



# CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

## **PLANNING COMMITTEE**

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 22<sup>nd</sup> November 2022. Meeting commenced at 19:00

Present:

Cllr Gavigan (Chair)  
Cllr R Jayaraman  
Cllr F Panrucker  
Cllr D Jones

Cllr J O'Dwyer  
Cllr P Mehta  
Cllr H Touheed

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

5 members of the Public attended the meeting.

### 1. **APOLOGIES**

Apologies for absence were received from Cllr R Poulton. Acceptable reasons for absence were given.

It was:

**RESOLVED** to accept the apologies from Cllr R Poulton.

### 2. **MINUTES**

To approve as a correct record the minutes of the meeting [PLN/M344](#) held on 1<sup>st</sup> November 2022

It was:

**RESOLVED** that the Minutes of the meeting held on Tuesday 1<sup>st</sup> November 2022 (M344), 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. **WEST CAMBOURNE INFRASTRUCTURE WORKS**

To receive a presentation from Lindsay Cordall, Landscape Architect for Taylor Wimpey and Vistry regarding West Cambourne Parcel 2.1 (Allotment and orchard), burial ground and settlement square.

#### **Sheepfold Square (Settlement Square)**

Sheepfold Square will be a large public open space/destination space. It will be designed as an urban square due to its location (contemporary character location) and fronted by retail.

It will be a hub for movement as many people will pass through it to access different locations, and a LEAP (Locally Equipped Area for Play) at the centre.

Signed

Date 6<sup>th</sup> December 2022

It was originally to be framed on all sides, but as the school is developed as one school, rather than two, it will now have a tree belt along one side.

There will be apartment buildings with retail units on 2 sides of the square. We don't know what the retail units are yet but presume restaurants/cafes. The playground at the centre will be shielded by vegetation and planting and the green space can be used for community events etc.

A small car park is planned to be situated on the Southern side so it doesn't dominate the square and will be screened by tree planting.

The seating will include circular seats to wrap around the trees and chaise lounges. Lighting will help to define the routes within the square but there are currently not many lights planned to be installed. We are proposing lighting to South Cambs District Council, however due to the possibility of disturbing bats, discussions will need to be had regarding ambient lighting.

The playground will have multi play equipment with wet pour flooring. We have also planned for a wet play area which will be shallow and drainable.

The colours of the materials are planned to be greys and charcoals and when landscaping we would like to plant big and flowery floral displays.

### **Questions from Councillors**

**Q:** Is there the options to make the whole square car free?

**A:** There isn't enough offsite parking to accommodate. There is room to the north for roadside parking but not for a car park. The retail units may allow for parking to the rear.

A community hub to be built to the rear of Dobbins Avenue will have a large car park. A discuss needs to be held with South Cambs District Council to agree what parking provision needs to be provided.

**Q:** How large is the square?

**A:** It is .33 hectares in size (3,300sqm), which works out to roughly a quarter of the size of the Lower Cambourne village green.

**Q:** Who will own the square?

**A:** The square will be transferred to the Town Council.

**Q:** Will there be seating provision for parents by the LEAPS?

**A:** Yes, seating will be placed to edge of the space and there will also be bike stands.

**Q:** What are the elements of the play equipment?

**A:** Quad – climbing, cargo nets, ladders etc.

**Q:** You mentioned the playpark flooring will be wet pour, which we've had continuous issues with at our Great Cambourne park.

**A:** Town Clerk has raised the issue with me, I can ask my clients to look at a more superior quality than what has been used in the past.

**Q:** Why not have turf flooring and impact pads?

**A:** As there are plans for wet play, the water and grass will create mud. There are other flooring options we can review that will retain water.

**Q:** Can you drive to the square from Dobbins Avenue?

**A:** Yes, there is access from the left-hand side.

**Q:** Will the space be able to be used by vendors?

**A:** As the square will be transferred to the Town Council, you can decide if you would like vendors.

**Q:** For safety, would more lighting be able to be added?

**A:** There will be streetlights along Dobbins Avenue, and we are looking into ambient lighting that would shine down rather than up as to not disturb the bats. Low level lighting is also an option

**Q:** Vendors use electricity points, is it planned to have these installed?

**A:** It is not planned but I can speak to my clients and ask to add the infrastructure if the Town Council wish. Sockets could potentially be placed outside of the car park too.

**Q:** Does the water play equipment come under warranty?

**A:** Yes, it will be bought from Timber Play, which comes under warranty

**Q:** Will there be Wi-Fi?

**A:** I can ask my clients, but it would be ongoing cost for the Town Council. We can potentially look into schemes that fund public Wi-Fi.

It was agreed that councillors are happy for the car park in the square to be reduced to allow for more green space, providing enough car parking is provided off the square.

### **Public open spaces relating to parcel 2.1 (including the allotments, orchard, play area and east field green)**

Parcel 2.1 is being developed by Vistry (previously presented at Planning Meeting PLN/M343) Swansley Park Greenway will be a movement corridor to Cambourne (West to East) and will act as a buffer between the housing development and allotments.

The allotments are to the north of the parcel, Eastfield Public Open Space to the west and the main movement corridor Swansley Park Greenway between Cambourne and West Cambourne to the south.

The allotment will be typical to the ones already designed in Cambourne (Brace Dein and Crow Hill). It will have standard plots with a central driveway and turning head. At both ends there will be communal plots with raised beds and car park at the West. There is also allocated space for storage if needed. The site will be bordered by a security fence with hedges planted to soften. We will be careful to plant the hedges in a way as to not cast a shade. Standpipes and drainage will also be installed.

The south greenway, we have submitted 2 non material amendments to SCDC and we have been careful to select which trees we plant and how close they are planted to houses. We are keen to have the boundary hedges be consistent on both sides.

#### **Eastfield Public Open Space**

The orchard will give a rustic feel to the space and be bordered by hedges. The LEAP will have a 'beehives' design and will theme around foraging and wildlife, including trees and edible hedge. We hope it can be used to provide a space for outdoor education.

#### **Q&A**

**Q:** Will toilets be provided at the allotments?

**A:** We can provide the sewers, electrics, and mains but the clients do not usually install the toilets as it is not in the s106 to provide the facilities. Councils usually find the funding from somewhere else and connect toilets at a later date.

A point was raised that there is a clear need for toilets by some allotment holders and it should be looked into if the Council would be able to trade something else for toilets at the allotments.

**Q:** There are drainage issues at Brace Dein Allotments, can drainage be improved at the new site?

**A:** We can look at providing better drainage for the new allotments.

**Q:** When designing the provision of the bee themed LEAP, it may be useful to engage with the local farming community and could a covered outdoor classroom be built?

**A:** We are planning to add items like bee hotels, flowers and would like to discuss with the local schools and can get in contact with local farmers. The covered classroom can also be looked in to but may be costly

**Q:** The reserved matters application shows a double lap, but the plans here show one.

**A:** These plans are a sketch; it is 2 laps in 1.

**Q:** How does the community allotment plot work? Would it be better to have them both near the road access?

**A:** They are either end of the allotment site and can be divided up into smaller plots.

It was suggested community groups such as the scouts or local charity food shops could use the communal allotments.

**Q:** Will the Orchard have accessible paths, similar to Lake Ewart?

**A:** I will take the question back to the clients.

### **Concept sketch of the Burial Ground, SIP (Site of Imaginative Play) area and LEAP.**

The Burial ground is to be built on the southern boundary of West Cambourne.

It is proposed to be a woodland burial site, which will be a peaceful space. There is a growing trend for sustainable burials and instead of gravestone, a tree is planted.

There are 2 proposed play areas to east and west of the burial site and a car park with meeting/communal space. There will be a boundary/ permitter track that a hearse can travel on. Navigability is important, so the site will be divided into sections, which will make it easier for families to find loved ones.

Benches will be placed around the site for people to sit and there will be a composting area north of the carpark.

The land will be transferred for the Town Council to manage.

### **Q&A**

**Q:** Are the paths accessible?

**A:** Yes, the road will be an asphalt track and aggregate paths. We will look at how best to provide an accessible journey route.

**Q:** What is the timeline for completion?

**A:** Covid has pushed development back 2 years. The burial ground and LEAPs are planned to be open in 2024.

The Councillors agreed they liked the idea of a woodland burial site

Lindsay Cordall was thanked for his presentation.

It was

**RESOLVED** to receive the presentation.

## **6. PLANNING APPLICATIONS**

### **22/04745/REM**

Site address: Parcel 1.5, Land To The West Of Cambourne, Cambridgeshire.

Proposal: Reserved matters application for the approval of appearance, landscaping, layout and scale following outline planning permission S/2903/14/OL (Development of up to 2350 residential units including affordable housing retail use classes A1-A5 (up to

1.04 ha) offices/light industry use class B1 (up to 6.25ha) community and leisure facilities use class D1 and D2 (up to 0.92 ha) ...

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/04745/REM>

A concern was raised regarding the connection to the greenway in this parcel. It was felt that there are already two connections in parcel 2.1, which could lead to easy access for mopeds and antisocial behaviour.

Estate rails and other fencing along boundary. A comment was raised to suggest the fencing and rail are not needed and to plant hedging instead.

The building regulations are from 2013 and have not been updated to the 2022 regulations. Need more permeable surface within the builds.

Standing Comment suggested that the Town Council is opposed to the development of West Cambourne without the access road from the Business Park to West Cambourne being accessible to vehicles.

It was proposed to ask for details of the LAP and submission of the landscape plans.

It was

**RESOLVED** to support the application subject to removing the link off the minor access road between plots 22 and 35 to the greenway.

### **22/04785/REM**

Site address: Parcel 2.1 Cambourne West Cambourne Cambs

Proposal: Erection of 118 dwellings for residential uses along with all roads, sewers, landscaping, and all ancillary matters.

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/04785/REM>

A comment was made regarding the doors, each door is identical and not attractive.

A comment was also made regarding parking spaces. The parking spaces to some dwellings are not located close to the dwellings and there was concern over the predominance of rear parking courts.

A comment was raised that LAPS are meant to be near to where people live and it would be better to have two separate LAPS in two locations, rather than two LAPS in 1 location.

Standing Comment that the Town Council is opposed to the development of West Cambourne without the access road from the Business Park to West Cambourne being accessible to vehicles.

Councillors highlighted an area and proposed to reduce the trees or add more lighting to make it safer. It was recommended to object to the parcel on the grounds of the alley way between 1998 and 1996 and 2016 and 2017 not having houses fronting on to it.

It was

**RESOLVED** to object the application on the grounds of excessive rear parking courts and poor designs of parking spaces. Concern over the security of the proposed alleyway between plots 1998 and 1996 and 2016 and 2017.

### **FOR INFORMATION ONLY**

### **20/01640/COND19A**

Signed

Date 6<sup>th</sup> December 2022  
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Proposal: Submission of details required by condition 19 (Lighting) of planning permission 20/01640/REM  
Address: Parcels 1.3B, 1.3C, 1.3E, 1.4A And 1.4B Sheepfold Lane Cambourne  
Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/20/01640/COND19A>

It was

**RESOLVED** to receive the application.

**7. CORRESPONDENCE**

No correspondence was received.

**8. DECISION NOTICES**

**Granted Permission**

22/03477/HFUL

Address: 29 Beaufort Road Cambourne Cambridgeshire CB23 6FP

Description: Single storey extension to the rear.

The Planning Committee objected to this application with conditions.

Added note to plan Juliette balcony was retained.

**Certificate Granted**

22/04125/CL2PD

Address: 46 Anson Road Cambourne Cambridgeshire CB23 6DQ

Description: Certificate of lawfulness under S192 for a proposed dormer roof extension and installation of rear and front rooflights.

The Planning Committee received this application.

**Granted Permission**

22/03728/HFUL

Address: 98 Jeavons Lane Cambourne Cambridgeshire CB23 5FN

Description: Single storey rear extension and fenestration alterations

The Planning Committee supported this application.

**Granted Permission**

22/03433/S73

Address: Land To The West Of Cambourne Excluding Swansley Wood Farm (Parcel 1.1 Phase 1) Ermine Street Caxton Cambridgeshire

Description: S73 to vary conditions: 3, 6, 7, 15 and 19 of ref: S/4537/19/RM (Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2903/14/OL for 200 dwellings including affordable dwellings for phase 1 parcel 1.1a and 1.1b.

The Outline application was EIA development and an Environmental Statement was submitted)

The Planning Committee supported this application.

It was

**RESOLVED** to receive all of the decision notices.

**9. DATE OF NEXT MEETING** 6<sup>th</sup> December 2022

The Planning Meeting will be held following the Full Council Meeting.

Meeting closed at 20:21