

NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE
MINUTES of the meeting held on **15th OCTOBER 2024**
at The Cabin, Northstowe

Members: 6 - Cllr Owen (Chair); Littlemore (Vice-Chair); Cllr Benedicic; Cllr Bros Sabría; Cllr Nikoro; Cllr Sovago.
Quorum: 3 Members.
Present: 4 Members: Cllr Benedicic; Cllr Bros Sabría; Cllr Littlemore; Cllr Owen.
Town Clerk.
No members of the public.
Apologies: Cllr Nikoro; Cllr Sovago.
Absent: N/A.

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

NB: This meeting agenda included items from the non-quorate committee meeting held on 17th Sep. '24.

39/24-25 APOLOGIES (Standing Item)

To record apologies for absence received prior to the meeting.

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

40/24-25 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.*

No declarations of interest were made.

41/24-25 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.

42/24-25 MINUTES OF PREVIOUS COMMITTEE MEETINGS (Standing Item)

1) *To approve minutes of the 16th July 2024 Planning Committee meeting as a true record of the meeting (attached).*

It was proposed by Cllr Benedicic, seconded by Cllr Bros Sabría and **RESOLVED**, unanimously, **to approve the minutes of the Planning Committee meeting held on 16th July 2024 as a true record of the meeting.**

2) *To approve minutes of the 17th September 2024 Planning Committee meeting as a true record of the meeting (attached).*

It was proposed by Cllr Littlemore and **RESOLVED**, with 1 voting for and 3 abstaining, **to approve the minutes of the non-quorate Planning Committee meeting held on 17th September 2024 as a true record of the meeting.**

43/24-25 PLANNING APPLICATIONS (Standing item)

To consider submitting consultation responses to the following planning applications:

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

i)	Information	S/2011/14/NMA9 (Non-Material Amendment) Homes England Northstowe Phase 2 Station Road Longstanton Cambridgeshire. Non material amendment on application S/2011/14/OL to amend the definition of Earthworks as set out by the decision notice. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA9 Granted Permission (on 13 th Aug. 2024).
Noted.		
ii)	Information	24/02646/S73 (Section 73 - Remove/Vary Condition) Mr Brewer 2 The Mount Station Road Longstanton Cambridgeshire CB24 3DS S73 to vary condition 2 (Approved plans) of planning permission 23/04569/FUL (Conversion of existing Class E Premises to Tap Room, Cafe and Gym). https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02646/S73 Granted Permission (on 6 th September).

Noted.		
iii)	Consultation	<p>24/02698/REM (Approval of Reserved Matters) Homes England Northstowe Phase 2 Station Road Longstanton. Reserved Matters application for site clearance and earthworks on Phase 2 West. The Reserved Matters include landscaping and layout and related partial discharge of conditions 1, 19, 23, 26 and 39 pursuant to outline planning permission S/2011/14/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02698/REM Consultation expiry date: 15th Aug. '24; changed since to 16th / 23rd Oct. 2024 – extension for NTC consultation response was previously obtained until 18th Sep. '24.</p>
<p>It was proposed by Cllr Owen, seconded by Cllr Littlemore and RESOLVED, with 3 voting for and 1 abstaining, that in response to planning application 24/02698/REM, Northstowe Town Council wishes to provide the following comments: Northstowe Town Council would like to request that it is considered whether the scheme can be adapted to reduce the loss of trees as proposed and to keep as many of the existing natural features as possible. In addition, it would like to request that consideration is given to include a condition that at least one tree is replanted for every one removed above and beyond what has already been approved in the phase 2 outline planning permission.</p>		
iv)	Information	<p>S/0065/20/COND18B (Approval of Details Reserved by Condition) Taylor Wimpey Phase 1 Land Parcel H13 Pathfinder Way Northstowe Cambs. Submission of details required by condition 18 (boundary treatments) of Reserved Matters application S/0065/20/RM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0065/20/COND18B Decided on 17th September 2024: Discharge Condition in Full.</p>
Noted.		
v)	Consultation	<p>S/2011/14/COND9 (Approval of Details Reserved by Condition) Homes England 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 9 (design code) of outline planning permission S/2011/14/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND9 Consultation Expiry Date: 5th Sep. 2024; Awaiting Decision (at time of writing).</p>
<p>It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and RESOLVED, unanimously, that regarding application S/2011/14/COND9 the Town Council wishes to submit the following consultation response: Northstowe Town Council wishes to support this application.</p>		
vi)	Information	<p>S/2011/14/NMA10 (Non-Material Amendment) Homes England Northstowe Phase 2 Station Road Longstanton Cambridgeshire. Non material amendment on application S/2011/14/OL to update the Buildings Height Parameter Plan. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/NMA10 Granted Permission (on 28th Aug. 2024).</p>
Noted.		
vii)	Information	<p>S/3405/18/NMA9 (Non-Material Amendment) Vistry East Anglia Phase 1 Land Parcel H5 Pathfinder Way Northstowe Cambridgeshire. Non material amendment of reserved matters application S/3405/18/RM for changes to Plots 97 to 99 (inclusive) and Plots 101 to 109 (inclusive) to remove the Juliette balconies and fenestration alterations. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3405/18/NMA9 Granted Permission (on 4th Oct. 2024).</p>
Noted.		

viii)	Information	24/0943/TTPO (Works to TPO trees) Beaumont The Poplars 20A Rampton Drift Longstanton Cambridgeshire CB24 3EH. Tilia ? europaea T1 - Crown lift the tree to 4 meters and reduce lateral branches by 3 meters to clear the house and nearby phone wires. https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/0943/TTPO Awaiting Decision (at time of writing).
Noted.		
ix)	Information	S/3016/16/COND4 (Condition request) Vistry East Anglia Parcel H12 Phase 1 Northstowe Station Road Longstanton CB24 3DS. Submission of details required by condition 4 (fire hydrants) of Reserved Matters application S/3016/16/RM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3016/16/COND4 Awaiting Decision (at time of writing).
Noted.		
x)	Information	S/3016/16/COND9A (Condition request) Vistry East Anglia Northstowe Phase 1 Station Road Longstanton Cambridgeshire. Submission of details required by condition 9 (noise performance completion report) of Reserved Matters application S/3016/16/RM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3016/16/COND9A Awaiting Decision (at time of writing).
Noted.		
xi)	Information	S/0388/12/COND15C (Condition request) 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 15 (Housing - lifetime homes - relating to parcel H11 only) of outline planning permission S/0388/12/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND15C Awaiting Decision (at time of writing).
Noted.		

44/24-25

APPLICATIONS WHERE NORTHSTOWE TC PROVIDED COMMENTS AND A PLANNING DECISION HAS BEEN MADE SINCE (Standing item)

	Application	Comments following resolution NTC meeting	Decision G. C. Planning Service
i)	24/02255/HFUL 16 Dexter Place Northstowe Cambridgeshire. Conversion of garage to habitable space and associated alterations, including windows to front and rear. https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02255/HFUL	Planning Committee 18 th June 2024, item 17/24-25(i).	Granted permission (on 1 st Aug. 2024)
ii)	S/2011/14/COND64A 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 64 (self-build and custom build) of outline permission S/2011/14/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND64A	Planning Committee 16 th July 2024, item 25/24-25(ii).	Discharge Condition in Full (Decided on 21 st Aug. 2024)
iii)	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. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND14	Planning Committee, 18th June 2024, item 16/24-25 (xi)	Discharge Condition in Full (Decided on 27 th Sep. 2024). Note that the applicant has submitted a new ('revision C') Town Centre Strategy in September 2024 (attached); this follows response to consultants' responses received (available on portal & shared with Cllrs.).
iv)	24/02147/FUL Retrospective change of use of existing log cabin for short term holiday let. Gresley House, Flat Station Road Longstanton. https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/02147/FUL	Planning Committee, 18th June 2024, item 16/24-25 (x)	Granted Permission (on 1 st Oct. 2024). NB: Approved, subject to conditions (see Decision Notice and Delegated Report available from online portal for details).

Noted.

45/24-25

CONSULTATIONS (Standing item)

- 1) Cambridgeshire County Council (Consultation via Greater Cambridge Partnership) - Civil Parking Enforcement (CPE) policy (document previously shared with Cllrs). Consultation ended 16th August 2024.
- 2) Cambridgeshire County Council (Consultation via Greater Cambridge Partnership) – Proposed Changes to Client Fund Service. Consultation ended 22nd August 2024.

Noted. Comments were made about the timing of these important consultations run by Cambridgeshire County Council, as these coincided with the summer holiday period when a lot of Parish and Town Councils do not meet, making it difficult to respond in time. The **Clerk was tasked** to write to the relevant County Council department to raise these concerns.

- 3) Government - Proposed reforms to the National Planning Policy Framework and other changes to the planning system. (email with links to further information previously shared with Cllrs.). Consultation ended 24th September 2024.

Noted.

- 4) Cambridgeshire County Council (Consultation via Greater Cambridge Partnership) - Active Travel Hierarchy (documents previously shared with Cllrs.) Consultation ended 30th September 2024.

Noted.

5) *Cambridgeshire & Peterborough Combined Authority - Bus Franchising Consultation (documents shared with Cllrs.). Deadline for responses: 20th November 2024.*

The Council decided to fill in the short questionnaire with the ten questions; each of these questions were discussed and a response formulated. Key points raised included the following:

- Reforming the bus market is required to address the various challenges and issues experienced currently;
- Inter-connections between buses and with other forms of public transport need to be addressed; more interchange places are needed across the area, with better thought-through bus schedules, and more frequent buses;
- Improvements could be made to the payment system: ensuring all bus operators use same methods of a contactless payment system, to ensure faster movement of people getting on and off buses;
- The pricing models could be improved with incentives provided for short journeys;
- Although some risks are seen with the Combined Authority managing a bus network, the Town Council is, on balance, strongly supportive of franchising; the Combined Authority is to use this to focus on encouraging people to get on buses, to ensure there is a good price point, and to provide a good service that benefits residents across the whole area, whilst also looking at other modes of transport and whether they could be included in the Franchising scheme.

The **Clerk was tasked** to send a full response.

6) *South Cambridgeshire District Council – Help Shape Our Next Corporate Plan for 2025 and beyond (details of survey questions shared with Cllrs.),*

Noted; no comments to be submitted.

46/24-25 BUDGET ITEMS FOR FINANCIAL YEAR APR. 2025 – MAR. 2026

1) *To consider budget requirements for the Planning Committee for the financial year '25-'26.*

The following items were recommended to the RFO to be included in the budget for '24-'25 to benefit the work of the Planning Committee: PPE; Legal advice; licensing costs; Training.

47/24-25 DATES OF NEXT MEETINGS (Standing item)

To note;

a) *Full Council: Tue 22nd October 2024, 7-9 pm; The Cabin, Northstowe.*

[Final versions of motions & papers to be received by 12/10 at the latest].

a) *Planning Committee: Tue 19th November 2024, 8-9 pm; The Cabin, Northstowe.*

[Final versions of motions & papers to be received by 09/11 at the latest].

For all Town Council meetings, see www.northstowetowncouncil.gov.uk

Noted.

The meeting was closed at 20:57 pm.

Signed
Chair of the Planning Committee

Date: