



## CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

### **PLANNING COMMITTEE**

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 19<sup>th</sup> March 2019. Meeting commenced at 19:00.

Present:

Cllr P Gavigan (Chairman)

Cllr P Hedges

Cllr T Hudson

Cllr K McIntyre

Cllr J O'Dwyer

Cllr R Poulton

In attendance: John Vickery – Town Clerk

5 members of the Public were in attendance at the meeting.

#### 1. **APOLOGIES**

Apologies for absence had been received from Cllr Mrs R Poulton. Acceptable reasons for absence had been given.

It was:

**RESOLVED** that the apologies from Cllr Mrs R Poulton for absence, be received and approved.

#### 2. **MINUTES**

To approve as a correct record the minutes of the meeting PLN M300 held 5<sup>th</sup> March 2019.

It was:

**RESOLVED** that the Minutes of the meeting held on Tuesday 5<sup>th</sup> March 2019 (M300), were confirmed as being a correct record and duly signed by the Chairman.

#### 3. **MEMBERS DECLARATION OF INTEREST OR REQUEST FOR DISPENSATION** for items on the agenda.

No declaration of interests or request for dispensation were made.

#### 4. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made no announcements.

#### 5. **BOURN AIRFIELD**

To receive a presentation on Bourn Airfield from the applicants.

Andrew Taylor, Director, Head of Planning, Countryside.

Lydia Meeson, Planning Manager, Countryside.

Wyn Evans, Forty Shillings (Consultation for Countryside).

Were in attendance to give an update on progress since their last visit.

Signed

Date 2<sup>nd</sup> April 2019

The Master plan and supporting documents have not been updated yet as Countryside is waiting for feedback from the District Council on the Bourn Airfield Supplementary Planning Document (SPD). Countryside is expecting a formal response in a couple of weeks.

They are looking into issues raised and will submit a full set of amended plans rather than piecemeal to avoid confusion.

### **Transport**

They are reviewing the Transport Statement as a number of concerns have been raised. The main one being the lack of a dedicated access to the A428 for the new development.

Highways England requires that:

1. There is a need for a junction should be addressed at the planning stage.  
The need has to show that it is required for strategic development
2. The existing Junctions cannot take the additional growth.

Current modelling shows that with junction improvements there will not be a requirement for an additional junction.

### **Education**

Countryside met with the County Council on Friday 15<sup>th</sup> March and they have raised the requirement for primary school places from two 3 form entry primary schools to one 3 form entry and one 4 form entry primary schools and a 6 form entry secondary school.

Concern was raised that the County Council was only asking for only 6 Forms of entry when there are seven forms of entry at primary level and experience in Cambourne has shown that there is a greater need for places at secondary rather than primary.

Countryside agreed to raise this with the County Council.

It was questioned whether the County Council had requested sixth form as there is pressure on existing provision and the new one proposed at Cambourne Village College is likely to be at capacity from the college itself and have no spare capacity.

Countryside agreed to check this with the County Council.

Concern was raised about the nursery/pre-school provision as experience has shown that the need is not normally met by provision at the primary schools. Cambourne has provision at the four primary schools plus an independent pre-school and a commercial nursery and this still does not fulfil the need.

A buffer in terms of floor space has been built into the retail/community provision to allow for a nursery.

### **Governance-Management Companies**

Countryside does not generally get involved in the issue of boundaries and leaves it to the District Council.

Countryside have been talking to the District Council over the long-term management of the maintenance of the development. Countryside like to put in place a scheme of long-term management to avoid confusion. They want to walk away with everything taken care off. Countryside have been using the Land Trust (a not for profit Government set up body) to take on all the land including SUD's, Public Squares, Open Spaces and the sport provision.

A local organising committee is set up so the locals interact and work together going forward.

Countryside have also spoken to the Wildlife Trust about the development.

It was queried whether Countryside is bound to entering an agreement with the Land Trust.

No, they have also worked in partnership with Town and District Councils on the management of developments.

This is an issue they would like to sort out sooner or later.

### **Health**

They are still awaiting input from the NHS England and the CCG about their health requirements.

### **Faith Buildings**

What provision has been made for faith space within the development.

This would come out of the community space, but the need is not clear.

The Council agreed to share information on faith groups in Cambourne being collated by the Faith Facility Working Group.

### **Drainage, SUD's and Swales**

Work is ongoing on the SUD's area to the south of the development there is a conflict between recreational use and the ecological nature of the attenuating ponds.

### **Sport**

The Town Council explained the importance of the sporting provision and how it was one of the key elements in binding the community of Cambourne together. the requirement for sporting space should be calculated separately to that needed for education. There may be shared use of the education space after construction. It is important to have sporting facilities at an early stage.

Parking is a major issue and should be considered at an early stage.

The Chairman proposed that the Town Clerk could give a tour of the sporting Facilities and how they are maintained.

Countryside welcomed the offer and would arrange a time for the tour and would take our comments on board.

### **Affordable Housing**

They have not entered into an agreement with a provider. They are currently working on the percentage of affordable housing and are aware of the Town Councils view on the percentage. Countryside is also reviewing the tenure mix of the affordable housing.

The Council stressed the need for affordable low-cost housing.

### **Open Space**

They have been in discussion over the level of open space with the District Council and Wildlife Trust over the additional 10% and there is potential to contribute to the enhancement of the land that was formally designated as a golf course and are willing to have discussions.

### **Visit**

Countryside offered to organise a tour of Beaulieu scheme in Chelmsford as it is of a similar nature. The offer was welcomed and we would consider it.

The Chairman thanked Andrew Taylor, Lydia Meeson and Wyn Evans for attending the meeting and giving the update.

## 6. PLANNING APPLICATIONS

[S/4276/18/FL](#) - Single storey extensions to the front, side and rear elevations and conversion of integral garage. (Amended plans)

Location – 38 Anson Road, Cambourne Cambridge, CB23 6DQ

Applicant – Mr & Mrs Stoneman

Due consideration was given to the amended drawings and it was agreed that they had not changed sufficiently to address the issues raised in our original objections. Especially in connection to Overdevelopment, proximity to the boundary and loss of Parking. The original objections still stand

It was:

**RESOLVED** that the Planning Committee object to the planning application on the following grounds.

1. The proposal is out of keeping with the street scene.
2. The proposal is over development of the site with the reduction in garden meaning a loss of amenities for the present and future occupants of the dwelling.
3. Detrimental effect on the amenities of the adjoining properties.
4. The proposal is of poor design standard.
5. The net loss of off-street parking will have a detrimental effect on the adjoining properties and the junction opposite.
6. The proposals indicate that the extension is abutting the boundary with the adjoining property meaning there is no access for the storage of the bins to the rear of the property meaning they will be stored to the front of the building having a detrimental impact on the street scene and adjoining properties.
7. There is insufficient space onsite to maintain the boundary wall therefore have a detrimental effect on the adjoining property.

### **For Information**

[S/0781/19/DC](#) – Discharge of Conditions 3 (Materials) of planning permission  
[S/0383/18/FL](#)

Location – Cambourne Gateway Development Site, Back Lane, Cambourne.

Applicant – Mr Paul Callingham, SBH Cambourne LTD.

It was:

**RESOLVED** that Discharge of Conditions be received.

## 7. CORRESPONDENCE

No correspondence was received.

Signed

Date 2<sup>nd</sup> April 2019  
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It was:  
**RESOLVED** that report be received.

**8. PUBLIC CONSULTATIONS**

<https://www.scambs.gov.uk/gclpcallforsites> - Call for Sites  
<https://www.scambs.gov.uk/sci> - Greater Cambridge Statement of Community Involvement  
[www.cambridge.gov.uk/sci](http://www.cambridge.gov.uk/sci) Greater Cambridge Statement of Community Involvement consultation

It was proposed that the Chairman and Town Clerk look at these and report back any information at 19<sup>th</sup> March 2019 meeting.

It was:  
**RESOLVED** that the Chairman and Town Clerk will look at these consultations and report back.

**9. PARISH PLAN**

To consider the action plan relating to the Planning Committee.

The Chairman and Town Clerk still had to meet to go through this in more depth together.

It was:  
**RESOLVED** that the Chairman and Town Clerk meet to go through this in more depth together.

**10. DRAINAGE ISSUES**

To receive an update regarding the ongoing drainage issues.

The Town Clerk mentioned that there were no updates other than the Broad Street work should start in April 2019.

It was:  
**RESOLVED** that the report be received.

**11. ENFORCEMENT ISSUES**

There were no updates.

It was:  
**RESOLVED** that report be received and the Chairman will contact South Cambs District Council enforcement team.

**12. DECISION NOTICES**

[S/4766/18/FL](#) - Single storey rear extension  
Location – 29 Brace Dein, Cambourne, Cambridge, CB23 6HT  
Applicant – A Sanduka  
SCDC – Consent  
CTC – Supported the application.

[S/4653/18/FL](#) – Front Porch

Location - 76, Lancaster Gate, Cambourne, Cambridge, CB23 6AT

Applicant – Mr Johnathon Yarnold

SCDC – Consent

CTC – Supported the application

[S/0169/19/FL](#) - Proposed orangery to rear and porch to the front elevation

Location – 9, Swansley Lane, Cambourne, Cambridgeshire, CB23 6ER

Applicant – Mrs Christofi

SCDC – Consent

CTC- Supported

It was:

**RESOLVED** that the decision notices be received.

**13. DATE OF NEXT MEETING 2<sup>nd</sup> April 2019**

Meeting closed 20:01.