



## CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

### **PLANNING COMMITTEE**

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 21<sup>st</sup> May 2019. Meeting commenced at 19:53.

Present:

Cllr P Gavigan (Chairman)  
Cllr P Hedges  
Cllr T Hudson  
Cllr D Jones

Cllr D Maklin  
Cllr J O'Dwyer  
Cllr R Poulton

In attendance: John Vickery – Town Clerk  
Ellie Lydon- Office Administrator

1 member of the Public attended the meeting.

#### 1. **APOLOGIES**

Apologies received from Cllr K McIntyre. Acceptable reasons for absence have been given.

It was:

**RESOLVED** that the apologies for absence from Cllr K McIntyre had been received and approved.

#### 2. **MINUTES**

To approve as a correct record the minutes of the meeting PLN M304 held 7<sup>th</sup> May 2019.

It was:

**RESOLVED** that the Minutes of the meeting held on Tuesday 7<sup>th</sup> May 2019 (M304), 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.

Cllr Gavigan declared a disclosable pecuniary interest in application [S/1387/19/FL](#) as he has previously carried out work for the applicant.

Cllr Jones declared a personal interest in the following applications [S/1430/19/RM](#), [S/1373/19/DC](#) and [S/1582/19/DC](#) as he works for a planning consultant.

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

Signed

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The Chairman wished to thank the Committee for their confidence in re appointing him to the position of Chairman.

## 5. PLANNING APPLICATIONS

[S/1430/19/RM](#)- Reserved Matters for Strategic Engineering (Highways & Drainage) for phase 1 for appearance, layout and scale following outline planning permission S/2903/14/OL. The outline application was EIA development and an environmental statement was submitted.

Land to the west of Cambourne, Cambs, CB23 6ER

Applicant- Bovis Homes Ltd and Taylor Wimpey Uk Ltd

The Town Clerk reported that he had requested an extension of time for the application to be considered. Taylor Wimpey and Bovis will be coming to a meeting on 11<sup>th</sup> June to explain and give rationale for the application to enable the committee to consider the application. Taylor Wimpey and Bovis will also give an update on design code and reserve matters application for the housing.

It was:

**RESOLVED** that application be deferred to the 11<sup>th</sup> June.

### **Cllr O'Dwyer took the chair for the following item**

[S/1387/19/FL](#)- Proposed Single Storey Rear Extension

6 Short Drive, Cambourne, Cambridge, CB23 6JU

Applicant- Mr David Gudjonsson

It was:

**RESOLVED** that application be supported.

[S/1420/19/LD](#)- Lawful Development Certificate for proposed loft conversion and two rear rooflights

6, Priory Walk, Cambourne, Cambridge, CB23 5BL

Applicant- Mrs Anna Kusmierzak

It was:

**RESOLVED** that application be received.

### **The following are for information only**

[S/1373/19/DC](#)- Discharge of condition 14 (retail land delivery strategy) of planning permission S/2903/14/PL for development of up to 2,350 residential units including affordable housing; retail, offices, leisure facilities and schools. Three vehicular access points including the extension and modification of Sheepfold Lane, a four-arm roundabout as well as segregated pedestrian and cycle routes, suitable drainage system and other infrastructure; together with associated earth works, parking, open space, including equipped play, playing fields and landscaping.

Land West of Cambourne, Cambourne, CB23 6ER

Applicant- Taylor Wimpey UK Ltd & Bovis Homes Ltd

A concern was raised that the Retail Report was factually incorrect and didn't have a clear outline on what was planned eg. Page 4, Section 4, Paragraph 5 (possibly Camborne in Cornwall)

Another Concern was raised that the Town Clerk should be involved in the meetings and design guides of S106 but has been informed he is to no longer attend.

It was proposed to write a letter from the Town Council to the leader of South Cambridgeshire District Council and copy in the Cambourne District Councillors. The letter shall include Councillors dismay at The Town Clerks exclusion from the pre application meetings and would like to see justification of it.

The Chairman, Town Clerk and Cllr Jones have been delegated authority to write and send the letter to the appropriate people.

It was:

**RESOLVED** to not receive the application due to the document being factually incorrect; the scope is beyond West Cambourne. The changes are major enough that the Community and Council should have been consulted. See attached comments on the Retail Report.

Meeting Suspended for Cllr R Betson to speak 20:19

Meeting resumed 20:21

[S/1329/19/DC](#) - Discharge of condition 3 (windows, eaves, balconies, railings and balustrade, boundary walls, fencing and gates) of planning permission S/0383/18/FL for construction of 144 bedroom hotel, standalone Restaurant/Pub and associated hard and soft landscaping.  
Cambourne Gateway Development Site, Back Lane, Cambourne  
Applicant- McMullen, McMullens Brewery

It was:

**RESOLVED** that the application be received.

[S/1354/19/DC](#) - Discharge of condition 8 (aboricultural method statement and tree protection) of planning permission S/0383/18/FL for construction of 144 bedroom hotel, standalone Restaurant/Pub and associated parking, hard and soft landscaping.  
Cambourne Gateway Development Site, Back Lane, Cambourne  
Applicant- Mr McMullen, McMullens Brewery

It was:

**RESOLVED** that application be received.

[S/1414/19/DC](#)- Discharge of conditions 14 (Programme of measures to minimise the spread of airborne dust) and 16 (Location and extent of compound) pursuant to planning permission S/0383/18/FL.

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Land to the North of Cambourne Youth Partners, Back Lane, Cambourne  
Applicant- McMullen, McMullens Brewery

The Town Clerk has informed South Cambs about the incorrect location, however it has not been changed.

It was:

**RESOLVED** that the application should not be received due to the location being incorrect.

[S/1582/19/DC](#) - Discharge of condition 50 (Fibre optic) of planning permission of S/2903/14/OL

Land West of Cambourne, Cambourne, CB23 6ER  
Applicant- Taylor Wimpey UK Ltd & Bovis Homes Ltd

A Concern was raised over grammar mistakes in the application and its brevity but welcomed that there will be two providers.

It was:

**RESOLVED** that the application should be received.

**6. CORRESPONDENCE**

To receive correspondence.  
No correspondence was received.

It was:

**RESOLVED** that the report be received.

**7. PARISH PLAN**

To consider the action plan relating to the Planning Committee.

It was:

**RESOLVED** that the report be received.

**8. DRAINAGE ISSUES**

No updates were received.

The Town Clerk will raise the issue of flooding on Back Lane and New Hall Lane Roundabout and the blocked drains on Goldcrest Court with Vine Technical.

It was:

**RESOLVED** that the report be received.

**9. ENFORCEMENT ISSUES**

No enforcement issues had been received.

It was:

**RESOLVED** that report be received.

**10. DECISION NOTICES**

No Decision Notices have been received.

It was:  
**RESOLVED** that decision notice be received.

11. **DATE OF NEXT MEETING 4<sup>th</sup> June 2019**  
Meeting closed 20:31

[S/1373/19/DC](#)- Discharge of condition 14 (retail land delivery strategy) of planning permission S/2903/14/PL

**Condition 14 requires the following:**

"Prior to, or concurrently with, the submission of the first reserved matters application for the first Development Parcel, a site-wide retail land delivery strategy shall be submitted to the Local Planning Authority for approval addressing the exact location, use type, and proposed phasing and timing of delivery of all retail land and buildings within the site. The strategy shall include details of the proposed access arrangements for retail land and buildings and measures aimed at securing the early delivery of the sites. The strategy shall also include and measures aimed at securing the delivery of the vacant sites on Cambourne High Street and on the corner of High Street and Monkfield Lane. Any reserved matters application for retail units shall include details of how the proposals accord with the site-wide employment land delivery strategy. REASON: In order to ensure that the development has a range of uses and that convenience retail is provided on site early, and to ensure that the retail offer for both Cambourne and Cambourne West is complementary and is delivered at the earliest opportunity to meet the needs of the increased population and reduce the need for residents to travel outside of Cambourne in accordance with policies DP/1 and SF/2 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007."

- The description of development includes provision for up to 1.04 hectares (10,400 sqm) of retail use classes A1 to A5, but the submitted Retail Strategy only proposes 1,500 sqm of Gross Internal Floorspace (14% of the total area given over to retail provision). No explanation has been given as to how this figure has been reached in terms of the amount of land required for access, parking, ancillary spaces, etc...
- The Retail Strategy includes 200 sqm for a day nursery within the 1,500 sqm retail provision. This would fall under use class D1 and should not therefore be counted towards the retail provision.
- The Retail Strategy claims that "there is not enough capacity within this residential development as a whole to sustain two convenience store operators". This ignores the evidence from Upper Cambourne and Lower Cambourne each of which sustains a successful Co-Op convenience store. Upper Cambourne has 1657 dwellings and Lower Cambourne has 815 dwellings. It should therefore be clear that the 2,350 dwellings at West Cambourne will easily sustain 2 convenience stores of a similar size.
- The Retail Strategy argues that all the 1,500sqm retail floorspace should be co-located together in a central location and suggests that if the provision was split between different area it would not attract any viable development. Not only is this assumption shown to be false by the Co-Op examples provided above, but it would also lead to significant negative impacts in so far as Neighbourhoods in the later phases of the development (to the west of the site) would not be located within easy walking distance of a "convenience store" (leading to more car use) and 1,500sqm of retail floorspace co-located

Signed

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would essentially form a second small 'town centre' that would detract from the viability of Cambourne High Street and ongoing efforts to ensure development comes forward on the high street.

- Condition 14 requires the Retail Strategy to "include details of the proposed access arrangements for retail land and buildings". No such details are included in the submitted report.
- Condition 14 requires details of "measures aimed at securing the early delivery of sites". No such details are included in the submitted report.
- The analysis provided of the current state of retail provision in Cambourne town centre is flawed and contains significant errors. Firstly, it incorrectly states that Cambourne has a retail park that "includes national occupiers such as Pets at Home and Carpetright, Halfords, B&Q and McDonalds". This is not true. Secondly, the plan of Cambourne town centre appended to the report misrepresents the level of development that is occupied by 'town centre uses'. This plan identifies a nursery, school, two sheltered housing blocks and the police and fire station as 'town centre uses'. None of these uses fall under the definition of main town centre uses provided in the NPPF and this plan therefore serves to misrepresent the supposed 'success' of Cambourne town centre.
- Condition 14 requires "measures aimed at securing the delivery of vacant sites on Cambourne High Street". The only measures proposed in this regard advocate a reduction in the level of retail development in Cambourne town centre, presumably in favour of increasing the viability of the proposed new centre in West Cambourne. This is clearly not an appropriate strategy and demonstrates that the proposed Retail Land Delivery Strategy for West Cambourne would actually serve to harm the prospects of delivering vacant sites on Cambourne High Street. The only appropriate strategy for retail provision in West Cambourne is to ensure that it is split into individual neighbourhood centres and focussed on serving the everyday convenience shopping needs of local residents. Any co-location in a central location would only serve to create an alternative town centre to the detriment of the existing.