



CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

A meeting of this Council was held at the Hub Community Centre on Tuesday 6th July 2021. Meeting commenced at 19:00

Present:

Cllr J O'Dwyer (Chairman)	Cllr P Gavigan
Cllr R Poulton (Vice Chairman)	Cllr S Krintas
Cllr A Ahmed	Cllr K McIntyre
Cllr N Akhter	Cllr F Panrucker
Cllr S Drew	Cllr G Thompson
Cllr D Jones	Cllr P Hedges
Cllr A Fisher	

In attendance: John Vickery - Town Clerk
Ellie Lydon - Committee Clerk

1 member of the public was in attendance.

1. APOLOGIES

Apologies for absence were received from, Cllr D Sharma, Cllr T Hudson, Cllr J Patel, Cllr J Simpson and Cllr E Spanner. Acceptable reasons for absence were given.

It was:

RESOLVED to accept the apologies from Cllr D Sharma, Cllr T Hudson, Cllr J Patel, Cllr J Simpson and Cllr E Spanner.

2. MINUTES OF LAST MEETING

To approve as a correct record the minutes of the Council Meeting CTC/M212 held on 8th June 2021 and the Special Council Meeting CTC/M213 held on the 22nd June 2021.

It was:

RESOLVED that the minutes of the Council Meeting CTC/M212 and CTC/M213 be approved and signed.

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

4. CHAIRMAN'S ANNOUNCEMENTS

No announcements were made.

The Council agreed to alter the order of business to allow the presentation on the Business Park to go before Item 5.

Signed

Date 7th September 2021.

6. CAMBOURNE BUSINESS PARK

Cllr D Jones, Cllr A Fisher and Cllr K McIntyre joined the meeting during the following item.

Cllr Bridget Smith, Leader of South Cambridgeshire District Council (SCDC), Anne Ainsworth, Chief Operating Officer (SCDC) were joined by Cath Conlon, Project Lead SCDC and David Digby, Development Manager.

The District Council to maintain services, have to generate additional income. SCDC have been successful in generating additional income from investment, development etc. It is not just about generating money. The investment strategy has three strands.

1. Investment
2. Investment for social capital, this benefits communities.
3. Investments with green environmental credentials, e.g solar farms, on street electric vehicle charging.

A lot of councils act as major developers with one council developing 2500 homes. The advantage is control over a mix of housing types, affordable houses that meet the need of the community. Manage the risk and skill, can venture into a joint venture.

SCDC has entered joint ventures with Balfour Beatty and Hills Investment partnership (SCIP). Hills have been successful in building 1000 homes in around 2 years, it is a local company with strong environmental credentials. The developments are small, and they understand the importance of place making.

The South Cambridge Investment Partnership (SCIP) has purchased the land, land north of lower Cambourne on the Business Park, which was originally designated as employment site. It has been there a long time and not been developed. This was changed to housing as part of the local plan to build 275 homes. This will achieve 40% affordable houses with a split of 70% rental and 30% shared equity. This reflects the District Councils adoptive policy and reflects the need in Cambourne. Cambourne as a whole has approximately 31% affordable housing mix.

On the 8th July SCIP are beginning pre planning work with the community on the 8th July 2021. To gain early input from the community needs. Planning application to reflect strongly what the Council and residents want.

SCDC by enhancing the green credentials of the affordable housing meets the District Councils strong environmental ambitions and pledges. SCDC aims to be the greenest district in country. Building to a net zero carbon standard (affordable housing) 50% of houses will have electric charging points and the remaining 50% will have ducting so they can have electric charging point at minimal cost.

The public consultation will include a Webinar- 14th July- 6-7pm. They aim to encourage residents to go and give feedback. They will consider an additional exhibition 17th July 10am-2pm on the Business Park.

They are considering the layout of the site, which will include a green spine, 2 new parks and children's play areas. The hard landscape area outside of South Cambs Hall will be turned into a hard landscape community plaza. It is being considered to turn the marketing suite into a community café. It is important to receive feedback on the community.

Q&A

Q: When was the process to redesignate the land decided?

A: It was decided as part of the local plan consideration and was reallocated as residential with Cambourne West. The area was assessed as a whole with the amount of employment land being considered in conjunction with the Business Park (ratified in 2018).

Q: Could you provide some clarity on who is paying for what?

A: There will be a 50/50 split on profit, except that some will be sacrificed. The benefit to Cambourne, there will be 40% affordable housing built to higher efficiency standard. Connecting all parts of Cambourne together better. Enhance the cycle and walking links, complete the final piece of the jigsaw but also improves the connectivity of Cambourne.

Q: How will ensure the 40% affordable housing will stay at 40% affordable housing.

A: Help to buy is government policy, when the houses are built there will be no less than 40% affordable housing as that is what is in the planning policy. The government dictate new tenders. Anne Ainsworth to talk with Head of Housing, and information from Cllr Gavigan would be helpful.

Q: Will it be affordable rent or social rent?

A: Not known yet.

Q: Are they council owned and managed?

A: Yes.

Q: Will there be vehicle link into West Cambourne from the new development?

A: We have been granted rights from Taylor Wimpey to build a bus link and pedestrian cycle link rather than private vehicles. South Cambs District Council have bought the road, 3 bits of land, the lakes and central green area, previously owned by the Business Park and the plot beside the council offices, where offices will be built.

The land being developed by SCIP is owned by SCIP.

The Town Clerk confirmed that as part of the negotiation for West Cambourne, the County Council (John Finney) wanted to object to the planning consent being approved as it did not include the main access being through the Business Park but as the road was not in the ownership of Taylor Wimpey and Bovis this could not be made a condition. However, the District Council undertook to pursue negotiations with the Business Park and landowners to bring forward the link access.

A point was raised that the road should be a direct link to West Cambourne and should take private vehicles.

A: Roads that take private vehicles take more money to build. The road as it is currently, is not of an adoptable standard. The discussion will be had at SCDC.

Q: How does the 40% compare to social housing development across the district.

A: 40% is the policy compliance, which is perfectly possible to deliver in Cambourne.

We struggled in Northstowe as there is finite amount of money available to build schools, roundabout, surgeries etc. It is more sustainable in Cambourne as most of the amenities are already here. Sometimes there has to be a trade off in new developments, which sadly is normally affordable housing.

Q: Is there a conflict between the development and the planning department at South Cambs because of the investment returns.

A: No, SCIP is an independent organisation that is required to go through the normal planning process and the planning committee can act independently to consider the application.

More control as a council with a 50/50 split rather than just the developers. Built to national space standard or exceed it, insisted by Bridget Smith. Gives masses of control and no gas, all air source heat.

Q: What is the intended time scale?

A: Planning application to be submitted in Autumn 2021.

Planning decision to be made in early 2022.

Construction to begin in summer 2022.

Development completed by 2027.

First occupancy summer/autumn 2023.

Q: What is the plan for the commercial spaces.

A: We want to ascertain what the community wants in the commercial spaces and hope the exhibition will help us to find out.

Plot 4010, adjacent to South Cambs Offices has been set aside for commercial use and there was discussion pre covid on what the space could be used for, but the market has since changed.

We want to make sure it is still relevant to provide opportunities, could be a space for particular sectors in the area or a childcare facility could also be an option?

A point was raised regarding a previous answer on the intended timescale that whilst speed is good, this could also create mistakes, which we have seen in the past with the High Street and issues with access across Morrisons carpark and the town square.

Q: Will there be more schools built?

A: The County Council is responsible for providing schools. There is a formula which they determine this by. They have a statutory obligation to provide education for all ages, so this question is best directed to the County Council.

Signed

Date 7th September 2021.

s106 agreement, evidence that there are not enough spaces will replace the contribution.

Hope phasing is done at appropriate time rather than later.

Representatives at CC and DC

Q: Have you considered the impact of additional cars/car journeys through Cambourne?

A: A lot of effort is being put into creating cycling and walking options and with good sustainable public transport, such as the new East West Rail line and better bus provisions the hope is that people may begin to choose to not want cars or at least have electric cars. The new combined authority Mayor has a priority for delivering a higher bus provision throughout the County.

Q: Due to the democratic system, the direction of the authorities constantly change as different parties lead the authority and have different directions they want to take with the delivery of transport within the county. This has potentially meant that money on previous proposals is wasted. Does the new direction being taken mean additional funds will be used, minimising what is available for providing the essential transport link required?

A: Greater Cambridge Partnership needs to have a congenial agreement between the 3 major political parties. The combined authority will live up to its name and are working closely together. The Oxford to Cambridge arc is a government scheme and they will be delivering spatial framework, which takes the responsibility out of the mayors' hands.

Q: What percentage of the development will be green land, grass park etc.

A: Will find out the percentage amount but they are meeting and exceeding the policy of the amount of green space.

A point was raised that the Council feels they have been been marginalised for some time as they were previously very involved with the West Cambourne development. However, recently they have only been receiving applications that are 'for information only'.

The Council want to be more included with West Cambourne and with the new development on the Business Park.

Bridget assured the Council that they will be involved as much as they can be with the new development and told Councillor to email her directly if they feel they are not being involved. It was also asked to extend this to West Cambourne.

Q: Why are not all the dwellings zero net carbon.

A: It comes down to money, SCDC has been told how much of the profit to up the quality of affordable homes. The housing that the Council have control of will be delivered to the highest environmental standard. Hill will be delivering to very good standards.

Q: Where will the exhibition be held

A: It will be an open-air workshop outside the marketing suite in the business park. We would also be happy to hold another event in the summer holidays in a more central location of Cambourne.

Q: When will the S106 document be a public document?

A: We are in pre planning stage at the moment but the S106 will eventually be made a public document. Nearer to this stage, we would be happy to be invited back to talk about it in more detail.

The Chairman thanked Cllr Smith and her colleagues for the presentation.

5. **CAMBOURNE 2 CAMBRIDGE**

Cllr P Gavigan left the meeting during the following item.

Jo Baker, C2C Project Manager was in attendance to deliver a presentation. Presentation attached to minutes.

Q&A

Q. How well have you managed to avoid destroying gardens, fields etc?

A. We have developed a scheme that specifically avoids destroying people's gardens. If we do not proceed with this scheme, the other scheme would involve taking land from the American Cemetery and gardens, which we would rather not do. We aim to not have an impact on homes.

Q. How close will it run to the back of Coton School?

A. Not as close as many people seem to believe. It will be at least a few hundred metres away.

Q. What is the rough timescale/ next step in process?

A. Transport Works application to be submitted later next year.

There will be a public consultation this year.

Statutory consultation

Public enquiry

Construction between 2024 and 2026

Q. It is currently proposed to have the main interchange at the Cambourne Station, but this would not be convenient for everyone in Cambourne. Are you willing to consider and take input on a suitable location for the interchange?

A. We do believe the interchange needs to be convenient for everyone to walk to in Cambourne. There is the possibility for the interchange to be at the station but there could also be an option for the interchange or a second one to be located centrally in Cambourne.

The Chairman thanked Jo Baker for the presentation.

7. **POLICE MATTERS**

Correspondence was received and circulated with the agenda packs.

7.1 Neighbourhood Alert

It was:

Signed

Date 7th September 2021.

6-9

RESOLVED to receive the correspondence and post on the Council Social Media sites and encourage residents to respond.

8. CLERKS UPDATE

To receive an update from the Town Clerk.

A question was asked as to how much revenue was made from the testing centre?

The question was answered.

It was:

RESOLVED to receive the report.

9. COUNTY COUNCIL MATTERS

To receive a report from the County Councillor for Cambourne Ward.

No report was received from Cllr Mark Howell.

10. DISTRICT COUNCIL MATTERS

To receive reports from Cllr Bhattacharya and Cllr Clayton, the District Councillors for Cambourne.

A report was received from Cllr Clayton. No reports were received from Cllr Bhattacharya or Cllr Betson. Apologies were received from Cllr Betson.

There was a general discussion on the editorial input for the crier and it was felt that Cllr Clayton should discuss the issue with the editors first and establish their editorial policy. The council would be willing to meet with Cllr Clayton afterwards if appropriate.

It was:

RESOLVED to receive the report.

11. PARLIAMENTARY BOUNDARIES REVIEW

To receive a report from the Town Clerk.

Documents circulated to Councillors prior to the meeting.

The Town Clerk explained this will not change the location of the District. He also explained that consultation process is something everyone can take part in. More information can be found on their website. It can also be looked into further at a future council meeting.

It was:

RESOLVED to receive the report.

12. POLICIES

To receive correspondence from South Cambridgeshire District Council.

Document circulated to Councillor prior to the meeting.

It was:
RESOLVED that the report be received and agree to their minor amendment proposal.

13. CORRESPONDENCE

Town Clerk to report on any correspondence needing to be brought to the Council's attention.

13.1 Greater Cambridge Planning

It was:
RESOLVED that the correspondence be received and be delegated to the Town Clerk and Head Groundsman to investigate the Queens Green Canopy 2022 and the possibility to plant a tree for jubilee.

13.2 Knapwell Cycle Path

It was:
RESOLVED that the correspondence be received.

13.3 Stephen Kelley

It was:
RESOLVED that the correspondence be received.

14. LAND TRANSFERS

To receive a report from the Town Clerk

The Town Clerk is arranging a meeting with Taylor Wimpey and Randall Thorp in relation to the Country Park to move the process forward.

It was:
RESOLVED that the report be received.

15. TRAFFIC MATTERS & ROAD SAFETY

To receive an update on traffic matters.

15.1 Local resident- Traffic Calming in Cambourne

It was:
RESOLVED that the correspondence be received.

15.2 Local resident- Cycle routes

It was:
RESOLVED that the correspondence be received.

15.3 Dawn Cave- Highways Structure Chart

It was:
RESOLVED that the correspondence be received.

Signed

Date 7th September 2021.
8-9

16. PLANNING APPLICATIONS

It was:

RESOLVED that the report be received.

17. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Exclusion of the press and the public.

MOVE: that in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and by reason of the confidential nature of the remainder of the business, the Press and the Public be excluded from the Meeting.

It was:

RESOLVED that the Press and Public be excluded.

18. CONFIDENTIAL MATTERS

To consider a report from the Town Clerk

It was:

RESOLVED to receive the report and approve the actions.

19. STAFFING

To receive a report from the Town Chairman.

It was:

RESOLVED to receive the report.

19. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Re-admittance of the press and the public.

MOVE: that the confidential business having been concluded, the Press and Public be re-admitted to the meeting.

It was:

RESOLVED that the Press and Public be re-admitted.

20. DATE OF NEXT MEETING – 7th September 2021

The meeting closed at 20:40