

**NORTHSTOWE TOWN COUNCIL - Planning Committee**  
**Minutes of the meeting of the Planning Committee held on**  
**19<sup>th</sup> October 2021, 7PM in The Wing, Pathfinder School, Northstowe.**

Members: Cllr Littlemore (Chair), Cllr Benedicic, Cllr Bros Sabria, Cllr Delip, Cllr Gamon (Vice-Chair), Cllr Oluwasanya, Cllr Owen, Cllr Pokala, Cllr Susarla.

Present: 5 Members: Cllr Benedicic, Cllr Gamon, Cllr Littlemore, Cllr Owen, Cllr Susarla.

Quorum: 4 Members.

Members of the public present: 1.

Meeting started at 19:02 pm; Cllr Littlemore took the Chair.

**14/21-22 To receive apologies for absence**

Apologies were received and accepted from Cllr Bros Sabria; Cllr Pokala; Cllr Oluwasanya.

Absent: Cllr Delip.

**15/21-22 Declarations of interest**

None declared.

**16/21-22 Public participation**

No members of the public wished to make a representation on an item on the agenda.

**17/21-22 Minutes of the meeting of 14<sup>th</sup> September 2021**

It was proposed by Cllr Owen, seconded by Cllr Benedicic and **RESOLVED, with 4 Members voting for and one abstaining, to approve the minutes of the meeting of 14<sup>th</sup> September 2021 as a true record of that meeting.**

**18/21-22 Planning applications**

The Chair announced a reordering of the agenda, swapping the order of 18/21-22 (1) and 18/21-22 (2).

**18/21-22 (2) – Planning applications for which Northstowe Town Council previously provided comments, and where a decision has been made since**

- (i) **For information:** 21/02645/HFUL. 52 Mistle Thrush Drive Northstowe CB24 1BS. Erection of conservatory to side.

<https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/02645/HFUL>

Decision made: Granted permission; decision date: 04 Oct 2021.

Noted.

- (ii) **For information:** 21/02310/REM. Phase 2B, Northstowe Land South of Rampton Drift Northstowe Cambridgeshire CB24 3EW. Reserved matters application for 300 dwellings including affordable housing provision, non-residential floorspace, landscaping, open space and associated infrastructure for access, appearance, landscaping, layout and scale following outline planning permission S/2011/14/OL. Decision made: Approved – at Planning Committee meeting SCDC on 13 October 2021. See

[scambs.moderngov.co.uk/ieListDocuments.aspx?Cld=768&MId=9179&Ver=4](https://scambs.moderngov.co.uk/ieListDocuments.aspx?Cld=768&MId=9179&Ver=4) including information pack ((Public Pack)Agenda Document for Planning Committee, 13/10/2021 10:00 (moderngov.co.uk)) and Plans and drawings pack ((Public

[Pack\)Plans and drawings pack Agenda Supplement for Planning Committee, 13/10/2021 10:00 \(moderngov.co.uk\)\).](#)

Cllr Littlemore apologised that the Town Council had not put someone forward to represent the Town Council at the South Cambridgeshire District Council's Planning Committee meeting held on 13<sup>th</sup> October, where the above application was discussed. A statement had been prepared to be read out by the SCDC Planning Officers at that meeting, but this was sent after the deadline passed. At the District Council, an apparent internal communications failure resulted in that statement also not having been passed onto the relevant Officers before the meeting, giving the impression at the meeting that the Town Council had not wanted to make a representation.

Following conversation with SCDC Planning Officers, Cllr Littlemore wished to provide clarification that, in response to the comments sent by the Town Council in June relating to details of the application, the case officer had agreed with the applicant to deal with the Town Council's comments before the applicant would resubmit. This did not materialise and the Town Council's June 2021 comments were then not addressed directly in the revised submission that the Town Council subsequently responded to in August 2021.

Cllr Littlemore continued, stating that from subsequent discussions with relevant Planning Officers at SCDC, following the 13<sup>th</sup> October SCDC meeting, it is clear that this should now result in better two-way communications going forward.

In addition, Cllr Littlemore wished to make sure that the Town Council does provide in-person appearance at SCDC Planning Committee meetings in the future, wherever possible, for those applications where the Town Council had provided comments previously.

On a final point, Cllr Littlemore wished to clarify that, despite above planning applications being marked as 'For information only', the Town Council has been given certainty by Greater Cambridge Planning Services' Planning Officers that they will accept comments on such applications, if the Town Council wishes to make these.

#### **18/21-22 (1) New applications**

- (i) **For information:** S/0065/20/COND2. Phase 1 Land Parcel H13 Pathfinder Way Northstowe Cambridgeshire. Submission of details required by condition 2 (Materials) of planning permission S/0065/20/RM. Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND2>

Noted. No formal comments to be provided.

- (ii) **For information:** S/0065/20/COND18. Phase 1 Land Parcel H13 Pathfinder Way Northstowe. Submission of details required by condition 18 (Boundary Treatment) of planning permission S/0065/20/RM. Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND18>

Noted. No formal comments to be provided.

- (iii) **For information:** S/2011/14/NMA4. Northstowe Phase 2 Station Road Longstanton. Non Material Amendment on application S/2011/14/OL for modifications to the parameter plans. Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA4>

It was proposed by Cllr Owen, seconded by Cllr Gamon and **RESOLVED unanimously that the Town Council wishes to provide the following comments on above application:**

***‘The Town Council believes that this is a material change: the plans alter the size and shape of both the town centre and town park including altering building heights at key areas through the town from the currently approved plans.’***

- (iv) **For comments:** 21/03834/HFUL. 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. Public Access  
Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03834/HFUL> Note: Deadline for comments was 07 October.

It was proposed by Cllr Benedicic, seconded by Cllr Gamon and **RESOLVED unanimously that the Town Council wishes to support above application.** Although it was noted that the deadline had passed, the Town Council wished to pass on the message that it supports the application.

- (v) **For information:** S/3405/18/NMA3. Information on application for Non-Material Amendment (Section 96A). Phase 1 Land Parcel H5 Pathfinder Way Northstowe Cambridgeshire. Non material amendment of planning permission S/3405/18/RM for changes to the layout to reflect updated fire appliance tracking; update to roof tile and changes to 12no. house type plans to ensure compliance with Building Regulations. Public access: [S/3405/18/NMA3 | Non material amendment of planning permission S/3405/18/RM for changes to the layout to reflect updated fire appliance tracking; update to roof tile and changes to 12no. house type plans to ensure compliance with Building Regulations. | Phase 1 Land Parcel H5 Pathfinder Way Northstowe Cambridgeshire \(greatercambridgeplanning.org\)](https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/04298/ADV)

Noted. No formal comments to be provided. Noted was also that this planning application was already granted on 12<sup>th</sup> October.

- (vi) **For comments** – ‘For notification and other notes’: 21/04298/ADV. 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. Public Access  
Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/04298/ADV>. Deadline for comments: 28 October.

It was proposed by Cllr Owen, seconded by Cllr Gamon and **RESOLVED unanimously that the Town Council wishes to object to this planning application, with the following comments: ‘Northstowe Town Council are unable to assess this application as the location plans do not include up-to-date features such as the Southern Access Road (West) and new streets in the proposed town centre. We would request that the applicant submits a revised location plan showing these details for our consideration.’**

- (vii) **For Comments:** 21/04325/HFUL. 20 Pathfinder Way Northstowe CB24 1AU. Conversion of garage. Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/04325/HFUL>. Deadline for comments: 02 November.

It was proposed by Cllr Gamon, seconded by Cllr Owen and **RESOLVED unanimously that the Town Council wishes to support this application with the following comments: ‘Northstowe Town Council has considered this application and would like the applicant to submit detailed plans of materials to be used, in advance of any work taking place. This is to ensure that they adequately match the existing materials, ensuring a consistent street scene.’**

## 19/21-22 Decision Notices

- (i) **For information:** Allotments site. Decision Notice, dated 15 September 2021, South Cambs DC. Commissioning of Remedial Drainage Works, Northstowe

Phase 1 Allotment and Orchard Land. [Decision - Commissioning of Remedial Drainage Works, Northstowe Phase 1 Allotment and Orchard Land \(moderngov.co.uk\)](#)

The Town Council discussed the plans that have been presented and expressed disappointment at the approach South Cambridgeshire District Council has taken and which is not sufficient to understand the installation that is being made.

- (ii) **For information:** Table Tennis Tables relocation. Decision notice, dated 21 September 2021, South Cambs DC. Entry into a license agreement with L&Q Estates to enable the installation of Table Tennis tables in the Phase 1 Northern Greenway. [Decision - Entry into a licence agreement with L&Q Estates to enable the installation of Table Tennis tables in the Phase 1 Northern Greenway \(moderngov.co.uk\)](#)

Noted.

## **20/21-22 Strategic Planning**

- a) **For information:** Consultation on the Greater Cambridge Local Plan, to run from 1 November to 13 December 2021. Request to the Town Council to spread the word about the consultation, e.g., through display of posters: *"We would like as many residents and local businesses as possible to comment during the consultation period – we want to hear from a wide cross-section of our communities."*

Committee members discussed this and reached the conclusion that the Clerk can indeed spread the message out, as long as this extends only to sharing information provided by South Cambs DC, rather than creating any original content. In addition, the Clerk was tasked to obtain an understanding whether in-person events are to be organised by SCDC, to inform residents and businesses.

## **21/21-22 Budget Financial year 2022-23**

- 1) To receive verbal update from the Clerk on budget proposals received from Committee members.

The Clerk was invited to provide an update. He informed the Councilors that, in line with discussions held at the last Planning Committee meeting, suggestions received for budget needs for the Planning Committee focused on including expenses for purchase of PPE, such as hard hats and high-vis jackets, with NTC branding, and to include planning training for new Councilors who may join after the May 2022 elections. It was agreed that the Clerk will include these recommendations in a draft budget that will go to a Finance and Governance Committee meeting for their consideration.

## **22/21-22 Dates of next meetings**

Full Council meeting Wed 27<sup>th</sup> October at 7PM

Planning Committee Tue 16<sup>th</sup> November at 7PM

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

Noted

Meeting closed at 20:02 pm.

Signed.....

Chairman of the Planning Committee

Date.....