



CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 16th May 2023. Meeting commenced at 20:53

Present:

Cllr P Gavigan (Chair)
Cllr S Achall
Cllr D Jones

Cllr R Poulton
Cllr H Touheed

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

0 members of the Public attended the meeting.

1. **APOLOGIES**

Apologies for absence were received from, Cllr J O'Dwyer and Cllr F Panrucker. Acceptable reasons for absence were given.

It was:

RESOLVED to accept the apologies from Cllr J O'Dwyer and Cllr F Panrucker.

2. **MINUTES**

To approve as a correct record the minutes of the meeting [PLN/M355](#) held on 2nd May 2023.

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 2nd May 2023 (M355), 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**

Cllr Gavigan thanked Councillors for re-electing him as Chairman of the Planning Committee.

5. **PLANNING APPLICATIONS**

CCC/23/038/VAR

Proposal: Erection of four new teaching blocks to create a 2 form entry (FE) extension to Cambourne Village College to create an 11 FE of entry school (1650 pupils).

Site Address: Cambourne Village College Sheepfold Lane Cambourne

Public Access Link [CCC/23/038/VAR | Erection of four new teaching blocks to create a 2 form entry \(FE\)](#)

Varying the existing consent change is to remove part of the site from the original red line boundary.

Signed

Date 6th June 2023

The cover letter states "it has been agreed that CCC Education will hand back 0.8 hectares of land previously allocated to the school to the developers of the wider site" with no further explanation.

The application was originally for 2 separate schools but as it is now 1 larger school there are different requirements for the site area for a single school rather than 2 schools.

It was proposed to invite Brynn Maidman to give an update on West Cambourne to a future Council meeting.

Cambridgeshire County Council have agreed to a smaller site. Can we get clarification from the County Council as to why the smaller site is required. Can they ask if the land can be transferred to the Town Council for community use.

If the Town Council were transferred the area of land, it would be an ideal place for an all faith/community building. What is the status of the land is it secured? The land will need to potentially have a change of use that shown on the original parameter plan.

It was proposed for Councillor Jones to look at the s106 agreement and whether the Town Council can object and propose to have ownership of the piece of land exclude from the school site. He will report back to Cllr Gavigan and Town Clerk.

The planning application response is needed by 19th May 2023.

It was

RESOLVED that Cllr Gavigan, Cllr Jones and the Town Clerk be delegated to respond on behalf of the committee after reviewing the school provision in the s106 agreement for West Cambourne.

23/01539/HFUL

Proposal: Rebuild garden wall

Site Address: 7 Vickers Way Cambourne Cambridgeshire

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/01539/HFUL>

The plans show the current garden wall curves near the drive, but the proposed garden wall would be squared and remove the visibility splay. The road is not a high-speed road, but the resident would not be able to safely drive out as visibility would be limited by the squared wall. It was proposed to object to the application.

It was

RESOLVED to object to the application on grounds of loss of visibility splay. This would result in unsafe egress from the parking space onto Vickers Way.

FOR INFORMATION ONLY

20/01536/COND3C

Proposal: Submission of details required by condition 3 (external materials) of Reserved Matters application 20/01536/REM

Site Address: Parcel 1.2 Phase 1 Land To The West Of Cambourne Cambridgeshire

Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/20/01536/COND3C>

It was

RESOLVED to receive the application.

6. BUSINESS PARK DEVELOPMENT

A question was raised regarding Biodiveristy Net Gain.

There has been no agreement on what the level of loss is regarding the biodiversity net gain. The Town Clerk is due to have a land transfer meeting with MCA, Randall Thorp, Wildlife Trust and their solicitors to go through the transfer of all open spaces and timeline of delivery. Reviewing the requirement and whether they have to agree with it. The contribution towards the biodiversity net gain will be presented to the Council for approval along with the drawings prior to formal agreement being made.

It was
RESOLVED to receive the update.

7. CORRESPONDENCE

No correspondence was received.

8. DECISION NOTICES

Granted Permission

23/00401/HFUL

2 Cherry Court Cambourne Cambridgeshire CB23 6EW

Garage conversion (part retrospective)

The Planning Committee supported this application.

Granted Permission

23/00619/HFUL

12 York Drive Cambourne Cambridgeshire CB23 6JF

Single storey extension to rear.

The Planning Committee supported this application.

Granted Permission

20/01640/NMA4

Parcels 1.3B, 1.3C, 1.3E, 1.4A And 1.4B Sheepfold Lane Cambourne Cambs CB23 6EA

Non-material amendment on application 20/01640/REM for an amendment to the approved window design to ensure compliance with Part O of Building Regulations 2010 - 2021 Edition.

The Planning Committee received this application.

Granted Permission

23/00147/FUL

Cambourne Village College Sheepfold Lane Cambourne Cambridgeshire CB23 6FR

New Specialist Teaching Facility

The Planning Committee supported this application.

It was:

RESOLVED to receive all the decision notices.

9. DATE OF NEXT MEETING 6th June 2023.

Meeting closed at 21:07