

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 16<sup>th</sup> JANUARY 2024, 7 - 8 PM**

**The Cabin** (Community Centre), **Northstowe**; Assembly Room 2  
1, The Green, Pathfinder Way, Northstowe CB24 1FD

Signed: *Mark Nokkert*

*11<sup>th</sup> January 2024*

Mark Nokkert, Clerk & Responsible Financial Officer to Northstowe Town Council  
[townclerk@northstowetowncouncil.gov.uk](mailto: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.

**A G E N D A**

**58/23-24 APOLOGIES** (Standing item)

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

**59/23-24 DECLARATIONS OF INTEREST** (Standing item)

- 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 Chair if they wish to speak on the matter during public participation.

**60/23-24 PUBLIC PARTICIPATION** (Standing item)

- a) 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.  
b) To reconvene the meeting.

**61/23-24 MINUTES OF PREVIOUS COMMITTEE MEETINGS** (Standing Item)

To approve the minutes of the meeting of the Planning Committee held on 12<sup>th</sup> December 2023 as a true record of that meeting (attached).

**62/23-24 PLANNING APPLICATIONS** (Standing item)

To consider the following planning applications, and to decide whether and what comments to submit.

NB: all planning 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. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04569/FUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04569/FUL</a> <ul style="list-style-type: none"><li>• Consultation expiry date: 4<sup>th</sup> January – extension obtained until 17<sup>th</sup> January 2024.</li></ul>
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ii)	Information	<p>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.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04575/CL2PD">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04575/CL2PD</a></p> <ul style="list-style-type: none"> <li>• No consultation was requested from NTC for this application.</li> <li>• Consultation expiry date: 11<sup>th</sup> December 2023.</li> </ul>
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.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDB">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDB</a></p> <ul style="list-style-type: none"> <li>• No consultation was requested from NTC for this application.</li> <li>• Consultation expiry date: 8th January 2024.</li> </ul>
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.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDC">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDC</a></p> <ul style="list-style-type: none"> <li>• No consultation was requested from NTC for this application.</li> <li>• Consultation expiry date: 23<sup>rd</sup> January 2024.</li> </ul>
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.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND18A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND18A</a></p> <ul style="list-style-type: none"> <li>• No consultation was requested from NTC for this application.</li> <li>• Consultation expiry date: 24<sup>th</sup> January 2024.</li> </ul>
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.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND19A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND19A</a></p> <ul style="list-style-type: none"> <li>• No consultation was requested from NTC for this application.</li> <li>• Consultation expiry date: 24th January 2024.</li> </ul>
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.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND20A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND20A</a></p> <ul style="list-style-type: none"> <li>• No consultation was requested from NTC for this application.</li> <li>• Consultation expiry date: 24th January 2024.</li> </ul>

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.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND28">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND28</a></p> <ul style="list-style-type: none"> <li>No consultation was requested from NTC for this application.</li> <li>Consultation expiry date: 1<sup>st</sup> February 2024.</li> </ul>
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**63/23-24 APPLICATIONS WHERE NORTHSTOWE TC PROVIDED COMMENTS AND A PLANNING DECISION HAS BEEN MADE SINCE** (Standing item)

	<b>Application</b>	<b>Comments following resolution NTC meeting</b>	<b>Decision outcome Greater Cambridge Planning Service</b>
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.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/03248/REM">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/03248/REM</a></p>	<p><a href="#">Planning Committee, 14<sup>th</sup> November 2023, item 42/23-24(i).</a></p>	<p>Granted Permission on 18<sup>th</sup> December 2023. NB: <a href="#">report with conditions.</a></p>
	<p>23/04237/HFUL  18 Pathfinder Way Northstowe Cambridgeshire. Convert integral garage to playroom and storage space.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04237/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04237/HFUL</a></p>	<p><a href="#">Planning Committee, 12<sup>th</sup> December 2023, item 53/23-24(i).</a></p>	<p>Granted Permission on 5<sup>th</sup> January 2024. NB: <a href="#">report.</a></p>

**64/23-24 CONSULTATIONS** (Standing item)  
*None for this meeting.*

**65/23-24 DATES OF NEXT MEETINGS** (Standing item)

To note;

- Planning Committee: Tue 13<sup>th</sup> February 2024, 7-8 pm, The Cabin, Northstowe.  
*[Final versions of motions & papers to be received by 03/02 at the latest].*
- Full Council meeting: Tue 30<sup>th</sup> January 2024 (7-9 pm); venue: The Cabin, Northstowe.  
*[Final versions of motions & papers to be received by 20/01 at the latest]*
- For all Council meetings and annual meeting schedule, see [www.northstowetowncouncil.gov.uk](http://www.northstowetowncouncil.gov.uk)