

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

5 December 2012

**AUTHOR/S:** Planning and New Communities Director

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### **S/1796/12/FL - MELBOURN**

**Erection of 5 dwellings (comprising one 4 bedroom bungalow, one 3 bedroom house, and one 2 bed house, with two 1 bed flats (affordable units)), and remodelling of existing public house car park, 29 High Street, Melbourn for Letchworth Palace Ltd**

**Recommendation: Delegated Approval**

**Date for Determination: 10 January 2013**

#### **A. Update to the report**

##### **Agenda report paragraph number 42 – Material Planning Considerations**

Revised drawings have now been submitted following the meeting between the applicant and Environmental Health Officers, which include the following:

The erection of a 2.5m high acoustic panel panel along the rear of the retained public house garden, with a 16.5m return length of panel along the south west side of the garden area, opposite the proposed Plots 1 and 2.

A 2m high brick wall is proposed on the north west boundary, between Plots 1 and 2 and the public house car park, with dense tree/shrub planting, to reduce noise impact.

The internal layout of the first floor, which comprises one of the flats on Plots 1 and 2, has been revised with the bedroom and sitting room areas located so that main windows serving these areas can be inserted in the south east elevation. As a result there are no first floor openings facing the public house car park and only two rooflights serving the kitchen and sitting area in the north east elevation facing the public house and its garden, at first floor level or above. Two blank render panels are retained in the front elevation at first floor level to improve the appearance of the revised unit.

Two existing windows at the rear of the public house and to be changed to upgrade noise insulation.

The comments of the Environmental Health Officer on the amended drawings will be reported at the meeting, however officers are hopeful that the revised details will overcome previous concerns.

**Contact Officer:** Paul Sexton - Principal Planning Officer  
Telephone: (01954) 713255