

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Northstowe Joint Development Control Committee held on
Wednesday, 29 January 2014 at 10.00 a.m.

Present:: Trisha Bear (South Cambridgeshire District Council), Brian Burling (South Cambridgeshire District Council), Lynda Harford (South Cambridgeshire District Council), David Jenkins (Cambridgeshire County Council), Ray Manning (Cambridgeshire County Council), Read (Cambridgeshire County Council) and Tim Wotherspoon (South Cambridgeshire District Council)

Officers in attendance for all or part of the meeting:

Lois Bowser	Northstowe Team Leader
Clare Buckingham	Education Officer (Policy, Planning and Review)
Emily Harvey	Principal Planning Officer
Ian Howes	Principal Urban Designer
Jo Mills	Planning and New Communities Director
Juliet Richardson	Project Lead, Growth and Economy (CCC)
Ian Senior	Democratic Services Officer

1. ELECTION OF CHAIRMAN

Jo Mills, Planning and New Communities Director at South Cambridgeshire District Council, was in the Chair for this item.

Councillor Philip Read nominated Councillor Tim Wotherspoon as Chairman of the Northstowe Joint Development Control Committee. This was duly seconded and, there being no further nominations, Councillor Tim Wotherspoon was elected Chairman of the Northstowe Joint Development Control Committee for the remainder of the civic year 2013-14.

**Councillor Tim Wotherspoon
took the Chair.**

2. APPOINTMENT OF VICE-CHAIRMAN

Councillor Ray Manning nominated Councillor Philip Read as Vice-Chairman of the Northstowe Joint Development Control Committee. Councillor Lynda Harford seconded this and, there being no further nominations, Councillor Philip Read was appointed Vice-Chairman of the Northstowe Joint Development Control Committee for the remainder of the civic year 2013-14.

3. DECLARATIONS OF INTEREST

Interests were declared as follows:

Councillor Trisha Bear	No declarable Interest at this meeting but considering the matter afresh.
Councillor Brian Burling	Non-Pecuniary Interest as a member of Over Parish Council and, as a South Cambridgeshire District Council

representative, of Swavesey Internal Drainage Board. Councillor Burling grazes cattle either side of Swavesey Drain and further downstream. Considering the matter afresh.

Councillor Lynda Harford

Non-pecuniary interest as Vice-Chairman of South Cambridgeshire District Council's Planning Committee.

Councillor David Jenkins

Non-pecuniary Interest as a member of Cambridgeshire County Council and of Histon & Impington Parish Council. Considering the matter afresh.

Councillor Phil Read

Non-pecuniary Interest as a member of Cambridgeshire County Council and of that Council's Development Control Committee. Considering the matter afresh.

Councillor Tim Wotherspoon

Non-Pecuniary Interest as a member of Cottenham Parish Council, Cottenham Village Design Group, Society for the Protection of Ancient Buildings, Twentieth Century Society, Cambridge Fringes Joint Development Control Committee, and the Old West Internal Drainage Board. Councillor Wotherspoon had publicly endorsed the OWIDB's representations but stated that, should any new information become apparent about surface water drainage, he would consider it afresh. Considering the matter afresh.

4. APOLOGIES FOR ABSENCE

Councillors Mike Mason (Cambridgeshire County Council) and Alex Riley and Edd Stonham (South Cambridgeshire District Council) sent apologies for Absence.

5. MINUTES OF PREVIOUS MEETING

The Northstowe Joint Development Control Committee authorised the Chairman to sign the minutes of the meeting held on 19 March 2013 as a correct record, subject to the following amendment:

Minute 40 – Declarations of Interest

The section relating to Councillor Philip Read should have referred to his Chairmanship of Cambridgeshire County Council's Development Control Committee, not its Scrutiny Committee.

6. LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990: PHASE 1 PLANNING APPLICATION

The Northstowe Joint Development Control Committee received a report informing Members about progress with the Phase 1 planning application for Northstowe and, in

particular, the provisions in the agreed Legal Agreement made under Section 106 of the Town and Country Planning Act 1990.

The Chairman announced that lawyers acting on behalf of South Cambridgeshire District Council (SCDC), Cambridgeshire County Council (CCC) and Gallagher had now reached agreement over all outstanding drafting points. The Planning Lawyer added that the next step was to circulate the engrossed Agreement with a view to formal completion as soon as possible. Once the Section 106 Agreement had been completed, it would be possible to issue the Northstowe Phase 1 Decision Notice.

The Planning Lawyer referred Members to the Summary of the Agreement attached to the report as Appendix 1 and presented the full document as a document circulated at the meeting. He highlighted its similarity to the draft previously considered by Members at the meeting held on 19th March 2013. The principal changes related to:

- Household Waste Recycling
- Governance
- A reduction of £10,000 in financial contribution towards temporary waste facilities from £34,000 to £24,000

He explained the relationship between the payment of monies by Gallagher to South Cambridgeshire District Council and works to be carried out by Gallagher instead of payment. He pointed out that it was still unclear as to who would provide the Community Centre. For that reason, Schedule 8 of the Section 106 Agreement set out four alternative options. In those cases where Gallaghers were to carry out works instead of paying monies to the District Council, maximum payment levels had been agreed. With regard to the Agreement as a whole, a cost cap of £30 million had been agreed, subject to clauses 29.2 to 29.10 inclusive. All parties would aim to work towards cost savings amounting to circa £3.25 million to be used to reduce the difference between the levels of community infrastructure considered as necessary to render the Phase 1 planning application acceptable in planning terms. and that offered by Gallagher.

The Planning Lawyer highlighted the trigger points set out in the Section 106 Agreement.

In terms of Affordable Housing, the agreement provided for 20% (300 units) across Phase 1. There would be a minimum of 13 development parcels of which not more than three would contain no Affordable Housing element. The remaining parcels would each contain between 15% and 25% affordable dwellings in clusters, each consisting of between 15 and 30 units. Across the ten parcels containing Affordable Housing, there would be 12 clusters. Within each development parcel, the proportion of affordable units would be 40% shared ownership and 60% rental, subject to variation in each parcel but not across Phase 1 as a whole. The Agreement provided that Affordable Housing should be built to Code for Sustainable Homes level 4 and be indistinguishable in appearance from the market housing. Councillor David Jenkins said there should be more certainty as to the proportion of Affordable Housing within each development parcel. Councillor Harford agreed that this would avoid disproportionate levels of Affordable Housing in later parcels.

Councillor Brian Burling sought and received assurance that appropriate maintenance would be carried out at Mare Fen as access to the banks had now been established. Gallaghers would provide regular monitoring reports on the Section 106 Agreement for consideration by the Northstowe Joint Development Control Committee. Councillor Lynda Harford was concerned that there should be sufficient resources to make sure that monitoring was effective and that any remedial work required could be completed in good time.

County Councillor Ed Cearn's attended the meeting as an observer. He expressed concern regarding process and the perceived lack of Member involvement in considering Section 106 details. He urged officers to consider future governance issues. The Planning Lawyer said that after ten years, South Cambridgeshire District Council would have an option to take ownership of the community building if it wanted to or if Northstowe Town Council declined it. Councillor Trisha Bear noted the possible implications for local taxpayers. Councillor Philip Read called for community involvement, including the establishment of a Community Council, at the earliest possible stage. He disagreed with Councillor Cearn's on the question of Member involvement in the Section 106 process, arguing that it was right to leave the detail to professional officers. Members could then comment in due course. Councillor Read's main concern was to ensure robustness of the trigger points.

In response to a question about the "cost gap" (the difference between the community gain identified by South Cambridgeshire District Council and the total financial and other contributions secured from Gallaghers, the Planning and New communities Director said that it had not yet been decided how this would be funded.

Members considered the proposed planning Conditions.

After some further points, the Chairman thanked all those officers who had been involved in some way with getting proposals to this milestone. The Vice-Chairman added his acknowledgement of the contributions made by Parish Councils and members of the public.

7. EDUCATION PROPOSALS: PHASE 1

Clare Buckingham (Cambridgeshire County Council) gave Members a verbal update on the latest proposals for primary and secondary education at Northstowe.

Until completion of the community centre, the primary school would provide facilities for community use. For a period of up to three years, the primary school would also provide accommodation for secondary education.

8. HIGHWAYS AGENCY: CONSULTATION UPDATE AND SCOPING NOTE ON TRANSPORT ASSESSMENT

Tam Parry (Northstowe Transport Officer), Jeremy Damrel and Thomas Darcy gave Members a verbal update on A14 consultation and enhancement measures.

Councillor Ray Manning and Councillor Philip Read stressed the need to pay urgent attention to the state of the B1050 given its significance to Phase 1 of Northstowe.

County Councillor John Reynolds attended the meeting as an observer. His major concern was to ensure that the A14 proposals were resilient.

The Chairman noted these concerns but said it was important not to allow uncertainty over the A14 to hamper the scheduled build out of Northstowe Phase 1. He thanked the Highways Agency for explaining the current position and intended programme.

9. PROPOSED TIMES AND DATES OF FUTURE MEETINGS

Members noted the dates of Northstowe Joint Development Control Committee meetings remaining in 2013-14.

The Northstowe Joint Development Control Committee

1. **endorsed** the following dates (Wednesdays) in 2014-15:

25 June, 30 July, 27 August, 24 September, 29 October, 26 November and, provisionally, *17 December*
2015 - 28 January, 25 February, 25 March and 27 May (Council Chamber not available in April due to Elections)
2. **agreed** that, with effect from February 2014, Committee meetings should start at 2.00pm.

The Meeting ended at 12.50 p.m.

Letter from the Environment Agency

This item was not included on the agenda. This note does not form part of the minutes of the meeting held on 29 January 2014.

Officers distributed, at the meeting, copies of a letter from the Environment Agency. Councillor Brian Burling expressed concern at the Environment Agency's approach towards carrying out effective maintenance at Chain Ditch. He had further concerns relating to Webbs Hole and the implications of future development at Cambourne. Further concerns about the Environment Agency were raised by Councillors Ray Manning and Philip Read.

Councillor Manning offered to write to the Environment Agency, in his capacity as Leader of South Cambridgeshire District Council, conveying these concerns and seeking a considered response.
