

**NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE**  
**MINUTES** of the meeting held on **18<sup>th</sup> FEBRUARY 2025** at The Cabin, Northstowe

Members: 4 - Cllr Owen (Chair); Cllr Littlemore (Vice-Chair); Cllr Benedicic; Cllr Bros Sabría.  
 Quorum: 3 Members.  
 Present: 4 Members: Cllr Benedicic; Cllr Bros Sabría; Cllr Littlemore; Cllr Owen.  
 1 member of the public.  
 Town Clerk.  
 Apologies: N/A.  
 Absent: N/A.

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

**72/24-25 APOLOGIES** (Standing Item)  
*To record apologies for absence received prior to the meeting.*  
 None were received.

**73/24-25 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.

**74/24-25 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).*  
 The member of the public, Cllr Hunter, highlighted general planning-related items about Northstowe, i.e., a recent article in the TPCA magazine about Northstowe, and latest plans for the co-housing development in Northstowe.  
 Noted.

**75/24-25 MINUTES OF PREVIOUS COMMITTEE MEETINGS** (Standing Item)  
 N/A. NB: *Draft minutes of the Planning Committee meeting held on 21<sup>st</sup> January 2025 are yet to follow.*  
 Noted.

**76/24-25 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	25/00204/CL2PD <i>Certificate of lawfulness under S192 for the conversion of existing garage to habitable space including the removal of garage door to the front and replace with 2 No. windows.</i> <i>53 Stirling Road Northstowe Cambridgeshire.</i> <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/00204/CL2PD">https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/00204/CL2PD</a> <i>Decision made on 3<sup>rd</sup> February 2025: Certificate Not Granted.</i>
Noted.		
ii)	Consultation	25/0082/TTPO <i>Phase 2C Northstowe Stirling Road Northstowe.</i> <i>Ash Group 4.1 - Fell all dead ash trees, ash with Ash Dieback - Stumps to be left below knee height after felling.</i> <i>Ash 4.2 - Fell Tree - Stumps to be left below knee height after felling. Poor condition and in-decline with Ash dieback.</i> <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/0082/TTPO">https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/0082/TTPO</a> <i>Consultation deadline: 20<sup>th</sup> February 2025.</i>
<p>It was proposed by Cllr Owen, seconded by Cllr Littlemore and <b>RESOLVED</b>, unanimously, <b>that regarding application 25/0082/TTPO the Town Council wishes to submit the following consultation response:</b>  <b>'Northstowe Town Council is in favour of these proposals. However, the Council would expect that there is an equivalent number of native tree species planted elsewhere to make up for any loss as a result of the works planned.'</b></p>		

iii)	Consultation	<p>25/0109/TTCA  Northstowe House Rampton Road Longstanton  Field Maple 1.1 - Remove failed and hung-up stem as well as the branch as it is resting on to reduce the risk of failure onto bridleway. All cord to be cut to 0.5m and stacked neatly away from footpath in vegetation.  Ash 1.2 - Remove primary branch overhanging footpath at approximately 8metres to reduce failure onto footpath. Remove deadwood &gt;4cm diameter over footpath. All cord to be cut to 0.5m and stacked neatly away from footpath in vegetation.  Ash 1.3 - Fell north-eastern stem growing over footpath back to twin-stemmed union to avoid failure of stem at the point of union. Pollard south-western stem over field to approximately 7 meters and at appropriate growth points. All cord to be cut to 0.5m and stacked neatly away from footpath in vegetation.  Ash 1.4 - Fell 2x stems marked with red spray, in figure 7 below, due to poor form and to reduce the risk of failure over the footpath. All cord to be cut to 0.5m and stacked neatly away from footpath in vegetation.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/0109/TTCA">https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/0109/TTCA</a>  Consultation deadline: 20<sup>th</sup> February 2025.</p>
------	--------------	---

It was proposed by Cllr Owen, seconded by Cllr Littlemore and **RESOLVED**, unanimously, **that regarding application 25/0109/TTCA the Town Council wishes to submit the following consultation response: 'Northstowe Town Council is in favour of these proposals. However, the Council would expect that there is an equivalent number of native tree species planted elsewhere to make up for any loss as a result of the works planned.'**

**77/24-25 APPLICATIONS WHERE NORTHSTOWE TC PROVIDED COMMENTS AND A PLANNING DECISION HAS BEEN MADE SINCE (Standing item)**

	<b>Application</b>	<b>Comments by resolution at NTC meeting</b>	<b>Decision G. C. Planning Service</b>
i)	<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.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND9">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/2011/14/COND9</a></p>	<p>Planning Committee 15<sup>th</sup> October 2024, item 43/24-25(v)</p>	<p>Decided on 17<sup>th</sup> January 2025:  Discharge Condition in Full.</p>
Noted.			
ii)	<p>24/04523/ADV  Homes England.  Northstowe Phase 2 Rampton Drift Longstanton.  Installation of 12 No. non illuminated flag banners attached to poles across two different locations along Northstowe Avenue.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/04523/ADV">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/04523/ADV</a></p>	<p>Planning Committee 10<sup>th</sup> December 2024, item 60/24-25(vi)</p>	<p>Decided 24<sup>th</sup> January 2025:  Granted Permission.</p>
Noted.			
iii)	<p>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.  <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND31A">https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/0388/12/COND31A</a></p>	<p>Planning Committee 21<sup>st</sup> January 2025, item 68/24-25(i).</p>	<p>Decided on 27<sup>th</sup> January 2025:  Discharge Condition in Part.</p>
Noted.			

**78/24-25 CONSULTATIONS** (Standing item)

Subitem (a) deferred from Planning Committee meeting 21<sup>st</sup> January 2025:

- a) UK Government - 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.

All questions on the consultation were discussed by the Council, and a draft response was prepared, with helpful prior input received from a Town Councillor not on the Planning Committee.

It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED**, unanimously, **to recommend to Full Council to submit the draft consultation response as prepared by the Planning Committee.**

- b) Greater Cambridge Shared Planning & Greater Cambridge Shared Waste - Consultation: Four-day week: Greater Cambridge Shared Waste and Greater Cambridge Shared Planning (emails shared with Cllrs.).

Deadline for consultation responses: 23<sup>rd</sup> March 2025.

It was discussed that there are two different surveys and that it appeared that the Town Council had not yet gained access to the one created specifically for Town and Parish Councils. In addition, it looked like the public-facing survey is largely Cambridge City focused, and the Committee wondered whether the Town Council would be the right audience for that survey.

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

The **Clerk was tasked** to get back to the organisers of the survey and seek clarity on the above items, and to seek an understanding of the questions that have been prepared for Local Councils.

**79/24-25 ITEMS FOR INFORMATION**

- a) To consider the offer from Marengo Communications on behalf of the applicants for the Wilson’s Road Solar Farm development, to hold for a briefing session to discuss the Town Council’s concerns as raised in its formal consultation response to 24/04650/SCOP (emails from Marengo Communications shared with Cllrs.).

The Committee **agreed** that a meeting would be useful. The **Clerk was tasked** to go back to Marengo Communications and get a meeting organised.

- b) South Cambridgeshire District Council – Update about the Greater Cambridge Housing Land following UK Government’s new housebuilding targets that came into force late 2024 (note and email from SCDC shared with Cllrs.). See also information on SCDC website.

Noted.

**80/24-25 DATES OF NEXT MEETINGS** (Standing item)

- a) Full Council: Tue 25<sup>th</sup> February 2025, 7-9 pm; The Cabin, Northstowe.

[Final versions of motions & papers to be received by 1/02 at the latest].

- a) Planning Committee: Tue 18<sup>th</sup> March 2025, 8-9 pm; The Cabin, Northstowe.

[Final versions of motions & papers to be received by 08/03 at the latest].

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

Noted.

The meeting was closed at 20:32 pm.

Signed .....  
Chair of the Planning Committee

Date: .....