

NORTHSTOWE TOWN COUNCIL - PLANNING COMMITTEE
MINUTES of the meeting held on **15th APRIL 2025** at The Cabin, Northstowe

Members: 6 - Cllr Owen (Chair); Cllr Littlemore (Vice-Chair); Cllr Benedicic; Cllr Birr-Pixton; Cllr Bros Sabría; Cllr Hunter.
Quorum: 3 Members.
Present: 4 Members: Cllr Birr-Pixton; Cllr Littlemore; Cllr Owen.
Town Clerk.
Members of the Public: none.
Apologies: Cllr Benedicic; Cllr Bros Sabría.
Absent: N/A.

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

01/25-26/PL APOLOGIES (Standing Item)

To record apologies for absence received prior to the meeting.

Apologies were received, and accepted, from: Cllr Benedicic; Cllr Bros Sabría.

02/25-26/PL 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.

03/25-26/PL 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).*

There were no members of the public present.

04/25-26/PL MINUTES OF PREVIOUS COMMITTEE MEETINGS (Standing Item)

1) *To approve minutes of the 21st January 2025 Planning Committee meeting as a true record (attached).*

2) *To approve minutes of the 18th February 2025 Planning Committee meeting as a true record (attached).*

NB: *minutes of the 18th March 2025 Planning Committee meeting are to follow.*

It was proposed by Cllr Littlemore, seconded by Cllr Owen and **RESOLVED**, with 2 voting for and 2 abstaining, **to approve the minutes of the Planning Committee meetings held on 21st January and 18th February 2025.**

05/25-26/PL 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)	Consultation	25/00943/HFUL 53 Stirling Road Northstowe Cambridgeshire Conversion of existing garage to habitable space including the removal of garage door to the front and replace with 2 No. windows. https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/00943/HFUL Consultation deadline: 4 th April 2025/ determination deadline: 7 th May 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 25/00943/HFUL the Town Council wishes to neither formally support or object, but wishes to submit the following consultation comments: "The Council wishes to highlight some concerns it has around parking issues in the vicinity of the property; the increase in household numbers that would be enabled by this development proposal might lead to additional pressure on limited parking opportunities in the neighbourhood, potentially exacerbating existing issues. The Council would also like the Planning Authority to consider whether a condition could be put in place, to ensure that the property will be occupied by people from the same household only and would not in the future be functioning as a separate sub-let. The Town Council hopes these comments may help the Planning Authority in its decision-making processes regarding this application."**

ii)	Consultation	<p>25/00887/REM Land West Of Station Road Longstanton Cambridge. Reserved matters application for details of the appearance, means of access (other than the main vehicular access to the site), landscaping, layout and scale of 104 dwellings (with the location of three self-build plots) with parking areas, landscaping and all associated infrastructure pursuant to conditions 1 and 2 of outline application ref: 20/03598/OUT. Including details to discharge conditions 4 (Site Wide Phasing Plan), 6 (Design Principles Compliance Statement), 9 (hard and soft landscaping scheme), 13 (Waste Management and Minimisation Strategy), 17 (Arboricultural Method Statement and Tree Protection Strategy), 26 (layout of the site, including roads, footways, cycleways, buildings, visibility splays, parking provision and surface water drainage), 35 (surface water drainage scheme), 36 (long term maintenance arrangements for the surface water drainage system), 37 (foul drainage), 38 (finished floor levels), 40 (Sustainability Statement), 41 (water efficiency), and 46 (artificial lighting scheme) https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/00887/REM Consultation expiry date: 16th April 2025; extension given to Northstowe TC until 17th April 2025.</p>
<p>It was proposed by Cllr Owen, seconded by Cllr Birr-Pixton and RESOLVED, unanimously, that regarding application 25/00887/REM the Town Council wishes to submit the following consultation response: 'Northstowe Town Council wishes to SUPPORT this application, with the following comments: Northstowe Town Council wishes to thank the applicant for the opportunity it has provided to hold pre-application discussions, and believes it generally to be a good application that it wishes to support. The Council wishes to provide the following additional comments: A cluster of 19 affordable houses is being proposed in one corner of the development, and the Council would like it being considered whether this is in line with the South Cambridgeshire Local Plan's Affordable Housing Policy (H/10) which states that affordable homes are ideally to be built as smaller clusters across a site. In addition, the Council wishes to highlight that the proposed Phasing Plan may mean ongoing disturbance for many residents until the last houses are built and that some areas and roads may potentially not be finalised until near completion of the parcel, and wishes to understand if any improvements could be considered to this phasing plan. The Council also wishes to learn what measures are planned for solar power provision on the houses proposed, as this is not clear from the application documentation as presented to date.'</p>		
iii)	Consultation	<p>24/04650/SCOP [Amendment to the application] Land South Of Falcon Park Wilsons Road Longstanton. Planning attached to this email in relation to the following application for EIA Scoping Report. Local Planning Authority: South Cambridgeshire District Council Proposal: 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 Consultation expiry date: 2nd April 2025/ Determination deadline: 8th April 2025; awaiting decision at time of writing.</p>
Noted.		
iv)	Information	<p>25/01175/CL2PD 40 Villa Road Northstowe Cambridgeshire. Certificate of lawfulness under S192 for the conversion of and the erection of a single storey side extension to an existing garage for use as an outbuilding incidental to the main dwelling. https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/01175/CL2PD Decided on 4th March 2025: Certificate not Granted.</p>
Noted.		
v)	Information	<p>25/01180/FUL 2 The Mount Station Road Longstanton. Continued use of building as a Tap Room serving and selling alcoholic Beveridge's https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/01180/FUL Consultation expiry date: 2nd May 2025/ Determination deadline: 20th May 2025.</p>

It was proposed by Cllr Littlemore, seconded by Cllr Hunter and **RESOLVED**, unanimously, **that regarding application 25/00887/REM the Town Council wishes to submit the following consultation response:**
‘Northstowe Town Council wishes to SUPPORT this application with the following comments:
The Town Council believes the business has become a great asset for the Northstowe community. Considering the evidence for the business having successfully implemented in their dealings with any traffic or noise issues, Northstowe Town Council wishes to support the applicant in having the conditions removed.’

vi)	Consultation	25/01182/OUT Land At Stirling Road Northstowe. Hybrid application for Temporary planning permission for a period of five years for 1. Full planning permission for hard and soft landscaping, access and associated engineering works and 2. Outline planning permission, with all matters reserved except for access and landscaping, for buildings and structures of up to 1,200sqm of Class E (Commercial, Business and Service), Class F1 (Learning and Non-residential Institutions), (Class F2 (Local Community Uses) and Sui Generis (Public House, Wine Bar, or Drinking Establishment, Drinking Establishment with Expanded Food Provision or Hot Food Takeaway) uses and associated hard and soft landscaping and engineering works. https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/01182/OUT Consultation expiry date: 12 th May 2025/ Determination deadline: 24 th June 2025.
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It was proposed by Cllr Owen, seconded by Cllr Littlemore and **RESOLVED**, unanimously, **that regarding application 25/01182/OUT the Town Council wishes to submit the following consultation response:**
‘Northstowe Town Council wishes to SUPPORT this application with the following comments:
The Town Council sees these proposals as a positive development for Northstowe, and is looking forward to reserved matters applications coming forward quickly.’

vii)	Information	25-618 Rampton Drift, Longstanton Proposed TTRO (Temporary Traffic Order Application Form) - 05/05/25 to 16/05/25. Documents shared with Cllrs.
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It was commented that it is understood that affected residents in Rampton Drift have been kept informed through leaflet drops. Noted.

06/25-26/PL APPLICATIONS WHERE NORTHSTOWE TC PROVIDED COMMENTS AND A PLANNING DECISION HAS BEEN MADE SINCE (Standing item)

	Application	Comments by resolution at NTC meeting	Decision G. C. Planning Service
i)	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	Planning Committee, 21 st January 2025, item 68/24-25(vii) [Supported with comments]	Decided on 19 th March 2025: Granted Permission.
Noted.			

07/25-26/PL CONSULTATIONS (Standing item)

None this month.

Noted.

08/25-26/PL ITEMS FOR INFORMATION

a) *Further to Full Council 28th Feb. 2025, item 236/24-25 and Planning Committee 18th March 2025, item 88/24-25(b): Meeting held with developer re: reserved matter application re: 20/05398/OUT (Station Road, Northstowe), held on 26th March 2025 – attended by Cllr Bros Sabría and Cllr Littlemore (emails shared with Cllrs.).*

Noted.

b) *Draft Design Code for Phase 3A Key Stage 1 is available via: <https://www.northstowe.com/design-code>; this follows last summer's engagement event at the Western Park Sports Pavilion – comments asked for by 4th April 2025. NB: the final version of the document will be formally submitted to the District Council for consideration (email received from Homes England; shared with Cllrs.).*

Noted.

09/25-26/PL DATES OF UPCOMING MEETINGS (Standing item)

a) *Planning Committee: Tue 20th May 2025, 8-9 pm; The Cabin, Northstowe.*

[Final versions of motions & papers to be received by 10/05 at the latest].

a) *Extraordinary Full Council: Tue 22nd April 2025, 7-9 pm; The Cabin, Northstowe.*

[Final versions of motions & papers to be received by 11/04 at the latest].

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

Noted.

The meeting was closed at 20:46 pm.

Signed

Chair of the Planning Committee

Date: