

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 18<sup>th</sup> MARCH 2025, 8 – 9 pm**

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

Signed: *Mark Nokkert*

*13<sup>th</sup> March 2025*

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 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:** 5: Cllr Owen (Chair); Cllr Littlemore (Vice-Chair); Cllr Benedicic; Cllr Birr-Pixton; Cllr Bros Sabria.  
**QUORUM:** 3 Members.

**A G E N D A**

**81/24-25 APOLOGIES** (Standing Item)

To record apologies for absence received prior to the meeting.

**82/24-25 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.

**83/24-25 PUBLIC PARTICIPATION** (Standing Item)

- a) 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 (for up to 15 minutes in total; maximum 3 minutes per person).

**84/24-25 MINUTES OF PREVIOUS COMMITTEE MEETINGS** (Standing Item)

*Draft minutes of the Planning Committee meeting held on 21<sup>st</sup> January and 18<sup>th</sup> February 2025 are to follow.*

**85/24-25 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	25/00656/CL2PD Hypro Eu Ltd Station Road Longstanton. Certificate of lawfulness under S192 for the change of use from existing Class E (g) light industrial use to Class E (a) retail use. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/00656/CL2PD">https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/00656/CL2PD</a>  <i>Determination deadline: 25<sup>th</sup> April 2025.</i>
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**86/24-25 APPLICATIONS WHERE NORTHSTOWE TC PROVIDED COMMENTS AND A PLANNING DECISION HAS BEEN MADE SINCE (Standing item)**

	<b>Application</b>	<b>Comments by resolution at NTC meeting</b>	<b>Decision G. C. Planning Service</b>
i)	24/04818/HFUL 8C Rampton Drift Longstanton Cambridgeshire. Two storey side extension. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/04818/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/04818/HFUL</a>	Planning Committee 21 <sup>st</sup> January 2025, item 68/24-25(viii) [Supported]	Decided on 12 <sup>th</sup> February 2025: Granted permission.
ii)	25/0109/TTCA Northstowe House Rampton Road Longstanton. Field Maple 1.1 - Remove failed and hung-up stem as well as the branch is it resting on to reduce the risk of failure onto bridleway. All cord to be cut to 0.5m and stacked neatly away from footpath in vegetation. Ash 1.2 - Remove primary branch overhanging footpath at approximately 8metres to reduce failure onto footpath. Remove deadwood >4cm diameter over footpath. All cord to be cut to 0.5m and stacked neatly away from footpath in vegetation. Ash 1.3 - Fell north-eastern stem growing over footpath back to twin-stemmed union to avoid failure of stem at the point of union. Pollard south-western stem over field to approximately 7 meters and at appropriate growth points. All cord to be cut to 0.5m and stacked neatly away from footpath in vegetation. Ash 1.4 - Fell 2x stems marked with red spray, in figure 7 below, due to poor form and to reduce the risk of failure over the footpath. All cord to be cut to 0.5m and stacked neatly away from footpath in vegetation. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/0109/TTCA">https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/0109/TTCA</a>	Planning Committee 18 <sup>th</sup> February 2025, item, item 76/24-25(ii) [Supported with comments]	Decided on 27 <sup>th</sup> February 2025: Have no objection to.

**87/24-25 CONSULTATIONS (Standing item)**

*Subitem (a) deferred from Planning Committee meeting 18<sup>th</sup> February 2025::*

- Greater Cambridge Shared Planning & Greater Cambridge Shared Waste – Consultation: Four-day Week survey (Best Value Duties) – Invited Organisations/Town and Parish Councils: (emails/information shared with Cllrs.).  
Deadline for consultation responses: 23<sup>rd</sup> March 2025.
- Cambridgeshire County Council - Care together. Input requested on Seed Funding for the final year of seed funding activity for the Care Together programme. (Email shared with Cllrs.). Deadline for consultation responses: 20<sup>th</sup> March 2025.
- 3C Shared Services – Naming of Street name ‘The Green’ for the New Community Centre. (Email shared with Cllrs.).  
Deadline for consultation responses: 24<sup>th</sup> March 2025.

**88/24-25 ITEMS FOR INFORMATION – MEETINGS WITH DEVELOPERS**

- Further to item 79/24-25 at Finance & Governance Committee 18<sup>th</sup> Feb. 2025:* Briefing session held with Regener8 on 6<sup>th</sup> March 2025 (attended by Cllr. Birr-Pixton and Cllr. Bros Sabria and Clerk (partially)), applicants for the Wilson’s Road Solar Farm development, to hold for a to discuss the Town Council’s concerns as raised in its formal consultation response to 24/04650/SCOP (notes from meeting shared with Cllrs.).
- Further to Full Council 28<sup>th</sup> Feb. 2025, item 236/24-25:* General discussion meeting scheduled with developer re: reserved matter application re: 20/05398/OUT (Station Road, Northstowe) – date: 19<sup>th</sup> March 2025, 7 pm start (online or in person TBC).
- Meeting with House for the design programme for the Phase 2 co-housing plans, scheduled for 30<sup>th</sup> April, 1pm start (online) (Email shared with Cllrs.).

**89/24-25 DATES OF NEXT MEETINGS (Standing item)**

- Planning Committee: Tue 15<sup>th</sup> April 2025, 8-9 pm; The Cabin, Northstowe.  
*[Final versions of motions & papers to be received by 05/04 at the latest].*
- Full Council: Tue 25<sup>th</sup> March 2025, 7-9 pm; The Cabin, Northstowe.  
*[Final versions of motions & papers to be received by 15/03 at the latest].*

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