



CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 23rd April 2019. Meeting commenced at 19:03.

Present:

Cllr P Gavigan (Chairman)
Cllr T Hudson

Cllr K McIntyre
Cllr R Poulton

In attendance: John Vickery – Town Clerk

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

1. **APOLOGIES**

Apologies received from Cllr J O'Dwyer. Acceptable reasons for absence have been given.

It was:

RESOLVED that the apologies for absence from Cllr J O'Dwyer had been received and approved.

2. **MINUTES**

To approve as a correct record the minutes of the meeting PLN M302 held 2nd April 2019.

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 2nd April 2019 (M302), 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. **WEST CAMBOURNE**

To receive a pre application presentation from Andrew Wright (AW) of Taylor Wimpey and Victoria Southern (VS) of Bovis Homes.

Andrew and Victoria gave an outline of the first phase of the development of Cambourne. The first phase is for 969 dwellings split between Swansley to the

Signed

Date 7th May 2019
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South and Sheepfold to the north. West Cambourne is split into a number of character zones that are set out in the design code.

The first phase is two of these Swansley and Sheepfold.

AW gave a brief overview of the scheme and latest plans and they would seek to explain the scheme moving from south to north.

Swansley

VS - Bovis Parcels 1.1A and 1.1B - Swansley Park South - working up from the new Caxton roundabout coming in to a new entrance in a crescent formation (although this terminology has been changed as Bovis and Taylor Wimpey felt it was confusing the aims of what they were trying to achieve)

Key elements of the parcel design are:

- using new nodal points with the green space and key buildings
 - predominantly two storey and detached housing with some 2.5 storey and apartments around the green.
 - including LAP's within the parcel
 - burial ground to the south - not being delivered as part of the first phase.
- Swansley is to be traditional in design with predominantly 3-5 bedroom dwellings
Sheepfold is of a more contemporary style and higher density.

AW - Taylor Wimpey Parcels 1.2, 1.5 & 2.2A Swansley Park North

Parcel 1.2

- similar curved entrance to Bovis with similar design.
- working through the proposals

Triangle area beyond the school 1.5

- detached housing as this was felt to be the right response from TW marketing perspective.

Town Council (TC) - struggled with understanding the location of the parcels within the site and the relationship to Cambourne - what is adjacent? - Explained in more detail. A overall map showing the parcels in relation to the whole site would assist in understanding the location of the parcels.

AW - Lozenge shaped site 2.2A - detached housing with retail element - this related to the green space and the principal route.

Sheepfold

AW - Sheepfold - character was different - seeking to copy Northstowe in character

- more contemporary and urban
- entrance and access from Sheepfold Lane
- including LEAP and small retail units.
- second entrance designed for from the Business Park which is dependent on U+I Holding and their application on the business park. Ed Durrant was acting as consultant on this application.
- apartments (1 and 2 bed) and town houses (3+beds).

TC

- Do we need apartments? Too many - what about small houses?

- Access through business park is crucial - no ransom situation should occur.
- BMW and Mini - Create parking problems and issues on Sheepfold Lane must be resolved.

AW

- Apartments - driven by density and the rhythm of the street.
- Felt housing was being delivered elsewhere.
- Felt it was right due to the proximity to Community building and green space.

TC - Green Space and facilities were needed early on- when would these be delivered - Answered – A LEAP and Green is provided with phase one, but the wider sports facilities not with Phase 1.

- What about first-time house buyers who want a house?

AW

- Help to buy would assist plus 30% affordable.
- They believe that first time house buyers want a 3bed property.
- Range of housing on southern areas.

VS - Bovis parcel - Sheepfold

- Small marketing area at the entrance (1.3D)- rest 1.3A behind TW
- Regular blocks
- Private street.

TC

- Concern about parking - particularly for apartments
- Need space for movement - particularly given parking issues on Sheepfold Lane.
- When would the application be submitted?

Taylor Wimpey and Bovis are meeting South Cambs District Council on Monday 29th April to progress the pre-application discussions further with an aim of submitting at the end of June 2019 having received the land owners consent.

Plans were left with the Town Council for their perusal and comment.

The Chairman thanked Andrew Wright and Victoria Southern for the presentation and looked forward to further consultation and the reserved matters application.

6. PLANNING APPLICATIONS

For information only

[S/0983/19/DC](#) Discharge of condition 9 of planning consent S/0383/18/FL for construction of 144 bedroom hotel, standalone Restaurant/Pub and associated parking, hard and soft landscaping.

Location- Cambourne Gateway Development Site, Back Lane, Cambourne
Applicant-Mr Paul Callingham, SBH Cambourne LTD

It was:

RESOLVED that the discharge of conditions be received.

Signed

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For information only

[S/0984/19/DC](#) Discharge of conditions 12 (landscape and ecological management plan) of planning consent S/0383/18/FL for construction of 144 bedroom hotel, standalone Restaurant/Pub and associated parking, hard and soft landscaping.

Location- Cambourne Gateway Development Site, Back Lane, Cambourne
Applicant-Mr Paul Callingham, SBH Cambourne LTD

It was:

RESOLVED that the discharge of conditions be received.

For information only

[S/0985/19/DC](#) Discharge of condition 19 (external lighting) of planning consent S/0383/18/FL for construction of 144 bedroom hotel, standalone Restaurant/Pub and associated parking, hard and soft landscaping.

Location- Cambourne Gateway Development Site, Back Lane, Cambourne
Applicant-Mr Paul Callingham, SBH Cambourne LTD

It was:

RESOLVED that the discharge of conditions be received.

7. CONSULTATIONS

To receive a letter from The Greater Cambridge Shared Planning regarding draft village design guides supplementary planning documents.

www.southcambs.gov.uk/villagedesign

8. CORRESPONDENCE

8.1. Email from South Cambs District Council regarding 38 Anson Road Upper Cambourne

It was:

RESOLVED that email be received and that Cllr P Gavigan represent the Council at the Planning meeting.

8.2. Email from South Cambs District Council with the Monthly Policy update.

It was:

RESOLVED that report be received.

9. PARISH PLAN

To consider the action plan relating to the Planning Committee.

The Chairman reported that the items related to The Parish Plan are ongoing but some items are dependant on the approval of the discharge of conditions.

It was:

RESOLVED that the report be received.

10. DRAINAGE ISSUES

No updates were received.

It was:

RESOLVED that the report be received.

11. ENFORCEMENT ISSUES

No enforcement issues had been received.

It was:

RESOLVED that report be received.

12. DECISION NOTICES

[S/0100/18/CC](#) Development of Cambourne Village College existing secondary school, from a 7 form of entry school to a 9 form of entry school (increasing pupil capacity from 1050 to 1350) in form a new separate building with associated car parking, cycle and scooter parking, landscaping and amendments to access road.

Location- Cambourne Village College, Sheepfold Lane, Cambourne, Cambridgeshire, CB23 6FR

Applicant-Cambridgeshire County Council

CCC- Approval

CTC-Supported the application.

It was:

RESOLVED that decision notice be received.

13. DATE OF NEXT MEETING 7th May 2019

Meeting closed 19:40