

NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE
MINUTES of the meeting held on **21ST JANUARY 2025** at The Cabin, Northstowe

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

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

64/24-25 APOLOGIES (Standing Item)

To record apologies for absence received prior to the meeting.
 Apologies were received, and accepted, from Cllr Bros Sabría.

65/24-25 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.

66/24-25 PUBLIC PARTICIPATION (Standing Item)

a) *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 (for up to 15 minutes in total; maximum 3 minutes per person).*
 No members of the public were present.

67/24-25 MINUTES OF PREVIOUS COMMITTEE MEETINGS (Standing Item)

Sub-item 1 deferred at 10th December 2024 committee meeting:

1) *To approve -revised- minutes of the 19th November 2024 Planning Committee meeting as a true record of the meeting (attached).*

It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED**, with 2 voting for and 1 abstaining, **to approve the minutes of the Planning Committee meeting held on 19th November 2024 as a true record of the meeting.**

2) *To approve minutes of the 10th December 2024 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 10th December 2024 as a true record of the meeting.**

68/24-25 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/0388/12/COND31A 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 31 (Construction and Environment Management Plan) of outline permission S/0388/12/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND31A Expiry date: 22 January 2025; Awaiting Decision (at time of writing).
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It was proposed by Cllr Owen, seconded by Cllr Littlemore and **RESOLVED**, unanimously, **that regarding application S/0388/12/COND31A the Town Council wishes to submit the following consultation response: 'Northstowe Town Council is supportive of this application. The self-imposed movement restrictions around school times are welcomed. The Council wishes to note that the application nevertheless lacks references to any piling to be done and therefore assumes this method is not being used; were this not to be the case then it is recommended that a CFA piling method is utilised.'**

ii)	Information	<p>21/02297/COND3 Northstowe Phase 2 Rampton Road Northstowe Cambridgeshire. Submission of details required by condition 3 (external lighting) of Reserved Matters planning application 21/02297/REM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/02297/COND3 Expiry date: 31 December 2024; Awaiting Decision (at time of writing).</p>
<p>Councillors discussed that they would welcome learning from Homes England whether they have discussed the items raised by Cambridgeshire County Council, as highlighted in the consultee comments from Highways. The Clerk was tasked to write to Homes England.</p>		
iii)	Information	<p>21/02297/COND2 Northstowe Phase 2 Rampton Road Northstowe Cambridgeshire. Submission of details required by condition 2 (soft landscaping) of Reserved Matters planning application 21/02297/REM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/02297/COND2 Expiry date: 31 December 2024; Awaiting Decision (at time of writing).</p>
Noted.		
iv)	Information	<p>S/0388/12/COND35 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 35 (Noise Impact Assessment) of outline permission S/0388/12/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND35 Expiry date: 30 December 2024; Awaiting Decision (at time of writing).</p>
Noted.		
v)	Information	<p>S/0388/12/COND43B 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 43 (Fibre Optics) of outline permission S/0388/12/OL. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND43B Expiry date: TBC; Awaiting Decision (at time of writing).</p>
It was discussed that a conversation at some stage with the company to deliver the fibre optics might be beneficial.		
vi)	Consultation	<p>24/04650/SCOP Land South Of Falcon Park Wilsons Road Longstanton. EIA Scoping Opinion request pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for the construction, operation and decommissioning of a grid-connected solar photovoltaic (PV) farm, Battery Energy Storage System (BESS) with ancillary infrastructure, landscape and biodiversity enhancements. https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/04650/SCOP Deadline for response: 8th January 2025; extended for NTC until 23rd January 2025.</p>

It was proposed by Cllr Benedicic, seconded by Cllr Littlemore and **RESOLVED**, unanimously, **that regarding application 24/04650/SCOP the Town Council wishes to submit the following consultation response:** *'Northstowe Town Council wishes to object to the proposals in their current form. The Council questions the appropriateness of the proposed access route which is to cross the existing Wilson's Road bridleway, considering its current users including horse riders and the potential dangers that the access road may bring to bridleway users. In addition, the Council is concerned about the proposed deer fencing; considering the narrow strips of land alongside the parcels being proposed for the development could be home to deer, the fence may potentially lead to increased risks of collisions with vehicles using the Southern Access Road West. The Council recommends that adequate provision is provided for deer-sized animals to cross the development site. On a final note, the Council also wishes that the whole of Northstowe is to be considered for such solar farm developments and considers that hard surfaces such as car parking areas should be considered and which would have considerably less environmental impact than the current proposals.'*

vii)	Consultation	<p>24/04716/REM Northstowe Phase 2B Station Road Longstanton. Reserved matters application for the approval of appearance, Landscaping and layout for the BMX Track at Northstowe Phase 2 following Outline planning permission S/2011/14/OL (Development of Phase 2 of Northstowe with details of appearance landscaping layout scale and access reserved (save for the matters submitted in respect of the Southern Access Road (West)) comprising: 1) development of the main Phase 2 development area for up to 3500 dwellings two primary schools secondary school town centre including employment uses formal and informal recreational space and landscaped areas eastern sports hub remainder of the western sports hub (to complete the provision delivered at Phase 1) busway a primary road to link to the southern access construction haul route engineering and infrastructure works and.2) construction of a highway link (Southern Access Road (West)) between the proposed new town of Northstowe and the B1050 improvements to the B1050 and associated landscaping and drainage). https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/04716/REM Deadline for response: 15th January 2025; extended for NTC until 29th January 2025.</p>
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It was proposed by Cllr Littlemore, seconded by Cllr Owen and **RESOLVED**, unanimously, **that regarding application 24/04716/REM the Town Council wishes to submit the following consultation response:** *'Northstowe Town Council is supportive of the proposals as proposed. The Council wishes to highlight the good level of community consultation that has taken place and the evidence provided that the applicant has taken on board feedback received from the public.'*

viii)	Consultation	<p>24/04818/HFUL 8C Rampton Drift Longstanton Cambridgeshire. Two storey side extension. https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/04818/HFUL Deadline for response: 23rd January 2025.</p>
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It was proposed by Cllr Benedicic, seconded by Cllr Littlemore and **RESOLVED**, unanimously, **that regarding application 24/04818/HFUL the Town Council wishes to submit the following consultation response:** *'Northstowe Town Council wishes to support this application, with no further comments.'*

ix)	Consultation	<p>24/04840/REM Northstowe Phase 3A Rampton Road Longstanton. Reserved Matters application for a highway junction and associated footway and cycleway. The application includes Reserved Matters details of access, appearance, landscaping, layout and scale and the related partial discharge of conditions 1, 11, 12, 13, 23, 28, 30, 35 and 65, pursuant to outline planning permission 20/02171/OUT. https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/04840/REM Deadline for response: 29th January 2025.</p>
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It was proposed by Cllr Owen, seconded by Cllr Benedicic and **RESOLVED**, unanimously, **that regarding application 24/04840/REM the Town Council wishes to submit the following consultation response:** *'Due to insufficient contextual information provided by the applicant the Council finds it impossible to understand what this junction is to be used for and how this might function as part of a network; the Town Council therefore finds it impossible to determine whether it can support this application or not.'*

x)	Information	<p>S/3405/18/COND8C Parcel H5 & H6 Land South Of Longstanton Park Northstowe Cambs. Submission of details required by condition 8 (operational noise performance completion report - Plots 148-157) of Reserved Matters application S/3405/18/RM. https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/3405/18/COND8C Expiry date: 31 January 2025; Awaiting Decision (at time of writing).</p>
Noted.		

69/24-25 APPLICATIONS WHERE NORTHSTOWE TC PROVIDED COMMENTS AND A PLANNING DECISION HAS BEEN MADE SINCE (Standing item)

N/A this month.
Noted.

70/24-25 CONSULTATIONS (Standing item)

a) *Police and Crime Commissioner Cambridgeshire and Peterborough – Survey: have your say on police funding for 2025- 2026 - <https://forms.office.com/e/XkNDjXp4Ym?origin=IprLink>. Deadline for consultation responses: 20 January 2025.*

Noted.

b) *Greater Cambridge Supplementary Planning Documents (Draft Greater Cambridge Planning Obligations Supplementary Planning Document; Draft Greater Cambridge Health Impact Assessment Supplementary Planning Document; Draft Cambridge Biomedical Campus Supplementary Planning Document) - www.greatercambridgeplanning.org/emerging-plans-and-guidance/supplementary-planning-documents/. Deadline for consultation responses: 24 January 2025.*

The Committee Members commented that the documents are Cambridge city-focused, and the Committee was therefore minded to not submit any comments.

c) *Cambridge City Council & South Cambridgeshire - [Cambridge and South Cambridgeshire markets survey](#). Deadline for consultation responses: 2 February 2025.*

It was discussed that it was good to see a recognition in the survey of the Northstowe market. The committee considered that it would potentially create a conflict of interest when filling in the survey as a Town Council as the Council leads on the market in Northstowe. The **Clerk was tasked** to write to the County Council asking to obtain a better understanding when the results of this survey may be released and if they could be shared with the town Council, for the benefit of the Town Councillors and our own in-house Market Manager as this may help us as we are still a developing market.

d) *Public Consultation on Strengthening Standards and conduct framework - [Strengthening the standards and conduct framework for local authorities in England - GOV.UK](#). Deadline for consultation responses: 26 February 2025.*

It was proposed by Cllr Owen, seconded by Cllr Littlemore and **RESOLVED**, unanimously, **to DEFER this item to the next Committee meeting.**

The Clerk was tasked to highlight this consultation to all Town Councillors with a request to provide feedback to the Planning Committee members before the next committee meeting.

71/24-25 DATES OF NEXT MEETINGS (Standing item)

To note;

- a) *Full Council: Tue 28th January 2025, 7-9 pm; The Cabin, Northstowe.
[Final versions of motions & papers to be received by 18/01 at the latest].*
- a) *Planning Committee: Tue 18th February 2025, 8-9 pm; The Cabin, Northstowe.
[Final versions of motions & papers to be received by 08/02 at the latest].*

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

Noted.

The meeting was closed at 20:38 pm.

Signed

Chair of the Planning Committee

Date: