



CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

**PLANNING COMMITTEE**

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 4<sup>th</sup> July 2023.  
Meeting commenced at 19:01

Present:

Cllr P Gavigan (Chairman)  
Cllr D Jones (Vice Chair)  
Cllr S Achall  
Cllr F Panrucker

Cllr R Poulton  
Cllr H Touheed

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

8 members of the Public attended the meeting.

**1. APOLOGIES**

Apologies for absence were received from Cllr J O'Dwyer. Acceptable reasons for absence were given.

It was:

**RESOLVED** to accept the apologies from Cllr J O'Dwyer.

**2. MINUTES**

To approve as a correct record the minutes of the meeting PLN/M358 held on 20<sup>th</sup> June 2023.

It was:

**RESOLVED** that the Minutes of the meeting held on Tuesday 20<sup>th</sup> June 2023 (M358), 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.

None were given.

**4. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made no announcements.

**5. PLANNING APPLICATIONS**

**23/00123/FUL**

Site address: Land South Of Pond Cambourne Business Park Cambourne  
Proposal: Erection of 256 No. dwellings and change of use of existing marketing suite to café, landscaping, car parking, substations, bin and bike stores and associated works

Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/00123/FUL>

Signed

Date 18<sup>th</sup> July 2023

The Town Clerk circulated the previous objection comments to councillors. It was noted there were not many amendments to the application, in terms of addressing the councillors' comments.

The populations figures cited in the design and access statement are not in line with the 2011 or 2021 provisional census figures.

It was highlighted that South Cambridgeshire Investment Partnership (SCIP) have responded that providing a financial contribution towards the Cambourne 2 Cambridge scheme is 'not deemed necessary' as they are providing a sustainable bus link between the Business Park and West Cambourne. Councillors agreed that this is a separate requirement and SCIP should be providing the same level of financial contribution towards the Cambourne 2 Cambridge scheme. Note, West Cambourne made a C2C contribution and a separate contribution for the bus link between Sterling Way and the Broadway.

In the Stantec report, it has tried to be justified why an all-vehicular access road is not required by stating it would not cope with level of traffic. This is assuming trips heading east would leave via the business park, but many would continue to leave via Sheepfold/A428.

Biodiversity Net Gain (BNG)- it was proposed to object to the purchasing of the Environment Land Bank in Fulbourn to achieve a 20% net gain. Cambourne Town Council are continuing to work with the developers to reach biodiversity net gain. The BNG should be within Cambourne so that the residents of the Business Park will directly benefit.

Some of the delivery of employment must be on the development site as it could not be delivered in West Cambourne. The only reason for allowing residential was for the integration of the two sites.

The Planning Officer has requested a more direct avenue between West Cambourne and Business Park and has said it should be proud and not discreet. Public transport connections- you should be able to tell West Cambourne is there.

The Town Clerk will draft a response, which he will forward to the Chair and Vice Chair of planning for approval.

It was

**RESOLVED** to object to the application and reiterate the previous and additional comments made.

### **23/02341/TTHR**

Site address: New Primary School Sheepfold Lane Cambourne

Proposal: Remove 5m of Hedgerow to provide a safe walking route to school.

Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02341/TTHR>

Can they replace the 5m of hedgerow elsewhere? Condition to replant it when the footpath is removed.

The spine road is now scheduled to open in April 2024 not September 2023.

There is an ecology report but no tree survey, which will say what should be provided when the hedge is replaced.

It was proposed to support the application subject to reinstatement of the hedge and the carrying out of a tree survey. Any new planting should be of heavy standard grade not whips.

The Town Clerk will recirculate the plans of the temporary footpath to Councillors and mark where the new route will be.

It was

Signed

Date 18<sup>th</sup> July 2023  
2-3

**RESOLVED** to approve the application, subject to the reinstatement of the hedge and the carrying out of a tree survey to establish what is to be replanted.

**23/02350/S73**

Site address: 3 Great Common Cottages Broadway Bourn

Proposal: S73 to vary condition 2 (approved drawings) of ref: 22/04300/HFUL (Replacement detached garage to side) to include provision of home office in roofspace, external stairs and additional rooflights.

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/02350/S73>

It was proposed to support the application, subject to the home office remaining ancillary to the dwelling.

It was

**RESOLVED** to support the application subject to the home office remaining ancillary to the dwelling.

**6. BUSINESS PARK DEVELOPMENT**

A further set of amendments have been received and will be considered at the Planning Meeting on the 18<sup>th</sup> July 2023.

The Town Clerk is to have a meeting with South Cambs District Council (SCDC) officers regarding the s106 on the 5<sup>th</sup> July 2023, which the Town Clerk will report back on.

The Town Clerk will emphasise to the SCDC officers they should be using the s106 for West Cambourne as a template of the best provision and a good example.

It was requested that Town Council should be party to the s106 in line with the 950 and West Cambourne s106's.

It was

**RESOLVED** to receive report.

**7. CORRESPONDENCE**

No correspondence was received.

**8. DECISION NOTICES**

No decision notices were received.

**9. DATE OF NEXT MEETING** 18<sup>th</sup> July 2023.

Meeting closed at 19:15.