

NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE

MINUTES of the meeting of the NTC Planning Committee held on 12th April 2022 at 7PM at The Wing, Pathfinder School, Northstowe

Members: 8 - Cllr Littlemore (Chair); Cllr Gamon (Vice-Chair); Cllr Benedicic; Cllr Bros Sabria; Cllr Castelino; Oluwasanya; Cllr Owen; Cllr Susarla.
Quorum: 4 Members.
Present: 7 - Cllr Benedicic; Cllr Castelino; Cllr Gamon; Cllr Littlemore; Cllr Oluwasanya; Cllr Owen; Cllr Susarla.
No Members of the public present.
Apologies: Cllr Bros Sabria.

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

01/22-23 APOLOGIES

Apologies were received and accepted from: Cllr Bros Sabria.
The Clerk added that Cllr Susarla had indicated he would join later.

02/22-23 DECLARATIONS OF INTEREST

None were declared.

03/22-23 PUBLIC PARTICIPATION

There was no member of the public present.

04/22-23 MINUTES OF THE COMMITTEE MEETING OF 8th MARCH 2022

1) *To approve the minutes of the meeting of the Planning Committee held on 8th March 2022 as a true record of that meeting.*

It was proposed by Cllr Owen, seconded by Cllr Gamon and **RESOLVED with 4 voting for and 2 abstaining, to approve the minutes of the meeting of 8th March 2022 as a true record of that meeting.**

Cllr Oluwasanya joined the meeting at 19:02.

05/22-23 PLANNING APPLICATIONS

1) NEW APPLICATIONS

(i) **For Comments:** 22/00843/HFUL. DR M Kapsazova. 52 Mistle Thrush Drive Northstowe Cambridgeshire. Conservatory to the rear/side. Public Access
Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/00843/HFUL>. Consultation Deadline 31st March 2022 - extension obtained until 13th April 2022.

It was discussed that the Town Council had provided comments on a previous application for this same address (21/02645/HFUL; comments as by resolution at 28th July 2021 Full Council meeting, item 53/21-22(4)). It was observed that the size and scale of the proposed conservatory had increased compared to the previous proposals but that the appearance had also changed somewhat. A discussion was held whether the Council should submit comments again.

It was proposed by Cllr Benedicic, seconded by Cllr Owen and **RESOLVED with 6 voting for and 1 abstaining, that no comments were to be submitted.**

(ii) **For Information:** S/0065/20/NMA3. Taylor Wimpey. Phase 1 Land Parcel H13 Pathfinder Way Northstowe. Non material amendment of reserved matters application S/0065/20/RM (Approval of matters reserved for access appearance landscaping layout and scale for the erection 92 no. dwellings including 25% Affordable Housing & Associated Open Space & Infrastructure following outline planning permission S/0388/12/OL) 1) Replacement of Forum Smoked Branco feature brick with Bromo Handmade CBP, 2) Materials Layout corrected to remove Feature Brick Detail Indication from plots 271, 300, 304, 305, 306, 316, 317, and 318 and 3) Feature Brick added to SA31 plots 233, 234, and 290. Public Access
link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/NMA3>. Consultation Deadline 7th April 2022.

Noted. No comments.

(iii) **For Information:** S/1355/19/COND8A. BDW Cambridgeshire. Land South East Of The B1050 At Station Road Parcel H8 Phase 1 Northstowe Longstanton Cambs. Submission of details required by condition 8 (Drainage) of reserved matters application S/1355/19/RM. Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/1355/19/COND8A> Consultation Deadline 22nd April 2022.
Noted. No comments.

06/22-23 APPLICATIONS FOR WHICH NORTHSTOWE TC HAS PROVIDED COMMENTS AND WHERE A PLANNING DECISION HAS BEEN MADE SINCE

<i>Application details</i>	<i>Comments from resolution NTC meeting</i>	<i>Decision outcome Greater Cambridge Planning Service</i>
S/1620/17/NMA2. Taylor Wimpey. Land Parcel H11 Northstowe Phase 1 Station Road Longstanton. Non material amendment of reserved matters application S/1620/17/RM (Application for approval of reserved matters (Appearance landscaping access layout and scale) for 152 dwellings including 25% affordable housing following outline planning permission S/0388/12/OL the outline permission (ref: S/0388/12/OL) was an EIA application accompanied by an environmental statement) Removal of Road BuildOuts adjacent plots 33, 39, 40, 51, 52, 53, 83, 88, 95, 107, 134-137, 149, 150-151 and 152. Public Access link: https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/1620/17/NMA2	Planning Committee, 8 th March 2022	Granted Permission, issued 11th March 2022
S/0045/19/COND19. Taylor Wimpey. Phase 1 Land Parcel H10 Pathfinder Way Northstowe Cambridgeshire. Submission of details required by condition 19 (Junction of the shared surface access roads with the spine roads) of reserved matters application S/0045/19/RM. Public Access link: https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0045/19/COND19	Planning Committee, 8 th March 2022	Discharge Condition in Full. 25th March 2022
S/0045/19/COND27. Taylor Wimpey. Phase 1 Land Parcel H10 Pathfinder Way Northstowe Cambridgeshire. Submission of details required by condition 27 (Roads and footways) of reserved matters application S/0045/19/RM. Public Access link: https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0045/19/COND27	Planning Committee, 8 th March 2022	Discharge Condition in Full. 25th March 2022
S/0045/19/COND21. Taylor Wimpey. Phase 1 Land Parcel H10 Pathfinder Way Northstowe Cambridgeshire. Submission of details required by condition 21 (Vehicular accesses to the Spine Road) of reserved matters application S/0045/19/RM. Public Access link: https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0045/19/COND21	Planning Committee, 8 th March 2022	Withdrawn, 25 th March 2022.

Noted.

07/22-23 OUTLINE PLANNING – DECISION NOTICES

- 1) 20/02171/OUT – Northstowe Phase 3A Outline, decision notice, dated 25th March 2022 (available as a document on planning portal).
- 2) 20/02142/OUT - Northstowe Phase 3B Outline, decision notice, dated 25th March 2022 (available as a document on planning portal).

Cllr Littlemore provided an understanding of the information contained in the decision notices, after comparing in particular the comments submitted by the NTC Planning Committee (item 42/21-22 (2)) with the wording of the conditions as attached to the planning permissions now granted for the

Northstowe Phase 3A Outline (20/02171/OUT) and Phase 3B Outline (20/02142/OUT) planning applications. The following key observations were made:

- Regarding: 20/02171/OUT (3A):
 - The Town Council's request for a hydrology assessment has been partially met by condition 39. This condition will lead to a new planning application for a new baseline and minimum water level retention, of particular importance for existing water bodies.
 - The Town Council's comments regarding public transport provision have found their way within;
 - Condition 9, about the need for a Site Wide Phasing Plan for the works;
 - Condition 16, which should lead to the provision of a bus link to Oakington before 800 dwellings are occupied;
 - Condition 17, which describe the need for delivery of pedestrian and cycle links to Oakington to be delivered before 1,600 dwellings are occupied;
 - Condition 22, requesting details of bus stops.
 - The Town Council's comments regarding SUDs and their adoption are covered under condition 38.
 - The Town Council's comments regarding the CEMP are covered under condition 42, as well as in the conditions regarding the delivery of phasing in condition 9.
 - The Town Council's comments regarding the accessibility and adaptability of homes are covered under condition 58, although the 5% minimum target has not changed.
 - The Town Council's comments regarding design and access and assessment of changing work patterns are partially covered under condition 69 ('Travel Plan').
 - It was noted that the Town Council's comments regarding the Southern Access Road East and EV charging points have not been included in any conditions attached to the planning permission.
 - Regarding: 20/02142/OUT (3B):
 - The Town Council's comments regarding site drainage are covered under condition 39.
 - The Town Council's comments regarding site access and the CEMP are covered under condition 42.
 - The Town Council's comments regarding the building height alongside the B1050 opposite Longstanton to be a maximum of two storeys high are covered under condition 63, which is a new condition added.
 - The Town Council's comments regarding the CEMP are covered under condition 42.
 - The Town Council's comments regarding the phasing of the site works are covered under condition 9.

Cllr Susarla joined the meeting at 19:31.

08/22-23 STRATEGIC PLANNING

- 1) *For information: new report that includes a new Greater Cambridge housing trajectory and GCSP's five year housing land supply calculations for the new five year period (which started 1st April 2022): www.greatercambridgeplanning.org/current-plans-and-guidance/monitoring-delivery-in-greater-cambridge/ (email and report attached).*

Noted. An observation was made that it remains difficult to understand exactly how the calculations were carried out leading to the report's conclusions that there is a 6.5 year housing supply for the joint area of Greater Cambridge for the 2022- 2027 five-year period.

09/22-23 MEETING WITH GREATER CAMBRIDGE SHARED PLANNING

- 1) *To receive information from the Clerk on offer from L. Mills, Principal Planner (Strategic Sites), GCSP, to establish informal dialogue with the Town Council on Northstowe planning issues.*
- 2) *To discuss options for arranging an informal meeting with GCSP staff, post-elections.*

The Clerk summarised conversations held to date, highlighting the wish expressed by Luke Mills (Principal Planner, Strategic Sites, GCSP; and who is key officer for Phase 1 and 2 Strategic planning works), to initiate discussions between himself/his colleagues and the Town Council. The committee members expressed being in favour of holding such discussions with key officers at GCSP working across Northstowe, to discuss strategic planning work, outside of the more formal planning processes. In this, Councillors expressed the wish to have a regular schedule of two-way

discussions, to ensure GCSP and NTC can exchange information about work in progress and their ambitions, with focused discussions around pre-set topics for each meeting.
The Clerk was **tasked** to write to Mr Mills, to allow for a first meeting to be instigated following the May elections.

10/22-23 DATES OF NEXT MEETINGS

Full Council Wed 27th April 2022 at 7PM; The Wing, Northstowe

Planning Committee Tue 14th June 2022 at 7PM; location TBC.

For all Town Council meetings, see www.northstowetowncouncil.gov.uk

Noted.

The meeting was closed at 19:44 pm.

Signed.....
Chairman of the Planning Committee.

Date.....

DRAFT