

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Northstowe Joint Development Control Committee held on
Tuesday, 19 March 2013 at 2.00 p.m.

PRESENT: Councillor Tim Wotherspoon (South Cambridgeshire District Council) – Chairman
Councillor Philip Read – Vice-Chairman (Cambridgeshire County Council)

Councillors: Trisha Bear (South Cambridgeshire District Council), Brian Burling (South Cambridgeshire District Council), Simon Edwards (South Cambridgeshire District Council), David Jenkins (Cambridgeshire County Council, Cottenham, Histon and Impington Electoral Division), Shona Johnstone (Cambridgeshire County Council, Willingham Electoral Division), John Reynolds (Cambridgeshire County Council, Bar Hill Electoral Division), Alex Riley (South Cambridgeshire District Council) and Hazel Smith (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)
Ian Howes	Principal Urban Designer
Graham Hughes	
Michael Jones	Northstowe Principal Planning Officer
Jo Mills	Planning and New Communities Director
Juliet Richardson	Project Lead, Growth and Economy (CCC)
John Seddon	Northstowe Transport Officer (SCDC / CCC)
Ian Senior	Democratic Services Officer
Graham Thomas	Head of Growth and Economy

39. APOLOGIES FOR ABSENCE

There were no Apologies for Absence.

40. DECLARATIONS OF INTEREST

The following interests were declared:

Councillor Trisha Bear	No declarable Interest at this meeting but considering the matter afresh.
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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.
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Councillor Simon Edwards	Non-Pecuniary Interest as a Member of Oakington Parish Council, the Royal Society for the Protection of Birds,, Hurlingham Polo Association, the Old West Internal Drainage Board, the National Trust and as a resident of Oakington. Non-
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Disclosable Pecuniary Interest as a shareholder in a Company that owns property in Oakington. Non-pecuniary interest as a member of the South Cambridgeshire District Council Cabinet that had previously considered the Section 106 issues referred to in the current agenda, but now considering the matter afresh.

Councillor David Jenkins

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

Councillor Shona Johnstone

Non-Disclosable Pecuniary Interest as the owner of property within the vicinity of Webbs Hole Sluice. Non-pecuniary interest as a trustee of Over Day Centre, and as a member of Cambridgeshire County Council. Considering the matter afresh.

Councillor Phil Read

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

Councillor John Reynolds

Non-Pecuniary Interest as a member of Cambridgeshire County Council, and Renewables East. Non-pecuniary interest as having been present as an Alternate at the meeting of the Cambridge Fringes Joint Development Control Committee in May 2012 when Design Codes were discussed and agreed. Considering the matter afresh.

Councillor Alex Riley.

Disclosable Pecuniary Interest by reason of the proximity of his domestic property to Northstowe. (Councillor Riley has a dispensation allowing him to speak and vote). Considering the matter afresh.

Councillor Hazel Smith

Non-pecuniary interest as a member of South Cambridgeshire District Council 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.

41. MINUTES OF PREVIOUS MEETING

The Northstowe Joint Development Control Committee authorised the Chairman to sign the minutes of the meeting held on 30 January 2013 as a correct record, subject to the following amendment:

Minute 34 – Declarations of Interest

Deletion from Councillor Simon Edward's declaration of the words "Disclosable Pecuniary Interest as a joint owner of property in Oakington..." and insertion of the words "...Non-Disclosable Pecuniary Interest as a shareholder in a Company that owns property in Oakington...."

Referring to the fifth bullet point listed under Gill Ashby's name (Minute 36 – Public Speaking), officers clarified the current situation surrounding the provision of educational facilities as part of Phase 1.

42. INTRODUCTION AND PUBLIC SPEAKING

Committee members each received a copy of a letter dated 13 March 2013 from John Frost, Chair of the Friends of All Saints Church Longstanton. The letter included the following text

"...As well as raising funds for the continued upkeep and restoration of All Saints Church Longstanton, an 850 year old grade 'A' listed building; we are very much looking to the future in terms of the continued use of the church within our village as well as the wider needs of the community that will eventually include those of the new residence of Northstowe.

To meet those community, social and spiritual needs, we are in the process of progressing what we are calling a re-ordering project that will make significant improvements to the interior of the church that include the provision of toilets, meeting and kitchen facilities as well general improvements to the overall ambiance of the church.

As part of our fund raising efforts we have approached a number of private sector organisations and business concerns seeking their support. One of those approached has been Gallagher Estates who as you know are the lead developers in relation to Northstowe Phase 1.

A formal request for Gallagher to make a contribution was first raised by Mr Peter Chatfield [PCC Member, All Saints Church Longstanton] during a public speaking session at the Northstowe Joint Development Control Committee on 24 October 2012.

As a result, Gallaghers followed up that request after they had been contacted by Mr Mike Jones at South Cambridgeshire District Council (SCDC).

I am pleased to say that in recognition of our vision for the re-ordering of All Saints Church Longstanton, designed to benefit the needs of our existing community as well as the wider, social and spiritual needs the Northstowe development, Gallagher Estates has very kindly offered a financial contribution of **£20,000** towards our re-ordering project.

I should point out that this is not the first time that Gallaghers has made a contribution to our church. In 2004 they made a significant financial contribution towards the repair of the ceiling within the church, which had partly collapsed causing the temporary closure of the church.

...I wish to ensure that the Committee is aware of Gallaghers confirmation of a contribution to our re-ordering project that seeks to benefit our existing community as well as the Northstowe development..."

The following two people addressed the meeting, as summarised:

Keith Wilderspin – Swavesey Parish Council

Swavesey Parish Council is very concerned about slow progress in respect of the delivery of the Land Drainage Solution and installation and maintenance decisions for the pump at Webb's Hole. Until there is certainty over the specification, delivery and operation of the pump in perpetuity it would be irresponsible to proceed with consent for Northstowe. The Parish Council would urge Councillors not to delegate authority to officers in respect of this matter, as the PC believes the decisions are far too important to happen behind closed doors outside of the democratic process where proposals can be scrutinised and commented on by the public and their representatives.

Susan Jourdain - Member of the local Wildlife Trust

Draining surface water into a nearby ditch or wildlife site will benefit householders and the environment at a very low cost. It does require a pipe (with safety sump) between the housing and the ditch or lake.

The first houses at Northstowe can drain nearby IF there is a pipe from the residential area to the ditch. This needs to go under the intended path to the north and should be laid *before* surfacing. The housing can be added by individual home owners, later.

43. FINAL PRESENTATION OF THE SCHEDULE OF ESSENTIAL PLANNING REQUIREMENTS FOR A SECTION 106 AGREEMENT, PROGRESS ON CENTRAL GOVERNMENT INVESTMENT, PROGRESS ON THE LAND TRANSFER AGREEMENT AND THE PROGRAMME FOR THE DELIVERY OF THE 2ND STAGE FOR THE LAND DRAINAGE SOLUTION.

The Northstowe Joint Development Control Committee considered a report representing the Final presentation of the Schedule of Essential Planning Requirements for a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, progress with central government investment, progress with the Land Transfer Agreement and the programme for delivery of the second stage of the Land Drainage Solution (LDS).

The Planning and New Communities Director informed Members that the Homes and Communities Agency (Homes and Communities Agency) had given "in principle support" for investment in Northstowe to facilitate accelerated delivery of the New Town. There would have to be some savings though: for example, plans for an interim library would have to be shelved.

At this stage in the debate, Councillor Phil Read moved the recommendation with the addition of the words "...subject to continued HCA financial support through a local infrastructure fund." Councillor David Jenkins said that the extent of that financial support should be formally stated as £40 million but the Planning Solicitor advised against being

specific. The Chairman was uncomfortable with both the proposal and any specific figure. Councillor Hazel Smith was concerned by the gap between what was needed in terms of Section 106 money and the amount being offered by the developers. By way of clarification, the Planning Lawyer explained that the Section 106 Agreement being considered at the meeting related only to Phase 1. Councillor Simon Edwards was keen to identify those obligations in the Section 106 that related purely to Phase 1 and could not therefore be removed from the Agreement and required as part of a future Phase. The Planning Lawyer confirmed that Schedule B to the report represented the essential planning requirements for Phase 1. Councillor Edwards said that the priority at this early stage must be to build as high a quality of development as possible, even if that meant being flexible on the percentage of affordable housing in order to ensure that Phase 1 of this exemplar new town remained viable. The Planning and New Communities Director confirmed that, while Phase 1 contained only 15% of the projected number of homes for Northstowe as a whole, it commanded 25% of the overall infrastructure costs. Members and officers discussed a number of further issues relating to Schedule B. In particular, they noted the deletion of a requirement for an interim library, the Sustainable Urban Drainage System, and Green Separation. The Planning Solicitor said that some aspects would be covered by Planning Conditions. Other areas of discussion related to street naming and public transport.

Councillor Brian Burling reiterated his concern about Webbs Hole and expressed unease with the recommendation that the Committee should delegate to officers powers to conclude the delivery of the Land Drainage Solution. He also stated his concern at the apparent "take it or leave it" offer made by Gallagher. Officers assured the Committee that the future capacity of Webbs Hole was assured by the presence in the programme of a new pumping station. Councillor Burling and Councillor Johnstone both urged officers to take full account of local knowledge when progressing the Northstowe project. Officers agreed to invite Councillor Burling to attend meetings of the Technical Liaison Group, a multi-agency group where drainage matters are progressed.

Councillor Read commended officers for achieving as much as they had in terms of affordability and viability, especially in the context of the current economic climate. He moved the recommendation as set out in the report from the Planning and New Communities Director. This was seconded by Councillor Johnstone. Councillor Riley concluded by stating that, in his view, Phase 1 could not take place in the absence of proposals for a southern access road. Accordingly, Councillor Riley felt unable to support the officer recommendations.

Referring to paragraph 6.11, Councillor Alex Riley was alarmed by the low level of concern about the B1050. He disagreed with Gallagher's view that there was no need for a southern access road until Phase 2(a) of the development. He referred to recent traffic modelling.

The Northstowe Joint Development Control Committee

1. approved

- (i) the essential requirements necessary to make acceptable the Phase 1 development of Northstowe, which would otherwise be unacceptable in planning terms; and
- (ii) the securing of £30 million from the Development and on this basis the drafting and completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 allowing Planning Permission to be granted;

2. **noted** that any savings achieved against particular items would be re-apportioned within the overall envelope of requirements;
3. **delegated** to officers authority to conclude the detailed drafting of a S106 Agreement;
4. **delegated** to officers powers to conclude the delivery of the land drainage solution; and
5. **noted** progress in relation to a Land Transfer Agreement for the secondary school and to re-affirm that the S106 Agreement should not be completed and the Planning Permission issued without a prior or simultaneous exchange of a Land Transfer Agreement in terms acceptable to the County Council as Education Authority.

44. DATE OF NEXT MEETING

The next scheduled meeting would be on 29 May 2013 at 10.00am.

The Meeting ended at 4.25 p.m.
