

**NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE**  
**MINUTES** of the meeting held on **12<sup>th</sup> MARCH 2024**  
at The Cabin, Northstowe

Members: 6 - Cllr Owen (Chair); Littlemore (Vice-Chair); Cllr Benedicic; Cllr Bros Sabria; Cllr Nikoro; Cllr Sovago.  
Quorum: 4 Members.  
Present: 5 Members: Cllr Benedicic; Cllr Littlemore; Cllr Nikoro; Cllr Owen; Cllr Sovago.  
Town Clerk.  
Members of the public: 0.  
Apologies: Cllr Bros Sabria.  
Absent: N/A.

The meeting was opened at 20:00 pm. Cllr Owen took the Chair.

**75/23-24 APOLOGIES** (Standing item)

a) *To receive any apologies for absence received prior to the meeting.*  
Apologies had been received, and accepted, from: Cllr Bros Sabria.

**76/23-24 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 Chair if they wish to speak on the matter during public participation.*

Cllr Owen declared an interest under items 79/23-24(ii) and (ix), as this concerns his property. Unlike for sub-item (ii) which is for information purposes only, it was decided that for sub-item (ix) Cllr Owen would need to leave the room.

**77/23-24 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 Chair reconvened the meeting.

**78/23-24 MINUTES OF PREVIOUS COMMITTEE MEETINGS** (Standing Item)

1) *To approve the minutes of the Planning Committee meeting held on 12<sup>th</sup> December 2023 as a true record of that meeting (attached).*

It was proposed by Cllr Littlemore, seconded by Cllr Owen and **RESOLVED**, unanimously, **to approve the minutes of the Planning Committee meeting held on 12<sup>th</sup> December 2024 as a true record of that meeting.**

2) *To approve the minutes of the Planning Committee meeting held on 16<sup>th</sup> January 2024 as a true record of that meeting (attached).*

It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED**, with 3 voting for and 2 abstaining, **to approve the minutes of the Planning Committee meeting held on 16<sup>th</sup> January 2024 as a true record of that meeting.**

3) *To approve the minutes of the Planning Committee meeting held on 13<sup>th</sup> February 2024 as a true record of that meeting (attached).*

It was proposed by Cllr Littlemore, seconded by Cllr Sovago and **RESOLVED**, with 2 voting for and 3 abstaining, **to approve the minutes of the Planning Committee meeting held on 13<sup>th</sup> February 2024 as a true record of that meeting.**

**79/23-24 PLANNING APPLICATIONS** (Standing item)

*To consider submitting a consultation response to the following planning applications:*

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

i)	<b>Consultation</b>	23/04569/FUL 2 The Mount Station Road Longstanton Cambridgeshire CB24 3DS. Conversion of existing Class E Premises to Tap Room, Cafe and Gym. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04569/FUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04569/FUL</a> <ul style="list-style-type: none"> <li>• Consultation expiry date: 4<sup>th</sup> January; extension was obtained until 17<sup>th</sup> January 2024.</li> <li>• <b>Awaiting Decision</b> (at time of writing).</li> </ul>
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It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED**, unanimously, **that regarding application 23/04569/FUL the Town Council wishes to submit the following comments:**  
**'Northstowe Town Council wishes to point out that the application has been noted.'**

ii)	Information	<p>23/04575/CL2PD  18 Crabtree Road Northstowe Cambridgeshire CB24 1BN.  Certificate of lawfulness under S192 for the erection of a rear dormer extension and the insertion of 2 No. rooflights to the front roof slope.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04575/CL2PD">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04575/CL2PD</a></p> <ul style="list-style-type: none"> <li>No consultation was requested from NTC for this application.</li> <li>Consultation expiry date: 11<sup>th</sup> December 2023.</li> <li>This application was subsequently <b>withdrawn</b> (17<sup>th</sup> Jan. '24).</li> </ul>
Noted.		
iii)	Information	<p>23/02433/CONDB  Hypro Eu Ltd Station Road Longstanton Cambridgeshire CB24 3DS.  Submission of details required by condition 6 (construction ecological management plan) of planning permission 23/02433/FUL.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDB">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDB</a></p> <ul style="list-style-type: none"> <li>No consultation was requested from NTC for this application.</li> <li>Consultation expiry date: 8th January 2024.</li> <li><b>Decision; 23<sup>rd</sup> Jan. '24: Refuse to Discharge Condition.</b></li> </ul>
Noted.		
iv)	Information	<p>23/02433/CONDC  Hypro Eu Ltd Station Road Longstanton Cambridgeshire CB24 3DS.  Submission of details required by condition 3 (hard and soft landscaping) of planning permission 23/02433/FUL.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDC">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDC</a></p> <ul style="list-style-type: none"> <li>No consultation was requested from NTC for this application.</li> <li>Consultation expiry date: 23<sup>rd</sup> January 2024.</li> <li><b>Decision; 25<sup>th</sup> Jan. '24: Discharge Condition in Part.</b></li> </ul>
Noted.		
v)	Information	<p>S/0065/20/COND18A  Phase 1 Land Parcel H13 Pathfinder Way Northstowe.  Submission of details required by condition 18 (Boundary Treatment) of planning permission S/0065/20/RM.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND18A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND18A</a></p> <ul style="list-style-type: none"> <li>No consultation was requested from NTC for this application.</li> <li>Consultation expiry date: 24<sup>th</sup> January 2024.</li> <li><b>Decision; 16<sup>th</sup> Feb. '24: Discharge Condition in Full.</b></li> </ul>
Noted.		
vi)	Information	<p>S/0065/20/COND19A  Phase 1 Land Parcel H13 Pathfinder Way Northstowe.  Submission of details required by condition 19 (Hard Landscape Works) of planning permission S/0065/20/RM.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND19A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND19A</a></p> <ul style="list-style-type: none"> <li>No consultation was requested from NTC for this application.</li> <li>Consultation expiry date: 24th January 2024.</li> <li><b>Decision; 16<sup>th</sup> Feb. '24: Discharge Condition in Full.</b></li> </ul>
Noted.		

vii)	Information	<p>S/0065/20/COND20A  Phase 1 Land Parcel H13 Pathfinder Way Northstowe.  Submission of details required by condition 20 (Soft Landscaping) of planning permission S/0065/20/RM.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND20A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND20A</a></p> <ul style="list-style-type: none"> <li>No consultation was requested from NTC for this application.</li> <li>Consultation expiry date: 24th January 2024.</li> <li><b>Decision; 16<sup>th</sup> Feb. '24: Discharge Condition in Full.</b></li> </ul>
Noted.		
viii)	Information	<p>S/2011/14/COND28  Land To The East Of B1050 And Longstanton West Of The Cambridgeshire Guided Busway (CGB) And North Of Oakington.  Submission of details required by condition 28 (farmland bird mitigation) of planning permission S/2011/14/OL.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND28">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND28</a></p> <ul style="list-style-type: none"> <li>No consultation was requested from NTC for this application.</li> <li>Consultation expiry date: 1<sup>st</sup> Feb. '24.</li> <li><b>Awaiting Decision (at time of writing).</b></li> </ul>
Noted.		
ix)	Consultation	<p>24/00195/HFUL  18 Crabtree Road Northstowe Cambridgeshire.  Rear roof extension including rear dormer, insertion of two rooflights to front elevation and new window to side elevation.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/00195/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/00195/HFUL</a></p> <ul style="list-style-type: none"> <li>Consultation expiry date: 13<sup>th</sup> Feb. '24.</li> <li><b>Decision; 6<sup>th</sup> March 2024: Granted Permission.</b></li> </ul>
<p>Cllr Owen leaves the room for this item.  Cllr Littlemore takes over as Chair for the meeting.  Noted; no comments are to be submitted.  Cllr Owen returns to the meeting and retains the Chair.</p>		
x)	Information	<p>S/3405/18/NMA7  Parcel H5 Pathfinder Way Northstowe Cambridgeshire  Non material amendment on application S/3405/18/RM for changes to 12no. house type floorplan and elevations, car barns, cycle and refuse stores, planning layout and materials layout.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3405/18/NMA7">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3405/18/NMA7</a></p> <ul style="list-style-type: none"> <li>No consultation was requested from NTC for this application.</li> <li><b>Decision; 9<sup>th</sup> Feb. '24: Granted Permission.</b></li> </ul>
Noted.		
xi)	Information	<p>S/0388/12/COND16B  Land South Of Longstanton Park And Ride And Adjacent To B1050 At Station Road Longstanton And Hatton's Road Longstanton.  Submission of details required by condition 16 (housing - code for sustainable homes) of outline permission S/0388/12/OL.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND16B">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND16B</a></p> <ul style="list-style-type: none"> <li>No consultation was requested from NTC for this application.</li> <li>Consultation expiry date: 5<sup>th</sup> March 2024.</li> <li><b>Awaiting Decision (at time of writing).</b></li> </ul>
Noted.		

xii)	Information	<p>S/0388/12/COND16A  Land South Of Longstanton Park And Ride And Adjacent To B1050 At Station Road Longstanton And Hatton's Road Longstanton.  Submission of details required by condition 16 (housing - code for sustainable homes) of outline permission S/0388/12/OL.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND16A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND16A</a></p> <ul style="list-style-type: none"> <li>• No consultation was requested from NTC for this application.</li> <li>• Consultation expiry date: 5<sup>th</sup> March 2024.</li> <li>• <b>Awaiting Decision</b> (at time of writing).</li> </ul>
Noted.		
xiii)	Information	<p>23/02433/CONDD  Hypro Eu Ltd Station Road Longstanton Cambridgeshire CB24 3DS.  Submission of details required by condition 3 (Hard and Soft Landscaping),5(Tree Pit),6(Construction Ecological Management Plan),9(Archaeological Work),13(Light Design Strategy for Biodiversity) and 21(Surface water Drainage) of planning permission 23/02433/FUL.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDD">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDD</a></p> <ul style="list-style-type: none"> <li>• No consultation was requested from NTC for this application.</li> <li>• Consultation expiry date: 13<sup>th</sup> March 2024.</li> <li>• <b>Awaiting Decision</b> (at time of writing).</li> </ul>
Noted.		
xiv)	Consultation	<p>24/00565/HFUL  60 Rampton Drift Longstanton Cambridgeshire.  Single storey extension to front.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/00565/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/00565/HFUL</a></p> <ul style="list-style-type: none"> <li>• <b>Consultation expiry date: 12th March 2024</b> (extension requested until 14<sup>th</sup> March – TBC).</li> </ul>
<p>It was proposed by Cllr Benedicic, seconded by Cllr Owen and <b>RESOLVED</b>, unanimously, <b>that regarding application 24/00565/HFUL the Town Council wishes to submit the following comments: 'Northstowe Town Council wishes to support this application.'</b></p>		
xv)	Information	<p>S/3016/16/NMA3  Parcel H12 Phase 1 Northstowe Station Road Longstanton CB24 3DS.  Non-material amendment on S/3016/16/RM for retrospective approval for an extended double (twin) garage serving Plots 1 and 13.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3016/16/NMA3">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3016/16/NMA3</a></p> <ul style="list-style-type: none"> <li>• No consultation was requested from NTC for this application.</li> <li>• Consultation expiry date: not published (at time of writing).</li> <li>• <b>Awaiting Decision</b> (at time of writing).</li> </ul>
Noted.		

**80/23-24 APPLICATIONS WHERE NORTHSTOWE TC PROVIDED COMMENTS AND A PLANNING DECISION HAS BEEN MADE SINCE** (Standing item)

To note;

	<b>Application</b>	<b>Comments following resolution NTC meeting</b>	<b>Decision outcome G. C. Planning Service</b>
i)	23/03248/REM Northstowe Phase 1, Parcel 6 Pathfinder Way Northstowe Reserved matters application for the approval of access, appearance, landscaping, layout and scale following outline planning permission S/0388/12/OL for a Community centre. An Environmental Statement was submitted to planning authority under outline application S/0388/12/OL. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/03248/REM">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/03248/REM</a>	<u>Planning Committee, 14<sup>th</sup> November 2023, item 42/23-24(i).</u>	Granted Permission on 18 <sup>th</sup> December 2023. NB: <u>report with conditions.</u>
ii)	23/04237/HFUL 18 Pathfinder Way Northstowe Cambridgeshire. Convert integral garage to playroom and storage space. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04237/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/04237/HFUL</a>	<u>Planning Committee, 12<sup>th</sup> December 2023, item 53/23-24(i).</u>	Granted Permission on 5 <sup>th</sup> January 2024. NB: <u>report.</u>
iii)	23/03209/REM. Homes England. Eastern Sports Hub Northstowe Phase 2B Rampton Road Northstowe Cambs. Reserved matters application for the approval of access, appearance, landscaping, layout and scale following outline planning permission (ref: S/201 1/14/OL) for an Eastern Sports Hub, including sports pitches for cricket and football, cricket nets, a BMX track, outdoor gym, multi-use games area and sports pavilion. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/03209/REM">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/03209/REM</a>	<u>Planning Committee, 12<sup>th</sup> September 2023, item 33/23-24(iii).</u>	Granted Permission on 22 <sup>nd</sup> February 2024. NB: <u>officers' report.</u>

Noted; no comments made.

**81/23-24 CONSULTATIONS** (Standing item)

To consider submitting a response to the following consultation:

- 1) Cambridgeshire County Council - Proposed changes to the Highways Operational Standards relating to weed control. Questionnaire: (email with letter and document received 21st Feb. '24 - attached). Deadline: 15th March 2024.

It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED**, unanimously, **that Northstowe Town Council is to submit a consultation response, responding that Northstowe parish does want to be included within the chemical weed maintenance programme for 2024 onwards and highlighting that 'The Town Council would support this programme as this would ensure good ongoing maintenance of roads. The Council would like to highlight that it would expect that decisions at this level of detail are to be taken by the authority responsible for highways maintenance.'**

- 2) Cambridgeshire & Peterborough Combined Authority: Electric Vehicle and Charging Points Survey. Deadline: 26th March 2024.

It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED**, unanimously, **that Northstowe Town Council is to submit a consultation response, providing the following comments:**

**The Town Council wishes to highlight that there have been promises about providing EV charging points in Northstowe but these have not yet been delivered; in some cases EV Duct and spaces have been allocated but no electrical charging points have materialised. It is recommended that delivery of EV charging points across Northstowe is expedited as soon as possible.**

**It transpires that in many places where EV charging points have been installed, elsewhere, these do not work as they are not necessarily maintained. It is important that any new infrastructure for EV charging points is not just put in without any ongoing maintenance established.**

**As a general point, the Town Council would like to point out that for a consultation that is primarily focused on seeking residents' input this consultation has not been very visible to residents; the Council recommend that better use is made of for instance social media to reach out to residents at a local level.'**

3) *Government Consultation – Changes to Various Permitted Development Rights. Deadline: 8th April 2024.*

Following a discussions whereby various items were discussed it was considered that the many questions to be answered would warrant a smaller group to provide a draft response and p[ass this by the committee members before submitting a response.

It was proposed by Cllr Owen, seconded by Cllr Benedicic and **RESOLVED**, unanimously, **that the Chair and the Vice-Chair of the Planning Committee work with the clerk to provide a draft response and pass this to all Committee Members by 1st April at the latest, with a final response to the consultation to be submitted before the deadline, following further input received from Committee Members.**

**82/23-24 ITEMS FOR INFORMATION**

a) *Letter from Cllr Smith (SCDC) regarding Planning Engagement SCDC with Parish and Town Councils (email received 26<sup>th</sup> Jan. '24; shared with Cllrs.).*

Noted.

b) *Letter from Keepmoat as sent to Rampton Drift residents (email with letter received 1<sup>st</sup> Feb. '24; shared with Cllrs.).*  
In response to a question raised, the clerk added that he has not been informed by affected residents whether or not previous issues raised may have been resolved satisfactorily.

c) *Parish Planning Forum: information on this regular forum; next one is scheduled for 28<sup>th</sup> March, 5 pm (online).*

Noted.

**83/23-24 DATES OF NEXT MEETINGS (Standing item)**

a) Planning Committee: Tue 9<sup>th</sup> April 2024, 8-9 pm; The Cabin, Northstowe.

*[Final versions of motions & papers to be received by 28/03 at the latest].*

b) Full Council meeting: Tue 26<sup>th</sup> March 2024 (7-9 pm); venue: The Cabin, Northstowe.

*[Final versions of motions & papers to be received by 16/03 at the latest]*

- *For all Council meetings and annual meeting schedule, see [www.northstowetowncouncil.gov.uk](http://www.northstowetowncouncil.gov.uk)*

Noted.

The meeting was closed at 20:47 pm.

Signed .....  
Chair of the Planning Committee

Date: .....