

**NORTHSTOWE TOWN COUNCIL – Planning Committee**  
**Tuesday 11<sup>th</sup> January 2022, 7-9 pm**  
**The Wing, Pathfinder School, Northstowe**

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.

Signed: **Mark Nokkert** 06<sup>th</sup> January 2022  
Mark Nokkert, Town Clerk & RFO to Northstowe Town Council  
e-mail: townclerk@northstowetowncouncil.gov.uk Tel. 07724588949

Public and Press are welcome to attend the meeting. Members of the public wishing to speak in public participation, please email the Town Clerk to register your request before 5pm on the day of the meeting. Please note you may only speak in relation to an item on the agenda; you will be given a maximum of 3 minutes to speak, under the standing item 'Public Participation'.

Due to ongoing Coronavirus restrictions and the restricted capacity of the venue, public attendance at the meeting will be limited. Any restrictions (at the time of the meeting) will be in place and made clear on arrival. If you have any symptoms of Covid-19, please do not attend the meeting. It is strongly recommended that all Councilors and members of the public take a Lateral Flow Test beforehand and all are to wear facemasks at all times.

Planning applications: All applications can be viewed at [www.scamb.gov.uk/planning](http://www.scamb.gov.uk/planning)

**MEMBERS** 8 - Cllr Littlemore (Chair); Cllr Gamon (vice-Chair), Cllr Benedicic, Cllr Bros Sabria, Cllr Oluwasanya, Cllr Owen, Cllr Pokala, Cllr Susarla

**QUORUM:** 4 Members.

**A G E N D A**

**36/21-22 APOLOGIES**

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

**37/21-22 DECLARATIONS OF INTEREST**

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

**38/21-22 PUBLIC PARTICIPATION**

- a) To adjourn the meeting for up to 15 minutes to allow any members of the public and Councillors declaring a prejudicial interest to address the meeting in relation to the business to be transacted at that meeting.
- b) To reconvene the meeting.

**39/21-22 MINUTES OF THE COMMITTEE MEETING OF 16<sup>th</sup> NOVEMBER 2021**

- 1) To approve the minutes of the meeting of the Planning Committee held on 16<sup>TH</sup> November 2021 as a true record of that meeting.

**40/21-22 WORKING GROUP**

- 1) To receive an update on any activities from the Planning Working Group.
- 2) To pause the activities of the Working Group until reinstated by the Committee at a future date.

**41/21-22 PLANNING APPLICATIONS**

**1) NEW APPLICATIONS**

- (i) **For information:** S/2907/19/NMA3. BDW Cambridgeshire. Phase 1 Land Parcel H9 Pathfinder Way Northstowe. Non material amendment of reserved matters application S/2907/19/RM (Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission S0388/12/OL for 130 dwellings) BCP 3

reduced size of BCP as plots 239 and 240 to be collected from kerbside and BCP 8 BCP relocated closer to the turning head. Public Access

link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2907/19/NMA3>

Deadline was: 21st Dec 2021

- (ii) **For information:** S/2907/19/NMA4. BDW Cambridgeshire. Phase 1 Land Parcel H9 Pathfinder Way Northstowe. Non material amendment of reserved matters application S/2907/19/RM (Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission S0388/12/OL for 130 dwellings) replacing the first-floor brick finishes on the plots 227, 228, 229, 230, 231, and 232 with a hardiplank cladding. Public Access  
link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2907/19/NMA4>  
Deadline was: 4th January 2022
- (iii) **For information:** S/0388/12/COND43A. BDW Cambridgeshire. Northstowe Phase 1 Parcels H7, H8, H9 Station Road Longstanton. Submission of details required by condition 43 (Fibre Optics) of outline permission S/0388/12/O. Public Access  
link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND43A>  
Deadline was: 21st Dec 2021
- (iv) **For information:** 21/05354/FUL. Homes England. Field Shelter Mills Lane Longstanton Cambridgeshire. Demolition of field shelter. Public Access  
Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/05354/FUL>  
Deadline: 14<sup>th</sup> January 2022
- (v) **For information:** S/1355/19/NMA1. BDW Cambridgeshire. Land South East Of The B1050 At Station Road Parcel H8 Phase 1 Northstowe Longstanton Cambs. Non material amendment of reserved matters application S/1355/19/RM (Application for approval of all reserved matters (appearance landscaping access layout and scale) for 73 dwellings following outline planning permission S/0388/12/OL). BCP relocated to allow max. 30m drag distance for plot 185. Public Access  
link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/1355/19/NMA1>  
Deadline was: 30th Dec 2021
- (vi) **For Comments:** 21/05470/REM. Gallagher Longstanton Ltd. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Reserved matters application for Locally Equipped Areas of Play (LEAP) 3 pursuant to outline planning permission S/0388/12/OL.  
[21/05470/REM | Reserved matters application for Locally Equipped Areas of Play \(LEAP\) 3 pursuant to outline planning permission S/0388/12/OL | Northstowe Phase 1 Station Road Longstanton Cambridgeshire \(greatercambridgeplanning.org\)](https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/05470/REM)  
Deadline: TBC

## 2) APPLICATIONS FOR WHICH NORTHSTOWE TC HAS PREVIOUSLY PROVIDED COMMENTS AND WHERE A DECISION HAS BEEN MADE SINCE

Application details	Comments from resolution NTC meeting	Decision outcome Greater Cambridge Planning Service
21/02585/S73. Urban Splash. Phase 2A Land south of Longstanton Road, Northstowe. Proposal: Design amendment to layout, appearance, scale, access and landscaping of the age-restricted accommodation as part of the approved reserved matters scheme approved under reference S/3499/19/RM. Application to vary condition A1 (Approved Drawings) of reserved matters approval S/3499/19/RM and matters relating to outline planning conditions as per the original submission - (Hybrid planning application comprising a) Reserved matters for 406 dwellings including affordable housing provision non-residential floorspace landscaping open space and associated infrastructure (the Reserved Matters include access appearance landscaping layout and scale following outline planning permission S/2011/14/OL) b) Discharge of conditions 9 (Design code) 10 (Fire strategy) 11(Housing (Market mix)) 12 (Housing - Lifetime Homes (Affordable and market dwellings)) 19 (Surface water Drainage) 20 (Foul Water drainage) 23(Landscape and design) 24 (Landscape Management and Maintenance plan) 27 (Ecological Management plan) 31 (Longstanton conservation area) 32 (Low Carbon Strategy) 33 (Energy delivery strategy) 34 (BREEAM Standards) 38 (Unexploded Ordnance (UXO)) 41(External Artificial Lighting) 42 (Operational Noise - Non Residential use classes) 43 (Operational Traffic Noise Mitigation Scheme on-site) 45 (Waste & Recycling Management Strategy) 48 (Transport - Equine Walking and Cycling Routes) 57(Transport - Cycle parking) and 64 (Self-build and custom build) pursuant to outline planning permission S/2011/14/OL and c) Full planning permission for the temporary change of use of two dwellings to show homes). Site address: Phase 2A Land South Of Longstanton Road Northstowe.	Full Council, 28 <sup>th</sup> Jul 2021	Granted Permission, issued 11th Nov 2021
21/03350/REM. South Cambs DC. Sports Pavilion, Northstowe Phase 1, Station Road. Reserved matters application for access, appearance, landscaping, layout and scale for the construction of a single storey pavilion building to provide changing facilities for the sports pitches at Northstowe Western park together with a club room for community use following outline planning permission S/0388/12/OL.	Full Council, 25 <sup>th</sup> Aug 2021	Granted Permission (issued 17th Nov 2021)
21/03834/HFUL. Mr Shaun Rivers. 14 Rampton Drift Longstanton CB24 3EH. Single storey rear extension following the demolition of the existing conservatory, replacement doors and windows and render to external walls.	Planning Committee 19 <sup>th</sup> Oct 2021	Granted permission (issued 18th Nov 2021)
21/04298/ADV. Homes England. Phase 1 Land Parcel H13 Pathfinder Way Northstowe Cambridgeshire. Installation of 7no billboard signs, 3no wayfinding boards and 6no town centre billboards all non-illuminated.	Planning Committee 19 <sup>th</sup> Oct 2021	Granted permission (issued 23rd Nov 2021)
21/04325/HFUL. Mr Shane Luck. 20 Pathfinder Way Northstowe CB24 1AU. Conversion of garage.	Planning Committee 19 <sup>th</sup> Oct 2021	Granted permission (issued 26th Nov 2021)
S/0388/12/NMA1. BDW Cambridgeshire. Northstowe Phase 1 Parcel H9 Station Road. Non-material amendment on permission S/0388/12/OL for approval of a revised Construction Environment Management Plan.	Extraordinary Planning Committee 5 <sup>th</sup> Nov 2021	Refused Permission (issued 9th Nov 2021)
21/04532/HFUL. Mr And Mrs O'Dell. 12 Rampton Drift Longstanton Cambridgeshire CB24 3EH. Single storey rear extension.	Planning Committee 16 <sup>th</sup> Nov 2021	Granted Permission (issued 06th dec 2021)
S/2011/14/COND51. Homes England. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Submission of details required by condition 51 (Traffic Monitoring and Mitigation) of outline planning permission S/2011/14/OL.	Planning Committee 16 <sup>th</sup> Nov 2021	Discharge Condition in Full (issued 29th Nov 2021)

- 1) To consider whether the Town Council wishes to make a response to the following outline planning applications, soon to be decided on by South Cambs DC Planning Committee (date TBC).
- 2) To discuss and consider a Town Council response to the following outline planning applications:
- 3) To decide if the Town Council wishes to send a representative to the future SCDC Planning Committee meeting to represent any comments made.

- Northstowe Phase 3A: 20/02171/OUT | Outline planning application for the development of Northstowe Phase 3A for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation), secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses), open space and landscaped areas, sports pitches, associated engineering and infrastructure works, including the retention of the existing military lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved. Application is accompanied by an Environmental Statement and involves works to/affecting existing Public Rights of Way. | Northstowe Phase 3A Rampton Road Longstanton Cambs (greatercambridgeplanning.org)

- Northstowe Phase 3B: 20/02142/OUT | Outline planning application for the development of Northstowe Phase 3B, comprising up to 1,000 homes, a primary school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved. Application accompanied by an Environmental Statement. | Northstowe Phase 3B Station Road Longstanton Cambs (greatercambridgeplanning.org)

#### **43/21-22 DATES OF NEXT MEETINGS**

Full Council                      Wed 19<sup>th</sup> January 2022 at 7PM, Secondary School  
Planning Committee      Tue 8<sup>th</sup> February 2022 at 7PM, The Wing

For all Town Council meetings, see [www.northstowetowncouncil.gov.uk](http://www.northstowetowncouncil.gov.uk)