

**NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE**  
**MINUTES of the meeting held on 14<sup>th</sup> MARCH 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: 6 Members:- Cllr Benedicic; Cllr Bros Sabria; Cllr Littlemore; Cllr Sovago; Cllr Nikoro (from 19:06); Cllr Kinnera (from 19:24).  
 Town Clerk.  
 No members of the public.  
 Apologies: Cllr Owen; Cllr Susarla  
 Absent: N/a

The meeting was started at 19:02 pm. Cllr Littlemore took the Chair.

**66/22-23 APOLOGIES** (Standing item)

*To receive any apologies for absence received prior to the meeting.*  
 Apologies had been received, and accepted from: Cllr. Owen; Cllr. Susarla.

**67/22-23 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.

**68/22-23 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.

**69/22-23 MINUTES OF PREVIOUS COMMITTEE MEETINGS** (Standing Item)

*To approve the minutes of the meeting of the Planning Committee held on 10<sup>th</sup> January 2023 as a true record of that meeting (attached).*  
 It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED**, unanimously, **to approve the minutes of the Planning Committee meeting held on 10<sup>th</sup> January 2023 as a true record of that meeting.**

Cllr. Nikoro joined the meeting at 19:06 pm.

Cllr Nikoro, under item 67/22-23, had no declarations to make.

**70/22-23 PLANNING APPLICATIONS** (Standing item)

*NB: Planning applications can be accessed via [South Cambs Planning Portal](#).*

|    |                  |   |
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| i) | For consultation | <p>S/3164/15/NMA. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Gallagher Longstanton Ltd. Non material amendment of planning permission S/3164/15/RM for omission of water fountain.</p> <p>Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3164/15/NMA">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3164/15/NMA</a></p> <p>Deadline for responses: 23<sup>rd</sup> Jan. 2023 - Extension until 15<sup>th</sup> March 2023 obtained.</p> <p>NB: planning justification sent by GCSP also shared with Cllrs.</p> |
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|  | <p>It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and <b>RESOLVED</b>, unanimously, to <b>submit the following consultation response regarding planning application S/3164/15/NMA: 'The planning justification that has been distributed by Greater Cambridge Planning Service to the Town Council is in line with what our understanding is for the fountain not having been built in the first place, and the Council is happy with the justification provided.'</b></p> |   |
| <p>Cllr. Kinnera joined the meeting at 19:24 pm.<br/>Cllr Kinnera, under item 67/22-23, had no declarations to make.</p> |  |   |
| ii)  | For consultation   | <p>23/00554/HFUL. Ms Queennie Yip. 45 Britannia Road Northstowe Cambridgeshire. Carport infill to rear to create enclosed double garage.<br/>Public Access Link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/00554/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/00554/HFUL</a>.<br/>Consultation deadline: 14<sup>th</sup> March 2023.</p> <p>It was proposed by Cllr Littlemore, seconded by Cllr Bros Sabria and <b>RESOLVED</b>, unanimously, to <b>submit the following consultation response regarding planning application 23/00554/HFUL: 'The Council has concerns about the impact on parking provision for both No. 45 and No. 47, whether the party wall in the middle would impact on No. 47's use of their car park and whether the conversion would still allow sufficient space for two cars for No. 45 and whether that in itself could have an impact on on-street parking. In addition, the Town Council wishes to see a condition for a specification for the door, for this to be consistent with the street scene.'</b></p> |
| iii)   | For information  | <p>22/00742/COND11. Northstowe House Rampton Road Longstanton Cambridgeshire CB24 3EN. Submission of details required by condition 11 (water efficiency specification) of planning permission 22/00742/FUL.<br/><a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/00742/COND11">https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/00742/COND11</a><br/>NB: Northstowe TC was not consulted on this application. Decision was made on 22<sup>nd</sup> Feb. 2023: Discharge condition in full.</p> <p>Noted.</p>   |
| iv)  | For information  | <p>For information:<br/>S/2011/14/COND27. Northstowe Phase 2B Station Road Longstanton Cambridgeshire. Condition request. Submission of details required by condition 27 (Ecological Management Plan) of planning permission S/2011/14/OL.<br/>Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND27">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND27</a><br/>NB: Northstowe TC was not consulted on this application. Decision was made on 22<sup>nd</sup> Feb. 2023: Discharge condition in part.</p> <p>Noted.</p>  |
| v)   | For information  | <p>S/2011/14/COND26A. Northstowe Phase 2B Station Road Longstanton Cambridgeshire. Condition request. Submission of details required by condition 26 (Tree Protection) of outline permission S/2011/14/OL.<br/>Public Access link: <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND26A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND26A</a><br/>NB: Northstowe TC was not consulted on this application. Decision was made on 22<sup>nd</sup> Feb. 2023: Discharge condition in part.</p> <p>Noted.</p>  |
| vi)  | For information  | <p>S/0065/20/NMA7. Phase 1 Land Parcel H13 Pathfinder Way Northstowe Cambridgeshire. Non material amendment on application S/0065/20/RM for bay window height to plots 246, 275, 276, 300, 305, 306, 307, 316 amended to 1500mm.<br/><a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/NMA7">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/NMA7</a><br/>NB: Northstowe TC was not consulted on this application. Decision was made on 22<sup>nd</sup> Feb. 2023: Discharge condition in part.</p>  |

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| Noted. |
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**71/22-23 APPLICATIONS FOR WHICH NORTHSTOWE TC HAS PROVIDED COMMENTS AND WHERE A PLANNING DECISION HAS BEEN MADE SINCE (Standing item)**

|      | <b>Application</b>  | <b>Comments following resolution NTC meeting</b>  | <b>Decision outcome Greater Cambridge Planning Service</b>   |
|------|---|---|--|
| i)   | S/2011/14/COND19. Northstowe Phase 2B Land South Of Rampton Drift Northstowe Cambridgeshire. Submission of details required by condition 19 (Drainage - Reserved Matters) of outline permission S/2011/14/OL.<br><a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND19">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND19</a>    | <a href="#">NTC Planning Committee, 12<sup>th</sup> July 2022 (item 25/22-23(iii))</a>    | Decision made on 12 <sup>th</sup> Jan. 2023: Discharge condition in full.  |
|      | Noted.  |   |  |
| ii)  | 22/05248/HFUL. 102 Wellington Road Northstowe Cambridgeshire CB24 1AX. Conservatory to rear elevation.<br><a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/05248/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/05248/HFUL</a>   | <a href="#">NTC Planning Committee, 10<sup>th</sup> January 2023 (item 61/22-23 (ix))</a> | Granted permission – 26 <sup>th</sup> Jan. 2023.   |
|      | Noted.  |   |  |
| iii) | 23/0013/FUL. Land North Of Pathfinder Way Northstowe Cambridgeshire. Construction of a temporary Modular Community Building for a period of 3 years with associated parking, landscaping, boundary treatment and access.<br><a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/00113/FUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/00113/FUL</a> | <a href="#">NTC Full Council on 24<sup>th</sup> January 2023 (item 218/22-23(1))</a>      | Approved at <a href="#">SCDC Planning Committee meeting held on 8<sup>th</sup> March 2023</a> (NB at time of writing awaiting formal decision notice). |
|      | Noted.  |   |  |

**72/22-23 PLANNING – CONSULTATIONS (Standing Item)**

**1) Draft Bus Strategy – Consultation by Cambridgeshire & Peterborough Combined Authority**

The Bus Strategy can be found here, with link to survey: [Bus Strategy | Cambridgeshire & Peterborough Combined Authority \(cambridgeshirepeterborough-ca.gov.uk\)](#).

For more information: [Public to have their say on draft Strategy for a better regional bus network - Cambridgeshire & Peterborough Combined Authority \(cambridgeshirepeterborough-ca.gov.uk\)](#).

NB: Consultation deadline was 22nd Feb. 2023.

Noted.

**2) Greenways: St Ives Greenway – Consultation by Greater Cambridge Partnership**

Consultation for the St Ives Greenway spurs planned to link in with the multi-user cycle/walk/horse way alongside the busway.

Information is split over two sections:

- Section St Ives Greenway: Over and Fen Drayton - [GCP St Ives Greenway: Over and Fen Drayton | Consult Cambridgeshire \(engagementhq.com\)](#)

Section St Ives Greenway: Oakington to Cottenham: [GCP St Ives Greenway: Oakington to Cottenham | Consult Cambridgeshire \(engagementhq.com\)](#)

Consultation deadline: midday on 31st March 2023.

Noted; no comments to be made.

**3) Local Validation List – Consultation by Cambridgeshire County Council**

Consultation on the proposed 2023 revision of the Local Validation List for planning applications for the County Council's own development and waste development, , to enable the planning authority to validate and register the applications.

Consultation Letter with draft revised Local Validation List Guidance Note are attached.

Deadline for comments: 15th March 2023.

Noted; no comments to be made.

**73/22-23 ITEMS FOR INFORMATION**

1) *To consider email with information about request to address signage to entrance of Northstowe (due to changed boundaries for Willingham and Longstanton since 2021 Boundary Review was implemented) (email correspondence and associated maps shared with Cllrs.)*

In a discussion the following points were raised;

- There is deemed to be sufficient signage when entering and exiting Northstowe from Longstanton;
- Signage alongside the new Access Road West: considered too early to consider, first to await opening of this new access road into Northstowe.
- Signage to indicate the shifted boundary between Willingham and what is now Northstowe would be welcomed.

The clerk was **tasked**;

- To continue liaising with the relevant authorities who contacted the Town Council about this;
- To contact Willingham Parish Council to understand their plans and wishes better; and
- To report back to the Planning Committee where further information is obtained.

**74/22-23 DATES OF NEXT MEETINGS (Standing item)**

*To note;*

*a) Full Council: Tue 28<sup>th</sup> March 2023, 7-9 PM, Pathfinder Primary School (Main Hall).*

*[Finalised motions to be received by 18/03].*

*b) Planning Committee: Tue 11<sup>th</sup> April 2023, 7-8 PM; Location: Pathfinder Primary School (classroom in 'old Wing') [Finalised motions to be received by 30/03].*

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

Noted.

The meeting was closed at 19:47 pm.

Signed .....  
Chair of the Planning Committee.

Date: .....