

## NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE

### MINUTES of the meeting of the Planning Committee held 11<sup>th</sup> January 2022, 7PM at The Wing, Pathfinder School, Northstowe

Members: 8 - Cllr Littlemore (Chair), Cllr Benedicic, Cllr Bros Sabria, Cllr Gamon (Vice-Chair), Cllr Oluwasanya, Cllr Owen, Cllr Pokala, Cllr Susarla.

Quorum: 4 Members.

Present: 6 - Cllr Benedicic; Cllr Gamon; Cllr Littlemore; Cllr Oluwasanya; Cllr Owen; Cllr Susarla.

Members of the public present: None.

Apologies: Cllr Bros Sabria.

Absent: Cllr Pokala.

Meeting started at 19:00 pm; Cllr Littlemore took the Chair.

#### 36/21-22 APOLOGIES

Apologies were received and accepted from Cllr Bros Sabria.

#### 37/21-22 DECLARATIONS OF INTEREST

- Cllr Littlemore declared, in relation to item 45/21-22, the following interest: he mentioned that he lives close to the boundary of the Northstowe Phase 3B development proposal.
- Cllr Owen declared, in relation to item 45/21-22, the following interest: he mentioned that he lives close to the boundary of the Northstowe Phase 3B development proposal.

Dispensation was granted to both Councillors to participate in discussions and vote on all items.

#### 38/21-22 PUBLIC PARTICIPATION

No members of the public were present.

#### 39/21-22 MINUTES OF THE COMMITTEE MEETING OF 16<sup>th</sup> NOVEMBER 2021

- 1) *To approve the minutes of the meeting of the Planning Committee held on 16<sup>th</sup> November 2021 as a true record of that meeting.*

It was proposed by Cllr Gamon, seconded by Cllr Benedicic and **RESOLVED, with 3 Members voting for and 3 abstaining, to approve the minutes of the meeting of 16<sup>th</sup> November 2021 as a true record of that meeting.**

#### 40/21-22 WORKING GROUP

- 1) *To receive an update on any activities from the Planning Working Group.*  
Cllr. Littlemore informed the Members that the Planning working Group has never met.
- 2) *To pause the activities of the Working Group until reinstated by the Committee at a future date.*

It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED unanimously, to pause the activities of the Planning Working Group until reinstated by the Committee at a future date.**

#### 41/21-22 PLANNING APPLICATIONS

##### 1) NEW APPLICATIONS

- (i) **For information:** S/2907/19/NMA3. BDW Cambridgeshire. Phase 1 Land Parcel H9 Pathfinder Way Northstowe. Non material amendment of reserved matters application S/2907/19/RM (Approval of matters reserved for access appearance

landscaping layout and scale following outline planning permission S0388/12/OL for 130 dwellings) BCP 3 reduced size of BCP as plots 239 and 240 to be collected from kerbside and BCP 8 BCP relocated closer to the turning head. Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2907/19/NMA3>  
*Deadline was: 21st Dec 2021*

Noted; no comments.

- (ii) **For information:** S/2907/19/NMA4. BDW Cambridgeshire. Phase 1 Land Parcel H9 Pathfinder Way Northstowe. Non material amendment of reserved matters application S/2907/19/RM (Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission S0388/12/OL for 130 dwellings) replacing the first-floor brick finishes on the plots 227, 228, 229, 230, 231, and 232 with a hardiplank cladding. Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2907/19/NMA4>  
*Deadline was: 4th January 2022*

It was proposed by Cllr Littlemore, seconded by Cllr Owen and **RESOLVED unanimously that the Town Council, with regards to planning application S/2907/19/NMA4, wishes to provide the following comments: 'The Town Council would like to query the energy efficiency of the proposed new material over using brick; it's noted the application makes no comment on this. The Council would also like to query whether the proposed design changes are in keeping with the approved Design Code, which we are currently unable to access on the public access portal.'**

- (iii) **For information:** S/0388/12/COND43A. BDW Cambridgeshire. Northstowe Phase 1 Parcels H7, H8, H9 Station Road Longstanton. Submission of details required by condition 43 (Fibre Optics) of outline permission S/0388/12/O. Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND43A>  
*Deadline was: 21st Dec 2021*

Noted; no comments.

- (iv) **For comments:** 21/05354/FUL. Homes England. Field Shelter Mills Lane Longstanton Cambridgeshire. Demolition of field shelter. Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/05354/FUL>  
*Deadline: 14<sup>th</sup> January 2022*

It was proposed by Cllr Littlemore, seconded by Cllr Gamon and **RESOLVED unanimously that the Town Council, with regards to planning application 21/05354/FUL, wishes to express that it is in favour of this application.**

- (v) **For information:** S/1355/19/NMA1. BDW Cambridgeshire. Land South East Of The B1050 At Station Road Parcel H8 Phase 1 Northstowe Longstanton Cambs. Non material amendment of reserved matters application S/1355/19/RM (Application for approval of all reserved matters (appearance landscaping access layout and scale) for 73 dwellings following outline planning permission S/0388/12/OL). BCP relocated to allow max. 30m drag distance for plot 185. Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/1355/19/NMA1>  
*Deadline was: 30th Dec 2021.*

Noted; no comments.

- (vi) **For Comments:** 21/05470/REM. Gallagher Longstanton Ltd. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Reserved matters application for

Locally Equipped Areas of Play (LEAP) 3 pursuant to outline planning permission S/0388/12/OL. [21/05470/REM | Reserved matters application for Locally Equipped Areas of Play \(LEAP\) 3 pursuant to outline planning permission S/0388/12/OL | Northstowe Phase 1 Station Road Longstanton Cambridgeshire \(greatercambridgeplanning.org\)](#)

*Deadline: 31<sup>st</sup> January 2021.*

It was proposed by Cllr Benedicic, seconded by Cllr Owen and **RESOLVED unanimously that the Town Council, with regards to planning application 21/05470/REM, wishes to support the application but with the following comments: ‘The Council notes that the community have difficulty finding play provision for toddlers within Phase 1 and would have preferred to see more traditional toddler friendly play equipment, although the Council acknowledges that this application is in line with the overall Randall Thorpe play strategy.’**

**2) APPLICATIONS FOR WHICH NORTHSTOWE TC HAS PREVIOUSLY PROVIDED COMMENTS AND WHERE A DECISION HAS BEEN MADE SINCE**

Application details	Comments from resolution NTC meeting	Decision outcome Greater Cambridge Planning Service
<p>21/02585/S73. Urban Splash. Phase 2A Land south of Longstanton Road, Northstowe. Proposal: Design amendment to layout, appearance, scale, access and landscaping of the age-restricted accommodation as part of the approved reserved matters scheme approved under reference S/3499/19/RM. Application to vary condition A1 (Approved Drawings) of reserved matters approval S/3499/19/RM and matters relating to outline planning conditions as per the original submission - (Hybrid planning application comprising a) Reserved matters for 406 dwellings including affordable housing provision non-residential floorspace landscaping open space and associated infrastructure (the Reserved Matters include access appearance landscaping layout and scale following outline planning permission S/2011/14/OL) b) Discharge of conditions 9 (Design code) 10 (Fire strategy) 11(Housing (Market mix)) 12 (Housing - Lifetime Homes (Affordable and market dwellings)) 19 (Surface water Drainage) 20 (Foul Water drainage) 23(Landscape and design) 24 (Landscape Management and Maintenance plan) 27 (Ecological Management plan) 31 (Longstanton conservation area) 32 (Low Carbon Strategy) 33 (Energy delivery strategy) 34 (BREEAM Standards) 38 (Unexploded Ordnance (UXO)) 41(External Artificial Lighting) 42 (Operational Noise - Non Residential use classes) 43 (Operational Traffic Noise Mitigation Scheme on-site) 45 (Waste &amp; Recycling Management Strategy) 48 (Transport - Equine Walking and Cycling Routes) 57(Transport - Cycle parking) and 64 (Self-build and custom build) pursuant to outline planning permission S/2011/14/OL and c) Full planning permission for the temporary change of use of two dwellings to show homes). Site address: Phase 2A Land South of Longstanton Road Northstowe.</p>	<p>Full Council, 28<sup>th</sup> Jul 2021</p>	<p>Granted Permission, issued 11th Nov 2021</p>
<p>21/03350/REM. South Cambs DC. Sports Pavilion, Northstowe Phase 1, Station Road. Reserved matters application for access, appearance, landscaping, layout and scale for the construction of a single storey pavilion building to provide changing facilities for the sports pitches at Northstowe Western park together with a club room for community use following outline planning permission S/0388/12/OL.</p>	<p>Full Council, 25<sup>th</sup> Aug 2021</p>	<p>Granted Permission (issued 17th Nov 2021)</p>
<p>21/03834/HFUL. Mr Shaun Rivers. 14 Rampton Drift Longstanton CB24 3EH. Single storey rear extension following the demolition of the</p>	<p>Planning Committee 19<sup>th</sup> Oct 2021</p>	<p>Granted permission (issued 18th Nov 2021)</p>

Application details	Comments from resolution NTC meeting	Decision outcome Greater Cambridge Planning Service
existing conservatory, replacement doors and windows and render to external walls.		
21/04298/ADV. Homes England. 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.	Planning Committee 19 <sup>th</sup> Oct 2021	Granted permission (issued 23rd Nov 2021)
21/04325/HFUL. Mr Shane Luck. 20 Pathfinder Way Northstowe CB24 1AU. Conversion of garage.	Planning Committee 19 <sup>th</sup> Oct 2021	Granted permission (issued 26th Nov 2021)
S/0388/12/NMA1. BDW Cambridgeshire. Northstowe Phase 1 Parcel H9 Station Road. Non-material amendment on permission S/0388/12/OL for approval of a revised Construction Environment Management Plan.	Extraordinary Planning Committee 5 <sup>th</sup> Nov 2021	Refused Permission (issued 9th Nov 2021)
21/04532/HFUL. Mr And Mrs O'Dell. 12 Rampton Drift Longstanton Cambridgeshire CB24 3EH. Single storey rear extension.	Planning Committee 16 <sup>th</sup> Nov 2021	Granted Permission (issued 06th dec 2021)
S/2011/14/COND51. Homes England. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Submission of details required by condition 51 (Traffic Monitoring and Mitigation) of outline planning permission S/2011/14/OL.	Planning Committee 16 <sup>th</sup> Nov 2021	Discharge Condition in Full (issued 29th Nov 2021)

All were noted.

#### 42/21-22 Outline Planning Northstowe Phase 3A and 3B

- 1) *To consider whether the Town Council wishes to make a response to the following outline planning applications, soon to be decided on by South Cambs DC Planning Committee (date TBC).*

It was agreed that the Town Council wishes to make comments to both applications.

- 2) *To discuss and consider a Town Council response to the following outline planning applications:*
  - *Northstowe Phase 3A: 20/02171/OUT | Outline planning application for the development of Northstowe Phase 3A for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation), secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses), open space and landscaped areas, sports pitches, associated engineering and infrastructure works, including the retention of the existing military lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved. Application is accompanied by an Environmental Statement and involves works to/affecting existing Public Rights of Way. | Northstowe Phase 3A Rampton Road Longstanton Cambs ([greatercambridgeplanning.org](http://greatercambridgeplanning.org))*
  - *Northstowe Phase 3B: 20/02142/OUT | Outline planning application for the development of Northstowe Phase 3B, comprising up to 1,000 homes, a primary school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved. Application accompanied by an Environmental Statement. | Northstowe Phase 3B Station Road Longstanton Cambs ([greatercambridgeplanning.org](http://greatercambridgeplanning.org))*

It was proposed by Cllr Owen, seconded by Cllr Benedicic and **RESOLVED** unanimously that the Town Council, with regards to planning application 20/02170/OUT, wishes to support the application, subject to the following comments being taken into consideration and dealt with by planning conditions:

The overarching focus on green infrastructure is welcomed.

#### **Site Hydrology Assessment**

It is noted that the groundwater management document dated August 2021 projects a 1-2m drop in groundwater levels following development. The Town Council further notes that the baseline data used dates from a time after dewatering of the Northstowe development site had already taken place. We would seek a condition ensuring an independent impact assessment is conducted to understand how this would impact upstream groundwater-fed water features, not just inside the development parcel but also in the adjacent villages of Longstanton and Oakington as well as in Northstowe Phases 1 and 2, and to understand how any potential impact can be suitably mitigated.

#### **Southern Access Road East**

Further considerations should be given to where the SARE will join Dry Drayton Road, and whether joining instead at the roundabout with the A1307 could mitigate the impact and reduce the likelihood of vehicles coming from or through Northstowe using Oakington to approach Cambridge. In this, Northstowe Town Council is supportive of similar comments previously voiced by Oakington and Westwick Parish Council.

#### **Electric Vehicle Charging Infrastructure**

The transport assessment refers to a lower number of traditional private driveways planned; the Council would like to seek clarity on how this will impact residents' abilities to use EV charging infrastructure, and whether sufficient consideration has been given to installing public EV points.

We also seek clarity on whether the electricity supply planned will be able to cope with the expected increase in EV usage when the ban on new conventional petrol and diesel vehicles comes into force in 2030.

#### **Public Transport Provision**

The transportation strategy is now out of date since the Combined Authority have cancelled the Cambridge Autonomous Metro project plans. We would like to see the assumptions made in the strategy reassessed and the strategy adapted accordingly, in advance of any development work taking place.

#### **Adoption of SuDs**

The Town Council notes that Anglian Water have stated that the application does currently not contain sufficient information to decide if the Sustainable Drainage features proposed are of an adoptable standard. We would seek a condition to ensure that these are built to the specifications for adoption by Anglian Water, and that there is a maintenance strategy in place for the SuDS before they are built.

#### **Construction Environmental Management Plan**

We would seek the applicant to submit in advance of any work taking place a robust CEMP document covering the areas detailed, with specific restrictions on development work times, noise and dust monitoring and mitigation, and

strict limitations on construction traffic routes with a total prohibition for construction vehicles on using the Southern Access Road East or running through the village of Oakington.

#### **Delivery Phasing**

Significant lessons can be learnt from Northstowe Phase 1 about the need for early completion of roads and cycleways surrounding completed housing. We would seek robust conditions to ensure that roads and cycleways within the development are completed in a timely manner, linked with housing completion in the local area.

Clarity on which phase of the development the local centre will be started and subsequently completed is also needed. Phasing of the development needs to be considered carefully in general, to minimise the impact on residents.

#### **Accessible and Adaptable Homes**

It is noted with disappointment that the applicant has chosen to only meet the minimum 5% housing stock requirement as set out in the Local Plan for accessible and adaptable homes for the development (section 3.2.6 in the Housing Strategy). The Town Council feels that this lacks ambition and should be reconsidered when applications come at Reserved Matters stage.

#### **Design and Access Statement**

Clarity is sought on whether the assumption of 20% homeworking is still valid, given the rapid changes in work patterns we have seen in the last couple of years. If the assumption is likely to be higher, the Town Council requests that consideration for more flexible work space is to be incorporated into the plans. The Town Council also notes that it is not clear what the phasing is for the proposed employment land and local centre, and how this fits in with the delivery of homes in phase 3A; the Town Council wishes to see employment locations delivered early on.

It was proposed by Cllr Littlemore, seconded by Cllr Susarla and **RESOLVED** unanimously that the Town Council, with regards to planning application 20/02142/OUT, wishes to object to the application with the following comments:

#### **Site Drainage**

Concerns around the ability of the Swavesey drain's ability to cope with projected outflows have been raised by a number of consultees. The Town Council wishes to echo these concerns, and requests that agreement with these consultees should be sought before the approval of this application.

We also wish to note that the B1050 is subject to flooding events during sustained rainfall and whilst the County Council has recently undertaken work to improve the highway drainage situation, the issue however persists, in particular on the side of the B1050 where the new development is proposed.

#### **Site Access**

The only proposed highway linkage for motor vehicles is the existing roundabout on the B1050; this is deemed unsuitable for 1,000 homes. The applicant should look for additional ways to link with the existing highway. In this, the Town Council wishes the applicant to look for a more substantive road

linkage opportunity, perhaps through the Digital Park and Endurance Estates developments, to mitigate traffic issues during and following development. In addition, the Town Council requests that a condition is put in place that an adequate monitoring and mitigation plan is put in place if the B1050 becomes too busy as a result of the additional homes built.

The Town Council is also concerned how separation of construction traffic from that of residents within the development parcel with the single linkage as proposed can be meaningfully achieved.

#### **Building heights along the B1050**

We are supportive of, and wish to reiterate, the comments made previously by Longstanton Parish Council with regards to the building heights along the edge of the B1050 and these should be changed to a maximum of two stories.

#### **Construction Environmental Management Plan**

We would seek the applicant to submit in advance of any work taking place a robust CEMP document covering the areas detailed, with specific restrictions on development work times, noise and dust monitoring and mitigation, and strict limitations on construction traffic routes not using the villages of Longstanton or Willingham and which should not pass through the Phase 1 development site.

#### **Delivery Phasing**

Significant lessons can be learnt from Northstowe Phase 1 about the need for early completion of roads and cycleways surrounding completed housing. We would seek robust conditions to ensure that roads and cycleways within the development are completed in a timely manner, linked with housing completion in the local area.

Clarity on which phase of the development the local centre will be started and subsequently completed is also needed, with the need in particular for more clarity on trigger points for delivery of key community facilities; this in particular as phase 3B will be fairly remote from facilities planned for Northstowe Phases 1 and 2.

#### **Tenure Blind Construction**

The Town Council notes with support the applicant's plans for the phase to be built in a tenure blind way.

- 3) *To decide if the Town Council wishes to send a representative to the future SCDC Planning Committee meeting to represent any comments made.*

It was proposed by Cllr Littlemore, seconded by Cllr Susarla and **RESOLVED** unanimously that the Town Council wishes to send a representative to the future SCDC Planning Committee meeting to represent any comments made, and that the Council delegates to the Clerk, in conjunction with the Chair of the Committee, to decide who will represent the Town Council.

#### **43/21-22 DATES OF NEXT MEETINGS**

*Full Council Wed 19<sup>th</sup> January 2022 at 7PM, Secondary School*

*Planning Committee Tue 8<sup>th</sup> February 2022 at 7PM, The Wing*

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

*Noted.*

Meeting was closed at 21:01 pm.

Signed.....  
Chairman of the Planning Committee

Date.....