

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

Members: 5 - Cllr Owen (Chair); Cllr Littlemore (Vice-Chair); Cllr Benedicic; Cllr Birr-Pixton; Cllr Bros Sabria.  
Quorum: 3 Members.  
Present: 5 Members: Cllr Benedicic; Cllr Birr-Pixton; Cllr Bros Sabria; Cllr Littlemore; Cllr Owen.  
Town Clerk.  
Members of the Public: 1.  
Apologies: N/A.  
Absent: N/A.

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

**81/24-25 APOLOGIES** (Standing Item)

*To record apologies for absence received prior to the meeting.*  
None were received.

**82/24-25 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.*

Cllr Owen declared an interest in relation to item 85/24-25(i) on the agenda, as his property is adjacent to this development. It was decided that for this item Cllr Owen would be leaving the room.  
No other declarations of interest were made.

**83/24-25 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 member of the public wishes to speak.

**84/24-25 MINUTES OF PREVIOUS COMMITTEE MEETINGS** (Standing Item)

*Draft minutes of the Planning Committee meeting held on 21<sup>st</sup> January and 18<sup>th</sup> February 2025 are to follow.*  
Noted.

Cllr Owen left the meeting. Cllr Littlemore took the Chair.

**85/24-25 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	25/00656/CL2PD Hypro Eu Ltd Station Road Longstanton. Certificate of lawfulness under S192 for the change of use from existing Class E (g) light industrial use to Class E (a) retail use. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/00656/CL2PD">https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/00656/CL2PD</a> Determination deadline: 25 <sup>th</sup> April 2025.
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It was proposed by Cllr Littlemore, seconded by Cllr Benedicic and **RESOLVED**, unanimously, **that regarding application 25/00656/CL2PD the Town Council wishes to submit the following consultation response:**  
***'Northstowe Town Council warmly welcomes a retailer's interest in investing in Northstowe and recognises the positive impact this development could have on our growing community. In order to enhance the success of the project, the Council suggests reviewing the proposed number of car parking spaces to ensure it can accommodate customers and avoid additional strain on the B1050.***  
***We also see an opportunity to explore an improved design for the site entrance, ideally one that aligns with the future Enterprise Zone entrance on the other side of the B1050, creating a more seamless junction and maximising benefits for all users.***  
***Finally, the Council invites the applicant and prospective tenant to engage directly with Northstowe Town Council. By working together in an open and proactive dialogue, we can bring forward the best possible offering for both Northstowe and the retailer, ensuring the new retail site fully complements the broader development objectives for our town.'***

Cllr Owen returned to the meeting and took the Chair.

**86/24-25 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)	24/04818/HFUL 8C Rampton Drift Longstanton Cambridgeshire. Two storey side extension. <a href="https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/04818/HFUL">https://applications.greatercambridgeplanning.org/online-applications/PLAN/24/04818/HFUL</a>	Planning Committee 21 <sup>st</sup> January 2025, item 68/24-25(viii) [Supported]	Decided on 12 <sup>th</sup> February 2025: Granted permission.
Noted.			
ii)	25/0109/TTCA Northstowe House Rampton Road Longstanton. Field Maple 1.1 - Remove failed and hung-up stem as well as the branch is it 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 >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>	Planning Committee 18 <sup>th</sup> February 2025, item, item 76/24-25(ii) [Supported with comments]	Decided on 27 <sup>th</sup> February 2025: Have no objection to.
Noted.			

**87/24-25 CONSULTATIONS** (Standing item)

Subitem (a) deferred from Planning Committee meeting 18<sup>th</sup> February 2025::

- a) Greater Cambridge Shared Planning & Greater Cambridge Shared Waste – Consultation: Four-day Week survey (Best Value Duties) – Invited Organisations/Town and Parish Councils: (emails/information shared with Cllrs.).  
Deadline for consultation responses: 23<sup>rd</sup> March 2025.

It was proposed by Cllr Owen, seconded by Cllr Benedicic and **RESOLVED**, unanimously, **to submit a consultation response to the ‘Four-day Week survey (Best Value Duties)’ survey, including the clerk’s satisfaction levels, based on his experience of engagement with each of the SCDC departments to date, as discussed with the committee, together with the following general comments: ‘For the SCDC services where contact has been more than just occasional the general feeling is that there has been little if any change (either way) when comparing engagement before and after 1st of January 2023. It is, furthermore, clear that there are some officers in various departments who do not work 4 days/week despite being signed up for it, as their work seems to demand more time input.’**

- b) Cambridgeshire County Council - Care together. Input requested on Seed Funding for the final year of seed funding activity for the Care Together programme. (Email shared with Cllrs.). Deadline for consultation responses: 20<sup>th</sup> March 2025.

It was proposed by Cllr Littlemore, seconded by Cllr Owen and **RESOLVED**, with 4 voting for and 1 abstaining, **to not send in a consultation response.**

- c) 3C Shared Services – Naming of Street name ‘The Green’ for the New Community Centre. (Email shared with Cllrs.).  
Deadline for consultation responses: 24<sup>th</sup> March 2025.

It was proposed by Cllr Benedicic, seconded by Cllr Owen and **RESOLVED**, unanimously, **to submit the following consultation response and submit associated questions for clarification purposes: ‘As long as the address for the Unity Centre is going to look something like this, the Council does not see a problem with the street name ‘The Green’: “Unity Centre; The Green; Northstowe, Cambridge CB24 1FD”. Would the 3C Shared Services be**

able to clarify if this is the address as envisaged with this street name in place? If the plan for the address will look different, the Council would welcome an understanding how any confusion with 'The Green' as the name for the public square to the north of the road 'The Green' could be avoided. The Council wishes to also understand better if 'The Green' as street name is also going to be used for any other developments (besides the Unity Centre) that are facing The Green? Is 3C Shared Services able to clarify the plans for future developments? In this, the Council would welcome pragmatic examples of how address management is going to work as and when further shops, businesses, houses or flats are going to be built near and around the Unity Centre - would all of these also use 'The Green' as their street name, or would (some?) be given the existing street names of Stirling Road and Pathfinder Way, for instance.'

#### **88/24-25 ITEMS FOR INFORMATION – MEETINGS WITH DEVELOPERS**

a) Further to item 79/24-25 at Finance & Governance Committee 18th Feb. 2025: Briefing session held with Regener8 on 6<sup>th</sup> March 2025 (attended by Cllr. Birr-Pixton and Cllr. Bros Sabría and Clerk (partially)), applicants for the Wilson's Road Solar Farm development, to hold for a to discuss the Town Council's concerns as raised in its formal consultation response to 24/04650/SCOP (notes from meeting shared with Cllrs.).

Cllr Birr-Pixton provided an update on the outcomes from the meeting, with further details provided by Cllr Bros Sabría, in which they made clear that the points previously raised by the Town Council have been discussed in detail. Noted.

b) Further to Full Council 28<sup>th</sup> Feb. 2025, item 236/24-25: General discussion meeting scheduled with developer re: reserved matter application re: 20/05398/OUT (Station Road, Northstowe) – date: 19<sup>th</sup> March 2025, 7 pm start (online or in person TBC).

It was noted that the meeting had since been rescheduled to 26<sup>th</sup> March. Noted.

c) Meeting with House for the design programme for the Phase 2 co-housing plans, scheduled for 30<sup>th</sup> April, 1pm start (online) (Email shared with Cllrs.).

Noted.

#### **89/24-25 DATES OF NEXT MEETINGS (Standing item)**

a) Planning Committee: Tue 15<sup>th</sup> April 2025, 8-9 pm; The Cabin, Northstowe.

[Final versions of motions & papers to be received by 05/04 at the latest].

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

[Final versions of motions & papers to be received by 15/03 at the latest].

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

Noted.

The meeting was closed at 20:46 pm.

Signed .....

Chair of the Planning Committee

Date: .....