

**NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE**  
**MINUTES of the meeting held on 10<sup>th</sup> January 2023**  
**at Pathfinder Primary School, Northstowe**

Members: 8 - Cllr Littlemore (Chair); Cllr Owen (Vice-Chair); Cllr Benedicic; Cllr Bros Sabria; Cllr Kinnera; Cllr Nikoro; Cllr Sovago; Cllr Susarla.  
Quorum: 4 Members.  
Present: 5 Members:- Cllr Benedicic; Cllr Bros Sabria; Cllr Littlemore; Cllr Owen; Cllr Sovago.  
Town Clerk.  
No members of the public.  
Apologies: N/A.  
Absent: Cllr Kinnera; Cllr Nikoro; Cllr Susarla.

The meeting was started at 19:03 pm. Cllr Littlemore took the Chair.

**57/22-23 APOLOGIES** (Standing item)

*To receive any apologies for absence received prior to the meeting.*

No apologies had been received prior to the start of the meeting.

**58/22-23 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 Chairman if they wish to speak on the matter during public participation.*

None were declared.

**59/22-23 PUBLIC PARTICIPATION** (Standing item)

- a) *To adjourn the meeting for up to 15 mins. to allow members of the public, or Councillors declaring a prejudicial interest, to address the meeting in relation to business to be transacted at this meeting.*
- b) *To reconvene the meeting.*

No members of the public were present. The meeting was reconvened.

**60/22-23 MINUTES OF PREVIOUS COMMITTEE MEETINGS** (Standing Item)

*To approve the minutes of the meeting of the Planning Committee held on 6th December 2022 as a true record of that meeting (attached).*

It was proposed by Cllr Littlemore, seconded by Cllr Owen and **RESOLVED, with 3 voting for and 2 abstaining, to approve the minutes of the Planning Committee meeting held on 6<sup>th</sup> December 2022 as a true record of that meeting.**

**61/22-23 PLANNING APPLICATIONS**

All planning applications can be accessed at [South Cambs Planning Portal](#).

i)	<p>For information: S/2011/14/NMA5. Homes England. Northstowe Phase 2 Station Road Longstanton Cambridgeshire. Non material amendment on application S/2011/14/OL to amend the condition wording to allow for a partial discharge as follows: 1. Condition 13.a) Allow for an updated Economic Development Strategy to be submitted to update the approved July 2014 EDS. 2. Condition 13.b) Submission of the further details as specified in the approved Economic Development Strategy. Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA5">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA5</a>. Consultation deadline: 1<sup>st</sup> December 2022.</p>
Noted.	

ii)	<p>For information:  S/0388/12/COND3. South Cambs District Council . Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Submission of details required by condition 3 (External Plant) of planning permission S/0388/12/OL.  Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND3">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND3</a>.  Consultation deadline: 28<sup>th</sup> December 2022. Note: application has since been withdrawn.</p>
Noted.	
iii)	<p>For information:  S/0388/12/COND2. South Cambs District Council. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Submission of details required by condition 2 (Schedule of Materials) of planning permission S/0388/12/OL.  Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND2">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND2</a>.  Consultation deadline: 28<sup>th</sup> December 2022. Note: application has since been withdrawn.</p>
Noted.	
iv)	<p>For information:  S/0388/12/COND5. South Cambs District Council. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Submission of details required by condition 5 (Location Plan of Biodiversity Enhancement) of planning permission S/0388/12/OL.  Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND5">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND5</a>.  Consultation deadline: 28<sup>th</sup> December 2022. Note: application has since been withdrawn.</p>
Noted.	
v)	<p>For information:  S/0388/12/COND6. South Cambs District Council. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Submission of details required by condition 6 (Artificial Lighting) of planning permission S/0388/12/OL.  Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND6">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND6</a>.  Consultation deadline: 28<sup>th</sup> December 2022. Note: application has since been withdrawn.</p>
Noted.	
vi)	<p>For information:  S/2265/16/NMA1. South Cambs District Council. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Non-material amendment on permission S/2265/16/RM to provide details of the external stores for the approved Sports Pavillion.  Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2265/16/NMA1">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2265/16/NMA1</a>.  Consultation deadline: 8<sup>th</sup> December. Note: application has since been withdrawn.</p>
Noted.	
vii)	<p>For information:  S/2011/14/COND13A. Homes England. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Submission of details required by condition 13 (Economic Development Strategy) of outline planning S/2011/14/OL.  Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND13A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND13A</a>.  Consultation deadline: 29<sup>th</sup> December 2022. Note: NTC was not formally notified of this application.</p>
Noted.	

viii)	<p>For information: S/1355/19/COND2A. BDW Cambridgeshire. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Submission of details required by condition 2 (Materials) of reserved matters application S/1355/19/RM. Public Access Link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/1355/19/COND2A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/1355/19/COND2A</a>. Consultation deadline: 29<sup>th</sup> December 2022. Note: NTC was not formally notified of this application.</p>
Noted.	
ix)	<p>For consultation: 22/05248/HFUL. Ms Audrey Cozzolino. 102 Wellington Road Northstowe Cambridgeshire CB24 1AX. Conservatory to rear elevation. Public Access Link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/05248/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/05248/HFUL</a>. Consultation deadline: 5<sup>th</sup> January 2023.</p>
<p>It was proposed by Cllr Owen, seconded by Cllr Benedicic and <b>RESOLVED unanimously, to submit the following consultation response regarding planning application 22/05248/HFUL: 'Northstowe Town Council wishes to SUPPORT this application.'</b></p>	
x)	<p>For information: 21/03350/NMA1. South Cambs District Council. Sports Pavilion Northstowe Phase 1 Station Road Longstanton. Non material amendment on application 21/03350/REM to provide details of the external stores which were indicated on the original planning application. Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03350/NMA1">https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03350/NMA1</a>. Consultation deadline: 14<sup>th</sup> December 2022.</p>
Noted.	
xi)	<p>For information: 21/03350/COND6. South Cambs District Council. Sports Pavilion Northstowe Phase 1 Station Road Longstanton. Submission of details required by condition 6 (Artificial Lighting) of planning permission 21/03350/REM. Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03350/COND6">https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03350/COND6</a>. Consultation deadline: 12<sup>th</sup> January 2023.</p>
Noted.	
xii)	<p>For information: 21/03350/COND5. South Cambs District Council. Sports Pavilion Northstowe Phase 1 Station Road Longstanton. Submission of details required by condition 5 (Biodiversity Enhancement) of planning permission 21/03350/REM. Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03350/COND5">https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03350/COND5</a>. Consultation deadline: 12<sup>th</sup> January 2023.</p>
Noted.	
xiii)	<p>For information: 21/03350/COND3. South Cambs District Council. Sports Pavilion Northstowe Phase 1 Station Road Longstanton. Submission of details required by condition 3 (External Plant) of planning permission 21/03350/REM. Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03350/COND3">https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03350/COND3</a>. Consultation deadline: 12<sup>th</sup> January 2023.</p>
Noted.	

xiv)	For information: 21/03350/COND2. South Cambs District Council. Sports Pavilion Northstowe Phase 1 Station Road Longstanton. Submission of details required by condition 2 (Schedule of Materials) of planning permission 21/03350/REM. Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03350/COND2">https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/03350/COND2</a> . Consultation deadline: 12 <sup>th</sup> January 2023.
Noted.	
xv)	For information: S/0065/20/NMA6. Taylor Wimpey. Phase 1 Land Parcel H13 Pathfinder Way Northstowe Cambridgeshire. Non material amendment on application S/0065/20/RM for plots 232, 235, 259, 263, 266, 291, 297 kitchen side window removed & replaced with tax window. Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/NMA6">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/NMA6</a> . Consultation deadline: 5 <sup>th</sup> January 2023.
Noted.	

**62/22-23 APPLICATIONS FOR WHICH NORTHSTOWE TC HAS PROVIDED COMMENTS AND WHERE A PLANNING DECISION HAS BEEN MADE SINCE**

<b>Application</b>	<b>Comments following resolution NTC meeting</b>	<b>Decision outcome Greater Cambridge Planning Service</b>
S/2011/14/COND21A. Keepmoat Homes Ltd. Northstowe Phase 2B Land South Of Rampton Drift Northstowe. Submission of details required by condition 21 (Drainage - Adoption of SuDS Infrastructure) of outline permission S/2011/14/OL. Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND21A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND21A</a> .	NTC Planning Committee meeting 12 <sup>th</sup> July 2022 [item 25/22-23(1)(v)].	Discharge condition in full – issued on 12 <sup>th</sup> December 2022.

Noted.

It was observed that no officer-delegated report was included. Cllr Littlemore mentioned his intentions to discuss this with the Planning Officer L. Mills and report back at a future NTC Planning Committee meeting on any further information that may be provided by Greater Cambridge Shared Planning Service.

**63/22-23 PLANNING – CONSULTATIONS**

*Consultation by the Greater Cambridge Shared Planning Service, on their draft 'Joint Planning Compliance Policy'. Deadline for consultation: 20th January 2023 (email attached).*

It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED unanimously, to submit the following consultation response regarding the Greater Cambridge Shared Planning Service's draft 'Joint Planning Compliance Policy':**

**'Northstowe Town Council is of the opinion that a strong planning service requires a firm approach to breaches of planning control, and that this document falls short of this. Northstowe has experienced many examples of breaches of planning control, resulting in developments and facilities not having been built in time; this document does not give the Town Council confidence that developers will stick to, and be held accountable for, their planning obligations.**

**The Town Council wishes to see further clarity on the processes for 'high priority cases', as set out in section 5.2: this section suggests that any high priority cases are to be investigated 'immediately', but that in practice five working days could pass before any action is instigated. The Town Council is of the opinion that this would not provide for effective planning enforcement.**

**In addition, responding to the procedures for breach of planning control, as set out in sections 3.1 to 3.3, it states '[...] Any action taken against a breach is at the discretion of the LPA, there is no duty to act.' This, in the opinion of the Town Council, shows insufficient willingness to act on breaches and provides insufficient 'teeth' for effective planning enforcement.'**

**64/22-23 ITEMS FOR INFORMATION**

1) *Planning decision made by Cambridgeshire County Council in November 2022 regarding the Milton Household Recycling Centre, and implications of this for consideration of an alternative land use for the Household Recycling Site as originally planned for Northstowe, Phase 1 (email with information obtained via Cllr F. Thompson shared with Cllrs.).*

Noted.

2) *Correspondence received from Greater Cambridge Shared Planning regarding the next steps towards the Greater Cambridge Local Plan (development strategy update decisions coming up), and information about an upcoming public webinar on the 18th of January (email attached).*

Noted.

**65/22-23 DATES OF NEXT MEETINGS (Standing item)**

To note;

a) *Full Council: Tue 24<sup>th</sup> January 2023, 7-9 PM, Pathfinder Primary School (Main Hall). [Finalised motions to be received by 14/01].*

b) *Planning Committee: Tue 14<sup>th</sup> February 2023, 7-8 PM; Location: TBC [Finalised motions to be received by 04/02].*

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

Noted.

The meeting was closed at 19:50 pm.

Signed .....

Chairman of the Planning Committee.

Date: .....