

**NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE**  
**MINUTES** of the meeting held on **18<sup>th</sup> JUNE 2024**  
at The Cabin, Northstowe

Members: 6 - Cllr Owen (Chair); Littlemore (Vice-Chair); Cllr Benedicic; Cllr Bros Sabria; Cllr Nikoro; Cllr Sovago.  
Quorum: 3 Members.  
Present: 4 Members: Cllr Benedicic; Cllr Bros Sabria; Cllr Littlemore; Cllr Owen.  
Town Clerk.  
Members of the Public: 0.  
Apologies: Cllr Nikoro; Cllr Sovago.  
Absent: N/A.

The meeting was opened at 20:05 pm. Cllr Owen took the Chair.

**10/24-25 ELECTION OF CHAIR OF THE COMMITTEE**

1) *To receive nominations for Chair of the Planning Committee.*

Cllr Littlemore nominated Cllr Owen for this position.

2) *To elect the Chair of the Planning Committee for the Civic Year 2024-2025.*

It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED**, unanimously, **to re-elect Cllr Owen as Chair of the Planning Committee for the Civic Year 2024-2025.**

**11/24-25 APOLOGIES** (Standing Item)

*To record apologies for absence received prior to the meeting.*

Apologies had been received, and accepted, from: Cllr Nikoro; Cllr Sovago.

**12/24-25 ELECTION OF VICE-CHAIR OF THE COMMITTEE**

1) *To receive nominations for Vice-Chair of the Planning Committee.*

Cllr Owen nominated Cllr Littlemore for this position.

2) *To elect the Vice-Chair of the Planning Committee for the Civic Year 2024-2025.*

It was proposed by Cllr Owen, seconded by Cllr Benedicic and **RESOLVED**, unanimously, **to re-elect Cllr Littlemore as Vice-Chair of the Planning Committee for the Civic Year 2024-2025.**

**13/24-25 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.*

There were no declarations of interest made.

**14/24-25 PUBLIC PARTICIPATION** (Standing Item)

a) *To adjourn the meeting for up to 15 mins. to allow members of the public and 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.

**15/24-25 MINUTES OF PREVIOUS COMMITTEE MEETINGS** (Standing Item)

1) *To approve minutes of 9<sup>th</sup> April '24 Planning Committee meeting as a true record of the 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 9<sup>th</sup> April 2024 as a true record of that meeting.**

**16/24-25 PLANNING APPLICATIONS** (Standing item)

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

*Application details can be accessed via the South Cambs Planning Portal.*

i)	Information	S/3405/18/NMA8 Parcel H5 Pathfinder Way Northstowe Cambridgeshire. Non material amendment on application S/3405/18/RM to Gateway Apartment block Plots 85-96: removal of side balcony windows. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3405/18/NMA8">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3405/18/NMA8</a>  Granted Permission (on 3rd May 2024)
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Noted.		
ii)	Information	<p>23/02433/CONDF  Hypro Eu Ltd Station Road Longstanton Cambridgeshire CB24 3DS  Submission of details required by condition 21 (Surface Water Drainage) of planning permission 23/02433/FUL.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDF">https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02433/CONDF</a>  Discharge Condition in Full (decided on 14th May 2024)</p>
Noted.		
iii)	Information	<p>21/02310/NMA2  Phase 2B, Northstowe Land South Of Rampton Drift Northstowe Cambridgeshire CB24 3EW.  Non material amendment on application 21/02310/REM for the replacement of vertical cladding with alternate materials to 22 plots in a replacement material which maintains the existing approved character and quality of the development.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/02310/NMA2">https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/02310/NMA2</a>  Withdrawn (on 21st May 2024)</p>
Noted.		
iv)	Information	<p>21/02310/NMA3  Phase 2B, Northstowe Land South Of Rampton Drift Northstowe Cambridgeshire CB24 3EW.  Non material amendment on application 21/02310/REM for: 1) removal of water tank rooms to all CB Blocks 2) amended parking layout for 4 no plots.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/02310/NMA3">https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/02310/NMA3</a>  Awaiting decision (at time of writing)</p>
Noted.		
v)	Information	<p>S/2011/14/NMA6  Northstowe Phase 2 Station Road Longstanton Cambridgeshire.  Non material amendment on application S/2011/14/OL to amend Condition 59.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA6">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA6</a>.  Granted Permission (on 31st May 2024)</p>
Noted.		
vi)	Information	<p>21/02310/COND9A  Phase 2B, Northstowe Land South Of Rampton Drift Northstowe Cambridgeshire CB24 3EW.  Submission of details required by condition 9 (hard and soft landscaping scheme) of Reserved Matters application 21/02310/REM.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/02310/COND9A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/02310/COND9A</a>  Awaiting decision (at time of writing)</p>
Noted.		
vii)	Consultation	<p>24/01288/HFUL  60 Rampton Drift Longstanton Cambridgeshire CB24 3EW.  Single storey front extension.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/01288/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/01288/HFUL</a>  Consultation expiry date: 3rd June; deadline extended until 12th June 2024.</p>
Noted.		
viii)	Information	<p>S/2011/14/NMA7  Northstowe Phase 2 Station Road Longstanton Cambridgeshire.  Non material amendment on application S/2011/14/OL to amend Condition 13b (Economy).  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA7">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA7</a>  Awaiting decision (at time of writing)</p>
Noted. It was also noted that this application had since been granted permission (on 14 <sup>th</sup> June).		

ix)	Information	<p>S/1131/14/NMA1  Northstowe Phase 1 Station Road Longstanton Cambridgeshire.  Non material amendment on application S/1131/14/RM are required to regularise changes to the location of trees following the construction of highway infrastructure.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/1131/14/NMA1">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/1131/14/NMA1</a></p> <p>Awaiting decision (at time of writing)</p>
Noted.		
x)	Consultation	<p>24/02147/FUL  Retrospective change of use of existing log cabin for short term holiday let.  Gresley House, Flat Station Road Longstanton.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02147/FUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02147/FUL</a></p> <p>Consultation expiry date: 28th June 2024</p>
<p>It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and <b>RESOLVED</b>, unanimously, <b>that regarding application 24/02147/FUL the Town Council wishes to submit the following comments as its consultation response:</b></p> <p><b><i>'In principle, Northstowe Town Council does not have an objection to this planning application. However, the Council wishes to highlight that there is a lack of sufficient detail submitted by the applicant to understand whether the application would be compliant with the District Council's Local Plan (notably the lack of specification of the room sizes). A general lack of details provided includes information about the internal layout, how many people this is to serve and about parking arrangements; this makes it impossible to determine whether this is a proposal for a building that would deliver a high quality accommodation offer for people to use. As such, Northstowe Town Council is not able, based on the applicant's information provided, to decide whether it would approve or object to this application.'</i></b></p>		
xi)	Consultation	<p>S/2011/14/COND14  Northstowe Phase 2 Station Road Longstanton.  Submission of details required by condition 14 (Town Centre Strategy) of planning permission S/2011/14/OL.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND14">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND14</a></p> <p>Consultation expiry date: 28th June 2024</p> <p>NB:</p> <ul style="list-style-type: none"> <li>- Northstowe Town Centre Strategy, updated version June 2024 (which is part of this application) shared with Cllrs.</li> <li>- For previous version of Town Centre Strategy, approved in 2020, see S/2423/19/DC   Discharge of condition 14 (Town Centre Strategy) of planning permission S/2011/14/OL (shared with Cllrs.)</li> </ul>

It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED**, unanimously, that regarding application S/2011/14/COND14 the Town Council wishes to submit the following consultation response: *'The Town Council is generally supportive of the Town Centre Strategy and the proposed changes, and wishes to express its gratitude for early conversations having taken place with the Council before this application was submitted.*

*However, the Council wishes to raise concerns regarding the proposed phasing in the updated Town Centre Strategy for Northstowe.*

*The Town Council recommends that the Town Centre plan is brought together and aligned much more closely with that of the housebuilding planned for the surrounding area. Without in-tandem development of the housing developments, there is a risk that this is to create an 'island', having the potential of undermining the success of the whole city centre plans. A lack of a sizable population centre directly around this development is likely to harm the use of the planned buildings in phase A, most notably the early Market Hall and Civic Hub proposals; without the surrounding community in place these may prove not to be viable. The Town Council therefore recommends that the building of housing all around the site is being brought forward.*

*The Town Council wishes to express that it believes that the phasing is also stretched out over too long a timescale, also potentially undermining overall viability of the Town Centre proposals.*

*The Town Council, in addition, wishes to point out the following omissions in the proposals;*

*- There is no reference in the document to the importance of creating a climate resilient Town Centre, most importantly the need to ensure that individual buildings as well as public spaces within the area are going to be developed with temperature regulation in mind.*

*- The spatial plan in section 3c shows a focus on east-west green corridor connections only. This is unlike anywhere elsewhere across Northstowe as developed to date, where north-south green corridor connections are also in place. It is recommended that green space links are amended accordingly in the plans for the Town Centre.*

*- The focus of the Town Centre Strategy is deemed skewed towards the potential benefits and links with Cambridge and villages near Cambridge; however, the strategic location of Northstowe and its good transport links mean that equal importance ought to be given to links with St Ives and Huntingdon and their surrounding villages.*

*- There are references to data from 2018 in the strategy, but there is a lack of references to any more recent data including the extensive business surveys carried out since then; it is recommended that data and references are updated accordingly.'*

xii)	<b>Consultation</b>	24/02255/HFUL 16 Dexter Place Northstowe Cambridgeshire. Conversion of garage to habitable space and associated alterations, including windows to front and rear. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02255/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02255/HFUL</a>  Consultation expiry date: 4 <sup>th</sup> July 2024
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It was proposed by Cllr Littlemore, seconded by Cllr Owen and **RESOLVED**, with 3 voting for and 1 against, that regarding application 24/02255/HFUL the Town Council wishes to submit the following consultation response:

*'The Town Council supports this application.'*

**17/24-25 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 G. C. Planning Service</b>
i)	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>	Planning Committee meeting 12th March 2024, item 79/23-24(i)	Granted permission (on 22nd May 2024).

Noted.

**18/24-25 CONSULTATIONS** (Standing item)

*No notifications of consultations received.*

Noted.

**19/24-25 ITEMS FOR INFORMATION**

- 1) *Greater Cambridge Shared Planning - Adoption of Greater Cambridge Statement of Community Involvement (SCI) 2024 (email and adopted document shared with Cllrs.). Statement of Community Involvement, Notice of Adoption and other background documents can be found at: [www.greatercambridgeplanning.org/about-us/statement-of-community-involvement/](http://www.greatercambridgeplanning.org/about-us/statement-of-community-involvement/) .*

Noted.

**20/24-25 DATES OF NEXT MEETINGS** (Standing item)

*To note;*

a) *Planning Committee: Tue 16<sup>th</sup> July 2024, 8-9 pm; The Cabin, Northstowe.  
[Final versions of motions & papers to be received by 06/07 at the latest].*

b) *Full Council: Tue 25<sup>th</sup> June 2024, 7-9 pm; The Cabin, Northstowe.  
[Final versions of motions & papers to be received by 15/06 at the latest].*

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

Noted.

The meeting was closed at 21:03 pm.

Signed .....  
Chair of the Planning Committee

Date: .....