



CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 18th October 2022. Meeting commenced at 19:00

Present:

Cllr Gavigan (Chair)
Cllr R Poulton
Cllr M Hettiarachchi
Cllr R Jayaraman
Cllr D Jones

Cllr F Panrucker
Cllr J O'Dwyer
Cllr P Mehta
Cllr H Touheed

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

8 members of the Public attended the meeting.

1. APOLOGIES

No apologies were received.

2. MINUTES

To approve as a correct record the minutes of the meeting [PLN/M342](#) held on 4th October 2022

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 4th October 2022 (M342), were 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.

4. CHAIRMAN'S ANNOUNCEMENTS

The chairman made no announcements.

5. TAYLOR WIMPEY PRE APP PARCEL 1.5

Andrew Garnham, Project Lead for Parcel 1.5 Layout Designer, Taylor Wimpey. Dan Humphries, planning co-ordinator for Taylor Wimpey East Anglia were in attendance to deliver a [presentation](#) on the planning pre application for Parcel 1.5 in West Cambourne.

Comments from Councillors can be passed on to the Town Clerk if needed.

Parcel 1.5 is located near the bottom end of Lower Cambourne. The key themes of the parcel are open spaces, and it is closely associated with Lower Cambourne through sharing building characteristics. The images used in the design code, already exist in Cambourne and the positives from the designs have been used in the design of the new builds.

Front open spaces, parking directly onto private drives, parking courts. Houses that back on to open spaces are only on appropriate areas.

Sheepfold area will be an urban feel, high density with apartments and town house and will generally be aimed towards first time buyers.

Signed

Date 1st November 2022

1-5

Woodfield and Swansley area will be lower density, family homes, rural lanes and informal character.

The number of affordable houses meets the requirements of South Cambs District Council.

Questions

Q: What amenities will there be?

A: This topic is covered under the main outline application for West Cambourne. There are plans for future community facilities, hub, playgrounds etc.

The Town Clerk informed Councillors that the s106 drawings, which include the amenities to be provided in West Cambourne has been circulated to Councillors.

Q: What are the total number of dwellings in Parcel 1.5 and are any of the planned dwellings lifetime homes, if not do they meet the criteria of lifetime homes?

A: There will be 41 dwellings on this plot but there will not be lifetime homes. The homes have taken on board building regulations such as flush thresholds at the front and rear of the properties, lower light switches, and wider parking spaces (3.3-3.5m). The new regulations have diluted the lifetime home requirement unless optional categories of part M are stipulated in the planning consent M4 (2) and M4 (3).

Q: Are the dwellings eco-friendly and energy efficient?

A: They conform to the Cambourne West energy and sustainability statement and include bird boxes, electric vehicle charging and solar panel heating.

Q: How many parking spaces per dwelling?

A: The parking per dwelling is in line with the parking strategy in the design code with 2 parking spaces and 4 beds dwellings providing 3 spaces.

Q: When would the link road (spine road) be opening?

A: We don't have a definitive answer as this is agreed at a higher level. We can find out the information.

The Town Clerk had a meeting with Bryn Maidman, Managing Director Taylor Wimpey and was informed that the link road between Sheepfold and the dwellings on Parcel 1.5 is aimed to be ready for April 2024 when Cambourne Village College needs access to the road. The Town Clerk will circulate what was reported in his meeting to Councillors.

Q: Are any of the homes affordable rent or social rent? Is there a limit to how many you can have in one parcel? They don't seem to be pepper potted in the same way as Upper Cambourne.

A: We have 12 affordable homes, and you can have up to 20 together.

Q: Can you provide more information on bin refuge storage.

A: Yes, there will be bin storage in private drives, collection points at a distance people can walk from their homes and so that bin lorries can collect.

Andrew Garnham and Dan Humphries were thanked for their presentation, and it was confirmed that they will be submitting the pre app on Friday 24th October 2022. An electronic copy will be sent to the Town Clerk.

6. VISTRY CAMBOURNE WEST - SWANSLEY PARCEL 2.1

To receive a presentation from Susie Hartas, Senior Design and Planning Manager, Vistry. Susie Hartas Senior Design and Planning Manager and Oliver Croft, Design Manager for Vistry were in attendance to give a presentation on Swansley Parcel 2.1. ([Planning Layout](#) / [Street Scene](#)) The parcel is immediately to the north of the Taylor Wimpey that was just presented.

There are 4 key areas in the parcel.

3 storey dwellings with varied roofline, continuous frontage and common architectural features. Flats will be interspersed with 3 storey housing.

Strategic area 4 (near allotments) will have outward facing dwellings, overlooking the allotments and green corridor/cycle path with both semidetached and detached homes.

Strategic area 7 will have outward facing house in varied styles and setback. High density, no road, sense of enclosure to greenway

Parking – There are a few areas where we will not be able to build a road to the front of dwellings, so we will build parking courtyards, which will be broken up with landscaping. For Flats, we have introduced car barns which are indicated with asterisks (*) on the plans. These will have pitched roofs with tiles to link with the houses. Tree lined route, useable and attractive green area. Proposal for larger lap in the centre of the development rather than 2 small ones.

15% - 1 bed homes

11% - 2 bed homes

39% - 3 bed homes

33% - 4 bed homes

2% - 5 bed home

118 dwellings with 35.4 being affordable rent (red dot on plans) spread out and 83 private. They will be a mix of 2, 2 ½, 3 storey houses.

Questions

Q: What will the speed limit be speed layout design facility

A: The formal street limit is 30mph, but the streets have been designed with a top speed of 15mph. I can confirm this back to the council.

Q: Will the LAP's have play equipment?

A: No, LAPS are informal open areas for parents to gather with kids. There may be natural boulders etc, but no play equipment.

Q: What is the number of social rent and shared ownership homes?

A: There will be 18 homes to rent and 17 shared ownerships homes. I will find out the percentage of social rent.

Q: Has render technology improved? Some homes in Cambourne that have been rendered costs the house owner more money through maintenance e.g., water damage.

A: It is certainly something we are acutely aware of as we have developed a lot of homes in Cambourne. In the interest for those improvements to be made, can only strive to buy the best products.

The Town Clerk inputted that the homes from the 950 have been rendered and are currently not showing signs of the same issues.

Q: Are the dwellings eco-friendly and energy efficient?

A: These houses will be built under the current building regulations but will comply with the site wide energy strategy. Later developments will take in to account the new building regulations with different energy conservation requirements. Houses will have sockets for electric car charging but will not have rapid car charges.

Q: What are the plans for visitor parking?

A: We have been discussing and highlighting with the Highways Officer at Cambridgeshire County Council where informal parking can take place rather than designated visitor bays.

Q: Will cars fit in the garages?

A: They will be as big as South Cambs District Council policy requires. 3.3m width, large enough for cars, same as the 950 and also set out in the design code for West Cambourne.

We are planning to submit the planning application on Monday 24th October 2022.

Randall Thorp will be attending the November 22nd Planning Meeting to discuss the plans for the adjoining orchard, allotments and burial ground in West Cambourne.

It was requested for large print outs of the applications to be sent to the Town Clerk and if Councillors have any other questions for Vistry to send them to the Town Clerk.

Susie Hartas and Oliver Croft were thanked for their presentation.

7. PLANNING APPLICATIONS

Reference: 22/03794/HFUL

Site address: 30 Foxhollow Cambourne Cambridge

Proposal: Garage Conversion

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/03794/HFUL>

Councillors would like a condition that the garage will be ancillary to use of the main home.

Objection if the dwellings is left with one parking space.

It was

RESOLVED to object to the application due to leaving the dwelling with one parking space but if the District Council are minded to approve there should be a condition that the garage will be ancillary to the main house.

Reference: 22/1146/TTPO

Site address: Jeavons Wood Primary School Eastgate Cambourne

Proposal: T1 Oak - 4m height reduction 20m to 16m, Lateral branches reduced by 1-2m to shape (work required due to due to telecom obstruction).

Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/1146/TTPO>

The tree is owned by the Town Council.

The Head Groundsman is happy for someone else to carry out the works under the conditions that the arisings are left to improve bio-diversity.

It was

RESOLVED to support the application and speak directly to the school to arrange access and inform them to leave the arisings.

FOR INFORMATION ONLY

Reference: 21/00817/NMA1

Site address: 7 Elm Tree Close Cambourne Cambridgeshire

Proposal: Non-material amendment on 21/00817/HFUL to change external material of rear extension to vertical timber cladding

Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/00817/NMA1>

It was

RESOLVED to receive the applications.

8. CORRESPONDENCE

8.1 Neighbourhood Planning (West Wickham)

It was

RESOLVED to receive the correspondence.

9. DECISION NOTICES

Granted Permission

22/03377/HFUL

9 Miller Way Cambourne Cambridgeshire CB23 5FJ

Loft conversion with gable build up and rooflights to front roof slope with dormer extension to rear roof slope.

The Planning Committee supported this application.

Granted Permission

22/03038/FUL

Uplands Place High Street Cambourne Cambridgeshire

Change of Use of commercial units 02 and 03 (consented as A1/A2 Use Class) to be used for a dentist practice (Use Class E part (e))

The Planning Committee supported this application subject to it being accessible.

Discharge Agreement Compliance

S/0667/11/CONDA

Development Cell GC26 Upper Cambourne Cambridgeshire

Confirmation that conditions in planning permission ref S/0667/11 dated 13/02/2012 have been discharged.

The Planning Committee received this application.

Discharge Refusal Compliance

S/1636/10/CONDA

Development Cell GC26 Upper Cambourne Cambridgeshire

Confirmation that conditions in planning permission ref S/1636/10 granted on 11/02/2011 have been discharged.

The Planning Committee received this application.

It was

RESOLVED to receive all of the decision notices.

10. DATE OF NEXT MEETING 1st November 2022

Meeting closed at 20:12