

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

## **NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE**

**Tuesday 15<sup>th</sup> OCTOBER 2024, 8 – 9 pm**

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

Signed: *Mark Nokkert*

*10<sup>th</sup> October 2024*

Mark Nokkert, Clerk & Responsible Financial Officer to Northstowe Town Council  
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We always welcome members of the public or press to any of our Council meetings.

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

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

**QUORUM:** 3 Members.

### **A G E N D A**

*NB: This agenda includes items from the agenda of the non-quorate committee meeting held on 17<sup>th</sup> Sep. '24.*

#### **39/24-25 APOLOGIES** (Standing Item)

To record apologies for absence received prior to the meeting.

#### **40/24-25 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.

#### **41/24-25 PUBLIC PARTICIPATION** (Standing Item)

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

#### **42/24-25 MINUTES OF PREVIOUS COMMITTEE MEETINGS** (Standing Item)

- To approve minutes of the 16<sup>th</sup> July 2024 Planning Committee meeting as a true record of the meeting (attached).
- To approve minutes of the 17<sup>th</sup> September 2024 Planning Committee meeting as a true record of the meeting (attached).

#### **43/24-25 PLANNING APPLICATIONS** (Standing item)

To consider submitting consultation responses to the following planning applications:

*Application details can be accessed via the South Cambs Planning Portal.*

i)	Information	S/2011/14/NMA9 (Non-Material Amendment) Homes England Northstowe Phase 2 Station Road Longstanton Cambridgeshire. Non material amendment on application S/2011/14/OL to amend the definition of Earthworks as set out by the decision notice. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA9">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA9</a> <i>Granted Permission (on 13<sup>th</sup> Aug. 2024).</i>
ii)	Information	24/02646/S73 (Section 73 - Remove/Vary Condition) Mr Brewer 2 The Mount Station Road Longstanton Cambridgeshire CB24 3DS S73 to vary condition 2 (Approved plans) of planning permission 23/04569/FUL (Conversion of existing Class E Premises to Tap Room, Cafe and Gym). <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02646/S73">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02646/S73</a> <i>Granted Permission (on 6<sup>th</sup> September).</i>

iii)	<b>Consultation</b>	24/02698/REM (Approval of Reserved Matters) Homes England Northstowe Phase 2 Station Road Longstanton. Reserved Matters application for site clearance and earthworks on Phase 2 West. The Reserved Matters include landscaping and layout and related partial discharge of conditions 1, 19, 23, 26 and 39 pursuant to outline planning permission S/2011/14/OL. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02698/REM">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02698/REM</a> <i>Consultation expiry date: 15<sup>th</sup> Aug. '24; changed since to 16<sup>th</sup> / 23<sup>rd</sup> Oct. 2024 – extension for NTC consultation response was previously obtained until 18<sup>th</sup> Sep. '24.</i>
iv)	Information	S/0065/20/COND18B (Approval of Details Reserved by Condition) Taylor Wimpey Phase 1 Land Parcel H13 Pathfinder Way Northstowe Cambs. Submission of details required by condition 18 (boundary treatments) of Reserved Matters application S/0065/20/RM. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND18B">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND18B</a> <i>Decided on 17<sup>th</sup> September 2024: Discharge Condition in Full.</i>
v)	<b>Consultation</b>	S/2011/14/COND9 (Approval of Details Reserved by Condition) Homes England 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 9 (design code) of outline planning permission S/2011/14/OL. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND9">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND9</a> <i>Consultation Expiry Date: 5<sup>th</sup> Sep. 2024; Awaiting Decision (at time of writing).</i>
vi)	Information	S/2011/14/NMA10 (Non-Material Amendment) Homes England Northstowe Phase 2 Station Road Longstanton Cambridgeshire. Non material amendment on application S/2011/14/OL to update the Buildings Height Parameter Plan. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA10">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA10</a> <i>Granted Permission (on 28<sup>th</sup> Aug. 2024).</i>
vii)	Information	S/3405/18/NMA9 (Non-Material Amendment) Vistry East Anglia Phase 1 Land Parcel H5 Pathfinder Way Northstowe Cambridgeshire. Non material amendment of reserved matters application S/3405/18/RM for changes to Plots 97 to 99 (inclusive) and Plots 101 to 109 (inclusive) to remove the Juliette balconies and fenestration alterations. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3405/18/NMA9">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3405/18/NMA9</a> <i>Granted Permission (on 4<sup>th</sup> Oct. 2024).</i>
viii)	Information	24/0943/TTPO (Works to TPO trees) Beaumont The Poplars 20A Rampton Drift Longstanton Cambridgeshire CB24 3EH. Tilia ? europaea T1 - Crown lift the tree to 4 meters and reduce lateral branches by 3 meters to clear the house and nearby phone wires. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/0943/TTPO">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/0943/TTPO</a> <i>Awaiting Decision (at time of writing).</i>
ix)	Information	S/3016/16/COND4 (Condition request) Vistry East Anglia Parcel H12 Phase 1 Northstowe Station Road Longstanton CB24 3DS. Submission of details required by condition 4 (fire hydrants) of Reserved Matters application S/3016/16/RM. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3016/16/COND4">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3016/16/COND4</a> <i>Awaiting Decision (at time of writing).</i>

ix)	Information	S/3016/16/COND9A (Condition request) Vistry East Anglia Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Submission of details required by condition 9 (noise performance completion report) of Reserved Matters application S/3016/16/RM. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3016/16/COND9A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3016/16/COND9A</a> <i>Awaiting Decision (at time of writing).</i>
x)	Information	S/0388/12/COND15C (Condition request) 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 15 (Housing - lifetime homes - relating to parcel H11 only) of outline planning permission S/0388/12/OL. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND15C">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND15C</a> <i>Awaiting Decision (at time of writing).</i>

**44/24-25 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 G. C. Planning Service</b>
i)	24/02255/HFUL 16 Dexter Place Northstowe Cambridgeshire. Conversion of garage to habitable space and associated alterations, including windows to front and rear. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02255/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02255/HFUL</a>	<u>Planning Committee 18<sup>th</sup> June 2024, item 17/24-25(i).</u>	Granted permission (on 1 <sup>st</sup> Aug. 2024)
ii)	S/2011/14/COND64A 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 64 (self-build and custom build) of outline permission S/2011/14/OL. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND64A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND64A</a>	<u>Planning Committee 16<sup>th</sup> July 2024, item 25/24-25(ii).</u>	Discharge Condition in Full (Decided on 21 <sup>st</sup> Aug. 2024)
iii)	S/2011/14/COND14 Northstowe Phase 2 Station Road Longstanton. Submission of details required by condition 14 (Town Centre Strategy) of planning permission S/2011/14/OL. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND14">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND14</a>	<u>Planning Committee, 18<sup>th</sup> June 2024, item 16/24-25 (xi)</u>	Discharge Condition in Full (Decided on 27 <sup>th</sup> Sep. 2024). Note that the applicant has submitted a new ('revision C') Town Centre Strategy in September 2024 ( <i>attached</i> ); this follows response to consultants' responses received (available on portal & shared with Cllrs.).
iv)	24/02147/FUL Retrospective change of use of existing log cabin for short term holiday let. Gresley House, Flat Station Road Longstanton. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02147/FUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02147/FUL</a>	<u>Planning Committee, 18<sup>th</sup> June 2024, item 16/24-25 (x)</u>	Granted Permission (on 1 <sup>st</sup> Oct. 2024). NB: Approved, subject to conditions (see Decision Notice and Delegated Report available from online portal for details).

**45/24-25 CONSULTATIONS** (Standing item)

- 1) Cambridgeshire County Council (Consultation via Greater Cambridge Partnership) - Civil Parking Enforcement (CPE) policy (document previously shared with Cllrs). Consultation ended 16<sup>th</sup> August 2024.
- 2) Cambridgeshire County Council (Consultation via Greater Cambridge Partnership) – Proposed Changes to Client Fund Service. Consultation ended 22<sup>nd</sup> August 2024.
- 3) Government - Proposed reforms to the National Planning Policy Framework and other changes to the planning system. (email with links to further information previously shared with Cllrs.). Consultation ended 24<sup>th</sup> September 2024.
- 4) Cambridgeshire County Council (Consultation via Greater Cambridge Partnership) - Active Travel Hierarchy (documents previously shared with Cllrs.) Consultation ended 30<sup>th</sup> September 2024.
- 5) Cambridgeshire & Peterborough Combined Authority - Bus Franchising Consultation (documents shared with Cllrs.). Deadline for responses: 20<sup>th</sup> November 2024.
- 6) South Cambridgeshire District Council – Help Shape Our Next Corporate Plan for 2025 and beyond (details of survey questions shared with Cllrs.)

**46/24-25 BUDGET ITEMS FOR FINANCIAL YEAR APR. 2025 – MAR. 2026**

- 1) To consider budget requirements for the Planning Committee for the financial year '25-'26.

**47/24-25 DATES OF NEXT MEETINGS** (Standing item)

To note;

- a) Full Council: Tue 22<sup>nd</sup> October 2024, 7-9 pm; The Cabin, Northstowe.  
*[Final versions of motions & papers to be received by 12/10 at the latest].*
- a) Planning Committee: Tue 19<sup>th</sup> November 2024, 8-9 pm; The Cabin, Northstowe.  
*[Final versions of motions & papers to be received by 09/11 at the latest].*

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