

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 20th MAY 2025, 8 – 9 pm

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

Signed: *Mark Nokkert*

15th May 2025

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 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 Birr-Pixton; Cllr Bros Sabría; Cllr Hunter.

QUORUM: 3 Members.

A G E N D A

10/25-26/PL APOLOGIES (Standing Item)

To record apologies for absence received prior to the meeting.

11/25-26/PL 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.

12/25-26/PL PUBLIC PARTICIPATION (Standing Item)

- 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).

13/25-26/PL MINUTES OF PREVIOUS COMMITTEE MEETINGS (Standing Item)

- To receive minutes of the 18th March 2025 Planning Committee meeting and to resolve to accept these as a correct record (attached).
- To receive minutes of the 15th April 2025 Planning Committee meeting and to resolve to accept these as a correct record (attached).

14/25-26/PL 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	23/04569/CONDA 2 The Mount Station Road Longstanton Cambridgeshire CB24 3DS Submission of details required by conditions 3 (Car Park Management Plan), 4 (Noise Management and Monitoring Plan), 5 (Site Management Plan), 6 (Transport Statement) and 7 (No Hot Food) of planning permission 23/04569/FUL https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04569/CONDA <i>Consultation deadline: 9th May 2025/ determination deadline: 2nd June 2025; awaiting decision at time of writing.</i>
ii)	Information	20/02171/COND47 Northstowe Phase 3A Rampton Road Longstanton Cambs Submission of details required by condition 47 (Heritage and Public Art) of planning permission 20/02171/OUT https://applications.greatercambridgeplanning.org/online-applications/PLAN/20/02171/COND47 <i>Consultation deadline: 9th May 2025/ determination deadline: 3rd June 2025; awaiting decision at time of writing.</i>

iii)	Consultation	<p>25/01458/HFUL 40 Villa Road Northstowe Cambridgeshire Use of garage as an outbuilding and erection of a single storey side extension to outbuilding [NB: case officer has highlighted amended description]. https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/01458/HFUL <i>Consultation deadline: 29th May 2025/ determination deadline: 12th June 2025.</i></p>
iv)	Information	<p>S/0388/12/COND31B 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 31 (Construction and Environment Management Plan) of outline permission S/0388/12/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND31B <i>Consultation deadline: 15th May 2025/ determination deadline: 10th June 2025; awaiting decision at time of writing.</i></p>
v)	Information	<p>20/03598/COND15 Land West Of Station Road Longstanton Cambridgeshire Submission of details required by condition 15 (construction ecological management plan) of outline planning permission 20/03598/OUT https://applications.greatercambridgeplanning.org/online-applications/PLAN/20/03598/COND15 <i>Consultation deadline: 12th May 2025/ determination deadline: 9th June 2025; awaiting decision at time of writing.</i></p>
vi)	Information	<p>S/0388/12/COND12A 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 12 (Archaeology) of outline planning permission S/0388/12/OL https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND12A <i>Consultation deadline: 15th May 2025/ determination deadline: 4th June 2025; awaiting decision at time of writing.</i></p>
vii)	Information	<p>20/03598/COND14 Land West Of Station Road Longstanton Cambridgeshire CB24 3DS. Submission of details required by condition 14 (landscape and ecological management plan) of outline planning permission 20/03598/OUT https://applications.greatercambridgeplanning.org/online-applications/PLAN/20/03598/COND14 <i>Consultation deadline: 12th May 2025/ determination deadline: 9th June 2025; awaiting decision at time of writing.</i></p>
viii)	Information	<p>20/02142/COND45 Northstowe Phase 3B Station Road Longstanton Cambs Submission of details required by condition 45 (Heritage and Public Art Mitigation Strategy) of outline permission 20/02142/OUT https://applications.greatercambridgeplanning.org/online-applications/PLAN/20/02142/COND45 <i>Consultation deadline: 9th May 2025/ determination deadline: 3rd June 2025; awaiting decision at time of writing.</i></p>
ix)	Information	<p>S/1991/18/COND2 Land South Of Longstanton Park And Ride Station Road Longstanton Submission of details required by condition 2 (Construction Environmental Management Plan) of Reserved Matters application S/1991/18/RM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/1991/18/COND2 <i>Consultation deadline: 15th May 2025/ determination deadline: 4th June 2025; awaiting decision at time of writing.</i></p>
x)	Consultation	<p>25/01604/FUL Northstowe Phase 1 Western Park Kingfisher Close Northstowe Installation of a Swift tower and bird boxes. https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/01604/FUL <i>Consultation deadline: 5th June 2025/ determination deadline: 27th June 2025.</i></p>

xi)	Information	20/02171/COND47 Northstowe Phase 3A Rampton Road Longstanton. Submission of details required by condition 47 (Heritage and Public Art) of planning permission 20/02171/OUT https://applications.greatercambridgeplanning.org/online-applications/PLAN/20/02171/COND47 <i>Consultation deadline: 9th May 2025/ determination deadline: 3rd June 2025; awaiting decision at time of writing.</i>
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xiii)	Consultation	Draft Order from: UK Government, Department for Transport (National Transport Casework Team): Draft Order: E/5939; Town and Country Planning Act 1990 Section 247; Proposed stopping up of highway at Rampton Road, Longstanton, Northstowe CB24 3EH. <i>Draft Order with notice, plan and email <u>attached</u>.</i> <i>Deadline for responses: 20th June 2025.</i>

15/25-26/PL APPLICATIONS WHERE NORTHSTOWE TC PROVIDED COMMENTS AND A PLANNING DECISION HAS BEEN MADE SINCE (Standing item)

	Application	Comments by resolution at NTC meeting	Decision G. C. Planning Service
i)	25/00943/HFUL 53 Stirling Road Northstowe Cambridgeshire Conversion of existing garage to habitable space including the removal of garage door to the front and replace with 2 No. windows. https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/00943/HFUL	Planning Committee, 15 th April 2025, item 05/25-26/PL(i) [Comments submitted]	Decided on 7 th May 2025: Granted Permission.

16/25-26/PL CONSULTATIONS (Standing item)

None this month.

17/25-26/PL REQUEST FOR STREET NAMING

- 1) To receive a request from Urban and Civic for the Town Council to consider whether it wishes to take the lead in proposing a name for a currently unnamed stretch of road connecting the B1050 and Stirling Road to the north of The Green (emails and attachments shared with Cllrs.).

18/25-26/PL ITEMS FOR INFORMATION

- a) *Further to Planning Committee 18th March 2025, item 87/24-25(c):* To receive a Street Naming & Numbering Notification (JKWLQLZS – Station Road, Northstowe) for: Unity Centre, The Green (email and plan attached).
- b) *Further to Planning Committee 18th March 2025, item 88/24-25(c):* Meeting held on 30th April 2025 with developer TOWN and their architects, regarding latest plans for the co-housing development in phase 2. Attended by Cllr Hunter; Cllr Birr-Pixton and Clerk (recording previously shared with all Town Cllrs.).

19/25-26/PL DATES OF UPCOMING MEETINGS (Standing item)

- a) Annual Meeting of the Town Council: Tue 27th May 2025, 7-9 pm; The Cabin, Northstowe.

[Final versions of motions & papers to be received by 16/05 at the latest].

NB: For all NTC meetings, see www.northstowetowncouncil.gov.uk