Applicant: Mr Edmans.

Item to be deferred to Planning Committee meeting on 8 February 2021

- l) [S/4333/19/CONDA](#) Proposal: Submission of details required by condition 4 (Tree Protection strategy) of planning permission S/4333/19/FL Site address: 43 High Street Melbourn Royston Cambridgeshire Applicant: Mr Paul Dalton-Borge

Item to be deferred to Planning Committee meeting on 8 February 2021

- m) [S/4484/19/CONDA](#) Proposal: Submission of details required by conditions 3 (Metalwork) and 4 (Stonework) of listed building consent S/4484/19/LB. Site address: 43 High Street Melbourn SG8 6DZ Applicant: Mr Paul Dalton-Borge.

Item to be deferred to Planning Committee meeting on 8 February 2021

- n) [20/2468/TTCA](#) Site address: 2 Water Lane Melbourn SG8 6AY Proposal: SPRUCE - Reduce to clear adjacent house by approximately 1.5m, re-trim all round ASH IN ADJACENT GARDEN - Reduce spread only above garage by approximately 2- 2.5m, taper into remainder of canopy SYCAMORE IN ADJACENT GARDEN - Reduce spread only above garage by approximately 2- 2.5m, taper into remainder of canopy

It was:

RESOLVED to support this application with no comment.

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

- o) [S/2424/18/CONDC](#) Proposal: Submission of details required by condition 20 (Prevention of increased risk of flooding) of planning permission S/2424/18/FL Site address: 36 New Road Melbourn SG8 6BY Applicant: Prime Crest Homes Ltd

Item to be deferred to Planning Committee meeting on 8 February 2021

- p) [20/05238/S73](#) Proposal: S73 application to vary conditions 2 (Approved Drawings) and 8 (Hard and Soft Landscaping) of planning permission S/3989/19/FL (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) to amend the access material and clarify the roof of the canopy. Site address: Cambridge Technology Centre Back Lane Melbourn SG8 6DP Applicant: GTA Interior

Item to be deferred to Planning Committee meeting on 8 February 2021

- q) [20/05281/HFUL](#) Proposal: New outbuilding within garden Site address: Langdale Farm Cambridge Road Melbourn SG8 6EY Applicant: Mr Jason Usher

Item to be deferred to Planning Committee meeting on 8 February 2021

PL073/20 Enforcement updates: To consider any enforcement updates received since last meeting
None received.

PL074/20 To note the date of next meeting
8 February 2021

The meeting closed at 20:15

Signed:..... Dated: