

NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE
MINUTES of the meeting held on 9th MAY 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 Littlemore; Cllr Owen; Cllr Sovago; Cllr Nikoro; Cllr Bros Sabria (from 19:20).
 Town Clerk.
 No members of the public.
 Apologies: Cllr Benedicic; Cllr Kinnera; Cllr Susarla.
 Absent: N/A

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

01/23-24 APOLOGIES (Standing item)

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

Apologies had been received, and accepted, from: Cllr Benedicic; Cllr Kinnera; Cllr Susarla.

02/23-24 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.*

Cllr Owen, in relation to planning application under item 05/23-24(viii), declared the following interests against subitems (a) and (b): He declared that, as his residential property abuts the development site, the development could potentially have an impact on the house prices nearby. As Cllr Owen did not declare any direct financial interest it was decided that he could stay in the room during the item but was not to take part in any discussions or voting.

03/23-24 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.

04/22-23 MINUTES OF PREVIOUS COMMITTEE MEETINGS (Standing Item)

To approve the minutes of the meeting of the Planning Committee held on 14th March 2023 as a true record of that meeting (attached).

It was proposed by Cllr Littlemore, seconded by Cllr Sovago and **RESOLVED**, with 3 voting for and 1 abstaining, **to approve the minutes of the Planning Committee meeting held on 14th March 2023 as a true record of that meeting.**

05/22-23 PLANNING APPLICATIONS (Standing item)

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

i)	For information	S/0065/20/COND17B. Taylor Wimpey. Phase 1 Land Parcel H13 Pathfinder Way Northstowe Cambridgeshire. Submission of details required by condition 17 (Biodiversity Enhancement) of reserved matters application S/0065/20/RM. Public access link: https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND17B No consultation was requested for this application. Decision was made on 14 th April 2023: Discharge condition in full.
----	-----------------	---

Noted.

ii)	For information	S/2011/14/COND36A. Tibbalds Planning and Urban Design. Northstowe Phase 2 Station Road Longstanton Cambridgeshire. Submission of details required by conditions 36b and 36c (Fibre Optic Telecommunication Infrastructure) of outline planning permission S/2011/14/O. Public access link: https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND36A . No consultation was requested for this application.
Noted.		
iii)	For information	S/3016/16/NMA2. Vistry Homes East Midlands. Parcel H12 Phase 1 Northstowe Station Road Longstanton CB24 3DS. Non material amendment on application S/3016/16/RM seeking approval of amended landscaping plans (as listed under Condition 1 and 5 of S/3016/16/RM) showing the revised locations for the swift boxes. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3016/16/NMA2 . No consultation was requested for this application. Decision was made on 3 rd May 2023: Granted Permission.
Noted. It was observed that this planning application contains information to be of use to the Council's Hydrology Working Group.		
iv)	For information	S/2265/16/COND10. Gallagher Longstanton Limited. Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Submission of details required by condition 10 (Surface Water Drainage) of planning permission S/2265/16/RM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2265/16/COND10 . Northstowe TC was not consulted for this application. Consultation expiry date: 28 th April 2023.
Noted. It was observed that this planning application contains information to be of use to the Council's Hydrology Working Group.		
v)	For information	S/2265/16/NMA2. Gallagher Longstanton Limited. Land South Of Longstanton Park And Ride. Non-material amendment on permission S/2265/16/RM to regularise the as-built location of the Kingfisher Pond viewing platform. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2265/16/NMA2 . No consultation was requested for this application. Decision was made on 2 nd May 2023: Granted Permission.
Noted.		
vi)	For information	21/02310/COND6A. Keepmoat Homes Ltd. Northstowe Phase 2B Station Road Longstanton Cambridgeshire. Submission of details required by condition 6 (Compound Layout) of reserved matters application 21/02310/REM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/02310/COND6A . No consultation was requested for this application.
Noted. It was observed that a decision had been made on 5 th May 2023, 'discharge condition in part'.		
vii)	For information	S/2011/14/COND39B. Keepmoat Homes Ltd . Northstowe Phase 2B Land South Of Rampton Drift Northstowe Cambridgeshire. Submission of details required by condition 39 (Construction Environment Management Plan, Peninsula CEMP Access Route Plan, Site Compound Plan) of planning permission S/2011/14/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND39B . No consultation was requested for this application.
Noted.		

Cllr. Bros Sabria joined the meeting at 19:20 pm.

Cllr Bros Sabria, under item 02/23-24, had no declarations to make.

viii)	For Consultation	23/01289/FUL. Heraeus Noblelight. Hypro Eu Ltd Station Road Longstanton Cambridgeshire CB24 3DS. Demolition of existing structures, extensions to existing building, erection of ancillary structures, provision of hardstanding for car parking purposes and associated infrastructure and works. https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/01289/FUL . Deadline for consultation responses: 3 rd May 2023; Extension obtained until 10 th May.
-------	------------------	--

It was proposed by Cllr Littlemore, seconded by Cllr Sovago and **RESOLVED**, with 4 voting for and 1 abstaining, **to submit the following consultation response regarding planning application 23/01289/FUL:**

'Northstowe Town Council wishes to support this application, as the Council would like to see this area coming back in use, albeit with the following comments:

*** The Council wishes to express its disappointment about the proposed removal of trees to allow a relatively large number of car park spaces to be created.**

*** The Council notes a neighbour's concerns regarding the boundary related to the trees proposed to be removed.**

*** The Council wishes the applicant to reconsider its proposals for surface treatment for parking areas to consist of loose gravel; this is to be reconsidered in particular for parking zones adjacent to residents' properties, to mitigate against noise pollution.'**

ix)	For information	S/2776/16/NMA2. Taylor Wimpey. Parcel H3 Phase 1 Northstowe Station Road Longstanton CB24 3DS. Non material amendment on application S/2776/16/RM for changes made to S01 listed below: 1/ Projecting bay to bedroom in 4 storey section terminated at second level with level 3 opening moved back onto general face of building. 2/ Hidden roof and internal gutter to projecting bays changed to flat lead roof to match entrance canopy. 3/ Rain water gutters now continuous at projecting bays resulting in relocated RWDP's 4/ O/A opening width of window to balcony in lounge within 3 storey section reduced by 532mm 5/ Steel supported corner opening in lounge within 4 storey section replaced with 2 no individual openings on each face reducing effective width by 1578mm 6/ Window/Tansom heights adjusted to suit changes to Building Regulations approved Document O. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2776/16/NMA2 . No consultation was requested for this application.
-----	-----------------	---

Noted. It was observed that a decision had been made on 9th May 2023: granted permission.

x)	For information	20/02142/COND62. Homes England. Northstowe Phase 3B Station Road Longstanton Cambs. Submission of details required by condition 62 (Third party land) of outline planning permission 20/02142/OUT. https://applications.greatercambridgeplanning.org/online-applications/PLAN/20/02142/COND62 . No consultation was requested for this application.
----	-----------------	--

It was observed that one of the key documents, 'Supplemental S106 Signed and dated – 8 Feb 2023' could not be accessed at the online planning portal.

It was proposed by Cllr Littlemore, seconded by Cllr Owen and **RESOLVED**, unanimously, **to defer considering planning application 20/02142/COND62 to the next Planning Committee meeting.**

The Clerk was **tasked** to contact Greater Cambridge Shared Planning to obtain the missing document.

In relation to afore-mentioned sub-items (iv) and (v) it was observed that these planning applications for non-material amendments and condition removal requests relate to applications originally submitted before Northstowe Town Council was formed and may therefore not have automatically triggered a consultation request to the Town Council.

The Chair was **tasked** to discuss with the Planning Officers at Greater Cambridge Shared Planning, to highlight this issue and to understand whether they could implement changes to their consultation systems for such cases.

06/23-24 APPLICATIONS FOR WHICH NORTHSTOWE TC HAS PROVIDED COMMENTS AND WHERE A PLANNING DECISION HAS BEEN MADE SINCE (Standing item)

	Application	Comments following resolution NTC meeting	Decision outcome Greater Cambridge Planning Service
i)	23/00113/FUL. South Cambridgeshire District Council. Land North Of Pathfinder Way Northstowe. Construction of a temporary Modular Community Building for a period of 3 years with associated parking, landscaping, boundary treatment and access. Public Access Link: https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/00113/FUL .	Full Council, 24th January 2023, item 218/22-23(1) .	Decision made on 14 th March 2023: granted permission (NB: granted with conditions).
Noted.			
ii)	23/00554/HFUL. Ms Queennie Yip. 45 Britannia Road Northstowe Cambridgeshire. Carport infill to rear to create enclosed double garage. Public Access Link: https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/00554/HFUL .	Planning Committee, 14th March 2023, item 70/22-23(ii) .	Application has been withdrawn.
Noted.			

07/23-24 DATES OF NEXT MEETINGS (Standing item)

To note;

- a) Full Council (Annual Meeting of the Town Council): Tue 23rd May 2023, 7-9 pm, Northstowe Secondary College, 2nd floor gym. *[Finalised motions to be received by 13/05]*.
- b) Planning Committee: TBC.

NB: For all NTC meetings, see www.northstowetowncouncil.gov.uk

Noted.

The meeting was closed at 19:43 pm.

Signed
Chair of the Planning Committee

Date: