

To all members of the **Planning Committee**, you are hereby summoned to attend for the purposes of considering and resolving the business to be transacted at the meeting as set out below:

NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE

Tuesday 12th MARCH 2024, 8 – 9 pm

The Cabin, Northstowe; Assembly Room 2
[1, The Green, Pathfinder Way, Northstowe CB24 1FD]

Signed: *Mark Nokkert*

7th March 2024

Mark Nokkert, Clerk & Responsible Financial Officer to Northstowe Town Council
townclerk@northstowetowncouncil.gov.uk 077245 88949

We always welcome members of the public or press to any of our Council meetings.

If you wish to speak at our standard 'Public Participation' item [you may speak for up to 3 mins. in relation to any item(s) on this agenda], please request a speaking slot with the Clerk before the meeting starts.

MEMBERS: 6: Cllr Owen (Chair); Cllr Littlemore (Vice-Chair); Cllr Benedicic; Cllr Bros Sabria;
Cllr Nikoro; Cllr Sovago.

QUORUM: 4 Members.

[NB: This agenda includes relevant items from the non-quorate committee meetings of 16th Jan. '24 and 13th Feb. '24]

A G E N D A

75/23-24 APOLOGIES (Standing item)

a) To receive any apologies for absence received prior to the meeting.

76/23-24 DECLARATIONS OF INTEREST (Standing item)

- Councillors to declare any pecuniary or personal interest in any items on the agenda.
- Councillors to declare any prejudicial interest in any items on the agenda and to inform the Chair if they wish to speak on the matter during public participation.

77/23-24 PUBLIC PARTICIPATION (Standing item)

- To adjourn the meeting for up to 15 mins. to allow members of the public, or Councillors declaring a prejudicial interest, to address the meeting in relation to business to be transacted at this meeting.
- To reconvene the meeting.

78/23-24 MINUTES OF PREVIOUS COMMITTEE MEETINGS (Standing Item)

- To approve the minutes of the Planning Committee meeting held on 12th December 2023 as a true record of that meeting ([attached](#)).
- To approve the minutes of the Planning Committee meeting held on 16th January 2024 as a true record of that meeting ([attached](#)).
- To approve the minutes of the Planning Committee meeting held on 13th February 2024 as a true record of that meeting ([attached](#)).

79/23-24 PLANNING APPLICATIONS (Standing item)

To consider submitting a consultation response to the following planning applications:

All applications can be accessed via the [South Cambs Planning Portal](#).

i)	Consultation	23/04569/FUL 2 The Mount Station Road Longstanton Cambridgeshire CB24 3DS. Conversion of existing Class E Premises to Tap Room, Cafe and Gym. https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04569/FUL <ul style="list-style-type: none">Consultation expiry date: 4th January; extension was obtained until 17th January 2024.Awaiting Decision (at time of writing).
ii)	Information	23/04575/CL2PD 18 Crabtree Road Northstowe Cambridgeshire CB24 1BN. Certificate of lawfulness under S192 for the erection of a rear dormer extension and the insertion of 2 No. rooflights to the front roof slope. https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04575/CL2PD <ul style="list-style-type: none">No consultation was requested from NTC for this application.Consultation expiry date: 11th December 2023.This application was subsequently withdrawn (17th Jan. '24).

iii)	Information	<p>23/02433/CONDB Hypro Eu Ltd Station Road Longstanton Cambridgeshire CB24 3DS. Submission of details required by condition 6 (construction ecological management plan) of planning permission 23/02433/FUL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDB</p> <ul style="list-style-type: none"> No consultation was requested from NTC for this application. Consultation expiry date: 8th January 2024. Decision; 23rd Jan. '24: Refuse to Discharge Condition.
iv)	Information	<p>23/02433/CONDC Hypro Eu Ltd Station Road Longstanton Cambridgeshire CB24 3DS. Submission of details required by condition 3 (hard and soft landscaping) of planning permission 23/02433/FUL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDC</p> <ul style="list-style-type: none"> No consultation was requested from NTC for this application. Consultation expiry date: 23rd January 2024. Decision; 25th Jan. '24: Discharge Condition in Part.
v)	Information	<p>S/0065/20/COND18A Phase 1 Land Parcel H13 Pathfinder Way Northstowe. Submission of details required by condition 18 (Boundary Treatment) of planning permission S/0065/20/RM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND18A</p> <ul style="list-style-type: none"> No consultation was requested from NTC for this application. Consultation expiry date: 24th January 2024. Decision; 16th Feb. '24: Discharge Condition in Full.
vi)	Information	<p>S/0065/20/COND19A Phase 1 Land Parcel H13 Pathfinder Way Northstowe. Submission of details required by condition 19 (Hard Landscape Works) of planning permission S/0065/20/RM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND19A</p> <ul style="list-style-type: none"> No consultation was requested from NTC for this application. Consultation expiry date: 24th January 2024. Decision; 16th Feb. '24: Discharge Condition in Full.
vii)	Information	<p>S/0065/20/COND20A Phase 1 Land Parcel H13 Pathfinder Way Northstowe. Submission of details required by condition 20 (Soft Landscaping) of planning permission S/0065/20/RM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND20A</p> <ul style="list-style-type: none"> No consultation was requested from NTC for this application. Consultation expiry date: 24th January 2024. Decision; 16th Feb. '24: Discharge Condition in Full.
viii)	Information	<p>S/2011/14/COND28 Land To The East Of B1050 And Longstanton West Of The Cambridgeshire Guided Busway (CGB) And North Of Oakington. Submission of details required by condition 28 (farmland bird mitigation) of planning permission S/2011/14/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND28</p> <ul style="list-style-type: none"> No consultation was requested from NTC for this application. Consultation expiry date: 1st Feb. '24. Awaiting Decision (at time of writing).

ix)	Consultation	<p>24/00195/HFUL 18 Crabtree Road Northstowe Cambridgeshire. Rear roof extension including rear dormer, insertion of two rooflights to front elevation and new window to side elevation. https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/00195/HFUL</p> <ul style="list-style-type: none"> • Consultation expiry date: 13th Feb. '24. • Decision; 6th March 2024: Granted Permission.
x)	Information	<p>S/3405/18/NMA7 Parcel H5 Pathfinder Way Northstowe Cambridgeshire Non material amendment on application S/3405/18/RM for changes to 12no. house type floorplan and elevations, car barns, cycle and refuse stores, planning layout and materials layout. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3405/18/NMA7</p> <ul style="list-style-type: none"> • No consultation was requested from NTC for this application. • Decision; 9th Feb. '24: Granted Permission.
xi)	Information	<p>S/0388/12/COND16B Land South Of Longstanton Park And Ride And Adjacent To B1050 At Station Road Longstanton And Hatton's Road Longstanton. Submission of details required by condition 16 (housing - code for sustainable homes) of outline permission S/0388/12/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND16B</p> <ul style="list-style-type: none"> • No consultation was requested from NTC for this application. • Consultation expiry date: 5th March 2024. • Awaiting Decision (at time of writing).
xii)	Information	<p>S/0388/12/COND16A Land South Of Longstanton Park And Ride And Adjacent To B1050 At Station Road Longstanton And Hatton's Road Longstanton. Submission of details required by condition 16 (housing - code for sustainable homes) of outline permission S/0388/12/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND16A</p> <ul style="list-style-type: none"> • No consultation was requested from NTC for this application. • Consultation expiry date: 5th March 2024. • Awaiting Decision (at time of writing).
xiii)	Information	<p>23/02433/CONDD Hypro Eu Ltd Station Road Longstanton Cambridgeshire CB24 3DS. Submission of details required by condition 3 (Hard and Soft Landscaping),5(Tree Pit),6(Construction Ecological Management Plan),9(Archaeological Work),13(Light Design Strategy for Biodiversity) and 21(Surface water Drainage) of planning permission 23/02433/FUL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDD</p> <ul style="list-style-type: none"> • No consultation was requested from NTC for this application. • Consultation expiry date: 13th March 2024. • Awaiting Decision (at time of writing).
xiv)	Consultation	<p>24/00565/HFUL 60 Rampton Drift Longstanton Cambridgeshire. Single storey extension to front. https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/00565/HFUL</p> <ul style="list-style-type: none"> • Consultation expiry date: 12th March 2024 (extension requested until 14th March – TBC).

xv)	Information	<p>S/3016/16/NMA3 Parcel H12 Phase 1 Northstowe Station Road Longstanton CB24 3DS. Non-material amendment on S/3016/16/RM for retrospective approval for an extended double (twin) garage serving Plots 1 and 13. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3016/16/NMA3</p> <ul style="list-style-type: none"> No consultation was requested from NTC for this application. Consultation expiry date: not published (at time of writing). Awaiting Decision (at time of writing).
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80/23-24 APPLICATIONS WHERE NORTHSTOWE TC PROVIDED COMMENTS AND A PLANNING DECISION HAS BEEN MADE SINCE (Standing item)

To note;

	Application	Comments following resolution NTC meeting	Decision outcome G. C. Planning Service
i)	<p>23/03248/REM Northstowe Phase 1, Parcel 6 Pathfinder Way Northstowe Reserved matters application for the approval of access, appearance, landscaping, layout and scale following outline planning permission S/0388/12/OL for a Community centre. An Environmental Statement was submitted to planning authority under outline application S/0388/12/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/03248/REM</p>	<p><u>Planning Committee, 14th November 2023, item 42/23-24(i).</u></p>	<p>Granted Permission on 18th December 2023. NB: <u>report with conditions.</u></p>
ii)	<p>23/04237/HFUL 18 Pathfinder Way Northstowe Cambridgeshire. Convert integral garage to playroom and storage space. https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04237/HFUL</p>	<p><u>Planning Committee, 12th December 2023, item 53/23-24(i).</u></p>	<p>Granted Permission on 5th January 2024. NB: <u>report.</u></p>
iii)	<p>23/03209/REM. Homes England. Eastern Sports Hub Northstowe Phase 2B Rampton Road Northstowe Cambs. Reserved matters application for the approval of access, appearance, landscaping, layout and scale following outline planning permission (ref: S/201 1/14/OL) for an Eastern Sports Hub, including sports pitches for cricket and football, cricket nets, a BMX track, outdoor gym, multi-use games area and sports pavilion. https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/03209/REM</p>	<p><u>Planning Committee, 12th September 2023, item 33/23-24(iii).</u></p>	<p>Granted Permission on 22nd February 2024. NB: <u>officers' report.</u></p>

81/23-24 CONSULTATIONS (Standing item)

To consider submitting a response to the following consultation:

- 1) Cambridgeshire County Council - Proposed changes to the Highways Operational Standards relating to weed control. Questionnaire: (email with letter and document received 21st Feb. '24 - attached). Deadline: 15th March 2024.
- 2) Cambridgeshire & Peterborough Combined Authority: Electric Vehicle and Charging Points Survey. Deadline: 26th March 2024.
- 3) Government Consultation – Changes to Various Permitted Development Rights. Deadline: 8th April 2024.

82/23-24 ITEMS FOR INFORMATION

- a) Letter from Cllr Smith (SCDC) regarding Planning Engagement SCDC with Parish and Town Councils (email received 26th Jan. '24; shared with Cllrs.).
- b) Letter from Keepmoat as sent to Rampton Drift residents (email with letter received 1st Feb. '24; shared with Cllrs.).
- c) Parish Planning Forum: information on this regular forum; next one is scheduled for 28th March, 5 pm (online).

83/23-24 DATES OF NEXT MEETINGS (Standing item)

- a) Planning Committee: Tue 9th April 2024, 8-9 pm; The Cabin, Northstowe.
[Final versions of motions & papers to be received by 28/03 at the latest].
 - b) Full Council meeting: Tue 26th March 2024 (7-9 pm); venue: The Cabin, Northstowe.
[Final versions of motions & papers to be received by 16/03 at the latest]
- For all Council meetings and annual meeting schedule, see www.northstowetowncouncil.gov.uk