



CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 11th June 2019. Meeting commenced at 19.01.

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

3 members 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 M306 held 4th June 2019.

It was noted that there were corrections needed to be made to page 4 of the previous minutes.

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 4th June 2019 (M306), as amended was confirmed as a correct record and duly signed by the Chairman.

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

There were no declarations of interest.

4. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made no announcements.

Signed

Date 18th June 2019
1-5

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

Stephanie Moffat, Managing Director from Ellipsis, Nick Kholi, Expert Engineer from Wormald Burrows and Andrew Thompson, Principal Planning Officer new communities from South Cambridgeshire District Council were in attendance to give a presentation on the strategic road and drainage systems for West Cambourne.

Stephanie explained that the application for road and drainage systems has come on its own to help speed up the process and establish principals of the entrance systems and site wide drainage systems. The housing applications will follow later once the pre application process has been completed.

A full site drawing highlighting the drainage system and roads was presented to the Council. Nick Kholi went through the details of the drawing

- Link into Cambourne as it grows- start close to Cambourne.
- Main spine road from Caxton roundabout to Sheepfold Lane.
- Another route from northwest.
- Upgrade the road leading to the Cambourne Village College and Hardwick Primary School to a 2-way road rather than the single track. This will be part of the first phase.

Cllr Hedges joined 19:07

There will be improved access from Sheepfold Lane with the provision of a new access also from the Business Park, once the legal agreements have in place.

A secondary access road to the Business Park can only be taken to boundary of the Business Park. There have been negotiations with the Business Park and South Cambs District Council on the use of the Business Park as the primary access from Cambourne to the new development. Stephanie explained there has been a challenge from Business Park users however she is unaware of what the challenge is. She proposed to ask Taylor Wimpey and Bovis and inform the Town Clerk when she is updated with an answer. The Clerk proposed to invite U&I to give a presentation at another planning meeting on their proposals for the Business Park.

A point was raised concerning the route of the drainage. It was explained that all the water from the new development will be moving away from Cambourne. Anglian Water will be carrying out the designs and improvements of the foul

drainage system as part of the scheme. A new pumping station near Caxton Gibbet will be installed and this will pump the water away to Papworth Everard Sewage Treatment Plant.

A question was raised as to whether the ponds and lakes will be of creative use for residents i.e. for leisure and recreation. It was explained that they will be provided as an amenity and any activities would be decided at a later stage. It was requested that the use be raised with Anglia Water at the earliest opportunity, so the chance does not get lost.

A question was then asked about the landscaping of ponds and lakes, but Councillors were informed that this application was solely about roads and drainage and that landscaping will be in a future application. Stephanie confirmed they would carry out pre-application discussions with the Town Council about the landscape proposals.

The current lakes are maintained by the Wildlife Trust, but outlets are maintained by Anglia Water. The Wildlife Trust are not taking on any land in West Cambourne as it has all been offered to the Town Council. It has been discussed with the Wildlife Trust that the existing lakes can't be used for leisure in Cambourne. Stephanie Moffat proposed that when the landscaping application comes in a separate meeting can be had with the landscape architect to go into more detail.

A point was raised that the open spaces and lakes in West Cambourne could be adopted by the Town Council, however it would like to know as soon as possible, which areas of land can be used for Leisure Activities.

A question was raised about the size of the lakes and whether there is scope to make them bigger to allow for the possibility of water activities. It was explained the designs are relatively fixed, everything has been hydraulically designed to work as shown.

A question was also raised as to whether during discussion with various bodies that may take over amenities had the question of accessibility been highlighted early on if not it should be.

A question was raised about laybys for buses. The Town Clerk explained that Jon Finney from Cambridgeshire County Council rejected laybys for buses as cars do not let them back out. Without laybys the buses can then control the road and they can pull off easily. Andrew Thompson explained that they are looking to challenge over a wide range of standards of the County Council's standardisations and it is believed these will come forward in time for West Cambourne.

A discussion was held between Councillors and Nick Kholi about the drainage in Cambourne and whether there will be improvements made for the new drains to be installed in West Cambourne where materials that cause blockages can be caught and clear more easily. Nick explained that there are elements built into the fowl system. Much of the surface drains are open water courses so that you can see the blockages. The West Cambourne site will be covered in swales.

Anglian Water are very aware of the drainage issues with ragging and it has been highlighted nationally in addition to the campaigns that the Town Council and Anglia Water have carried out in Cambourne in the previous years. Blockages have lessened since there has been more education on the matter and improved pumps.

The West Cambourne pump station design is to have a dosing station, which will put more water flow down to compensate for the lack of houses at the start of the development.

The new drainage systems will be independent of the existing drainage systems in Cambourne.

The meeting was adjourned at 19:30 to allow residents to speak and ask questions.

The meeting was reconvened at 19:33.

A point was raised that West Cambourne could provided an opportunity for new transport such as different bus links and reinforce the need for cycle access. Andrew Thompson explained that the Great Cambridgeshire Partnership are currently working on serval things at the moment.

Councillors were reminded of the formal consultations taking place at Belfry and pop ups taking place in Cambourne Library by The Greater Cambridgeshire Partnership for the Cambourne to Cambridge rapid transport scheme.

A concern was raised that the South Cambs Planning website keeps malfunctioning which does not allow for Councillors to view planning applications in detail. Andrew Thompson said he would raise this point with IT.

Andrew Thompson reported to the Council that the Design Code revision O is going to the District Planning Committee on the 12th June 2019. It will cover a wide range of areas from movements, densities, building heights and parking, which has been worked on for over two years. Many comments have been taken on board but there are still areas of refinements particularly around community building and the Sheepfold character area.

The recommendation to the Planning Committee with a recommendation for a delegated approval to refine and hopefully revision P will be accepted.

A concern was raised that currently in Cambourne there is a provision of space for fetes and celebrations of faith. There is a church in Cambourne, however there is a large number of residents who are of a non-Christian faith, and they are currently using community buildings and struggle to find sufficient space to practice their faith.

The Council was assured that the point will be raised to developers and it will be discussed with the Town Clerk on what to do with the community space in West Cambourne.

It was:

RESOLVED that the report be received. Recommendation to support subject to the following considerations:

1. That the link from West Cambourne through to the Business Park has been taken into account and does not require a redesign.
2. That laybys should be incorporated on the spine roads for bus stops to assist the flow of traffic.
3. The lessons from the original drainage installations and the issues arising from it have been taken into account and inspections are carried out in line with the agreement for the 950 additional dwellings to ensure the systems are sound prior to adoption.
4. That the surface water system in this phase has been designed to take in to account the future phases that will feed into it.
5. That the flow rates for the drainage system meet those agreed in the outline consent to avoid future flooding issues downstream on Bourn Brook etc.
6. That the future use including accessibility of the lakes for leisure and recreation be taken into account at the earliest stage.

6. DECISION NOTICES

No Decision Notices have been received.

It was:

RESOLVED that decision notice be received.

7. DATE OF NEXT MEETING 18th June 2019

Meeting closed 19:41